



PLANNING COMMISSION AGENDA

Thursday, April 02, 2020

NOTICE IS HEREBY GIVEN that the Herriman Planning Commission shall assemble for a meeting in the City Council Chambers, located at
CITY COUNCIL CHAMBERS, LOCATED AT 5355 W HERRIMAN MAIN STREET, HERRIMAN, UTAH

THIS MEETING WILL BE CONDUCTED ELECTRONICALLY

This week's Planning Commission work meeting has been canceled.

1. 7:00 PM - Regular Planning Commission Meeting
Call to Order

1.1. Roll Call

1.2. Conflicts of Interest

1.3. Approval of Minutes for the February 20, 2020 and March 5, 2020 Planning Commission Meetings

[2020-02-20 PC DRAFT Minutes.pdf](#)

[2020_03_05 PCM Minutes Draft.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 compliance with the ordinance.

2.1. Discussion and consideration of Electronic Meeting Policies and Procedures

5355 W. Herriman Main St. • Herriman, Utah 84096
(801) 446-5323 office • herriman.org



Herriman City

[Electronic Board Meeting Policies and Procedures.pdf](#)
[Item 2.1 2020-04-02 PC.pdf](#)

2.2. Request: Review and approval of single family dwelling elevations for Jackson Village

Applicant: Richmond American Homes of Utah, Inc

Address: 6250 W 11800 S

Zone: R-2-10

Acres: 11.288

File Number: P2018-004-02

[P2018-004-02 PACKET 04-02-2020.pdf](#)

[Item 2.2 2020-04-02 PC.pdf](#)

2.3. Request: Conditional Use approval for a fast food restaurant

Applicant: Robert Poirier

Address: 5223 W Anthem Park Blvd

Zone: C-2 (Commercial)

Acres: 1.248

File Number: C2020-011

[C2020-011 PACKET 04-02-2020.pdf](#)

[Item 2.3 2020-04-02 PC.pdf](#)

2.4. Discussion of several proposed phases of Hidden Oaks, including pod 1, pods 4-7 and pod 20, on property located at approximately 6710 W Herriman Highway

[S2019-006 PACKET 04-02-20.pdf](#)

[Item 2.4 2020-04-02 PC.pdf](#)

2.5. Request: Discussion of an Amendment of the site plan and building elevations for Belle Ve

Applicant: AFJS Holdings, LLC

Address: 14199 S 4800 W

Zone: (MU-2 (Mixed Use)

Acres: 14.73

Files Number: C2015-045-03

[C2015-045-03 PACKET 04-02-20.pdf](#)

[Item 2.5 2020-04-02 PC.pdf](#)

3. Chair and Commission Comments

4. Future Meetings

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Herriman City

- 4.1 Wednesday, April 8, 2020 City Council Meeting
- 4.2 Thursday, April 16, 2020 Planning Commission Meeting
- 4.3 Wednesday, April 22, 2020 City Council Meeting

5. Adjournment

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

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

PUBLIC COMMENT 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.

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

Posted and dated this 26th day of March, 2020

Wendy Thorpe,
Deputy Recorder



PLANNING COMMISSION MINUTES

DRAFT

Thursday, February 20, 2020
Awaiting Formal Approval

The following are the minutes of the Planning Commission Meeting of the Herriman Planning Commission. The meeting was held on **Wednesday, February 13, 2020 at 6:00 p.m.** in the Fort Herriman Conference Room and the Herriman City Council Chambers, 5355 West Herriman Main Street, Herriman, Utah. Adequate notice of this meeting, as required by law, was posted in the City Hall, on the City's website, and delivered to members of the Council, media, and interested citizens.

Presiding: Chair Chris Berbert

Commissioners Present: Andrea Bradford, Adam Jacobson, Brody Rypien, Jackson Ferguson, Lorin Palmer, and Heather Garcia

Staff Present: City Planner Michael Maloy, Assistant City Planner Bryn MacDonald, Deputy City Recorder Wendy Thorpe, Communications Specialist Destiny Skinner, Planner I Nick Whittaker, City Engineer Blake Thomas, Staff Engineer II Josh Petersen, Economic Development Coordinator Sandra Llewellyn, and HPD Officer Jose Lopez

Commissioners Excused: Andy Powell, and Joy Kaseke

6:00 PM - WORK MEETING: (Fort Herriman Conference Room)

1. Work Meeting

Chair Berbert called the meeting to order at 6:09 p.m.

1.1. Review of City Council Decisions

Assistant City Planner MacDonald said that Mountain Ridge development might be sent back to Planning Commission for review. The Jordan School District would not change their property, which meant the development contained no commercial. City Council may make changes to the item and approve it, or remand the item back. Assistant City Planner MacDonald displayed the latest version of the Mountain Ridge development and reviewed the changes.

Academy Village had not been approved yet and parking structure details were being worked on.

Commissioner Jacobson inquired if schools could be required to install sidewalks for safe walking routes. Some new schools do not have sidewalks in the safe walking route and children walk on the road. It was stated that Charter schools were required to install them but Jordan School District was not. Assistant City Planner MacDonald stated staff would research the requirements and check the State Code.

Commissioner Jackson Ferguson arrived at 6:29

The City now has an administrative law judge involved with City code enforcement violations. Commissioners stressed the importance of sidewalk installation early in the phasing, and walkability between developments. The Game Point development is currently going through engineering requirements.

Teton Ranch has moved the park into the centre of the development and they have expressed interest in a commercial 1.5-acre lot on the corner of the property.

1.2. Review of Agenda Items

Assistant City Planner McDonald reviewed the agenda items. The Bullfrog sign locations and sizes were briefly reviewed and Commissioners discussed the importance of a precast wall between Bullfrog and nearby homes.

Commissioner Jacobson disclosed that he worked for applicant Elliott Smith about 10 years ago, but no longer had any association with him, so there was no conflict of interest.

Commissioners discussed asphalt trail locations, further expansion of the road and clarified the width of Herriman Parkway. Connections to bike trails in Butterfield Canyon would be researched by the staff. Density bonus and trail connectivity and trail width were discussed at length. Commissioners would prefer a 10-foot trail along the road. Commissioners expressed concern with potential future loss of trails due to roadway expansion, and mentioned Provo Canyon as an example of how it should be done. Commissioners expressed concern that the trail connection was very small and lots 21 and 22 had issues. Per City Engineer Blake Thomas, the Parks department preferred an asphalt path in lieu of a sidewalk. The Engineering department offered to change the shoulder cross section. It was recommended to keep the 80 foot ROW and allow the trail in lieu of sidewalk. Commissioner Garcia was unhappy with a park only containing a pavilion and table. Assistant City Planner Bryn MacDonald reminded the Commission that they were to decide if that met the requirement. Commissioners offered the opinion that additional amenities might be needed to meet the definition. Creek and trail locations were identified. Commissioners debated the benefits of a trailhead for parking in one of the lots.

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

2. 7:00 – Regular Planning Commission Meeting – Call to Order

Chair Berbert called the meeting to order at 7:08 p.m.

2.1. Invocation/Thought/Reading or Pledge of Allegiance

George Hudak led the audience in the Pledge of Allegiance.

2.2. Roll Call

Full Quorum Present.

2.3. Conflicts of Interest

Commissioner Jacobson disclosed that he worked for Elliot Smith about ten years ago, but it did not present a conflict.

2.4. Approval of Minutes for October 30, 2019 Special Planning Commission Meeting, December 5, 2019, and January 2, 2020 Regular Session Planning Commission Meetings

Commissioner Rypien moved to approve item 2.4 approval of Minutes for October 30, 2019, Special Planning Commission Meeting, December 5, 2019 and January 2, 2020 Regular Session Planning Commission Meetings. Commissioner Jacobson seconded and all voted aye.

Chair Berbert reviewed the Public Hearing guidelines.

3. Administrative Reports

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.

3.1. Request: Master Plan Review of signage for Bullfrog Spas

Applicant: Samson Madsen, Bullfrog International

Address: 7017 West 11800 South

Zone: T-M (Technology Manufacturing?)

Acres: 14.1

File Number: C2018-041-01

Assistant City Planner MacDonald reviewed the applicant's request for master plan approval for the monument and directional signs at Bullfrog Spas. A conditional use was an administrative decision and the Commission would base their decision on compliance with the City approval standards. City Ordinance prohibited signs in the designated Right of Way. The subject property was located in the TM zone, which does not have any specific standards for signs.

Applicants Mariela Rawlings and Samson Madsen requested clarification regarding the ROW location. They found the site plan verbiage stating Proposed ROW to be confusing.

Staff identified the property lines and informed the applicant it could be in the Public Utility Easement (PUE) with a waiver from the provider. Signs needed to be behind the property line.

The applicants added that Bullfrog tries to maintain a peaceful life mantra. They would like signs to be as close to the curb as possible. It is important that the signs be easily readable for delivery truck drivers and potential customers. Applicant expressed concern with landscaping mature trees covering the signs. They provided photos of sign samples for the Commissioners to review.

The Commissioners clarified that as long as they meet the landscaping plan requirements, they may be able to move the tree locations. They discussed the size, attractiveness and distance to the trail.

Commissioners offered the opinion that if the signs and landscaping needed to be changed the item should be continued to allow the applicant time to work with staff.

Assistant City Planner MacDonald offered they could approve the signs as they were, allow the staff to work with the applicant on the location, and if the signs need any changes the item would come back to the Commission. It was also mentioned that they could allow sizing changes within a specific size range as part of the motion.

The applicant added that only the width might need to be expanded, not the height. The Commissioners debated potential width sizes.

Recommendations:

1. Meet with the Staff for review and final approval of the site plan.
2. No signs can be located on City property or in the right of way.
3. All signs must meet the clear view requirements at the intersections.
4. All signs must receive building permit approval prior to beginning construction.
5. The signs shall be less than eight feet wide.
6. Require a utility easement waiver.

Commissioner Heather Garcia moved to approve item 3.1 file number C2018-041-01 Master Plan review of signage for Bullfrog Spas with staff recommendations and an additional requirement #5 for the sign to not be over 8 feet in width and add requirement # 6 to require a utility easement waiver. Commissioner Adam Jacobson seconded the motion.

The vote was recorded as follows:

Commissioner Adam Jacobson	Aye
Commissioner Heather Garcia	Aye
Commissioner Jackson Ferguson	Aye
Commissioner Lorin Palmer	Aye
Commissioner Andrea Bradford	Aye
Commissioner Brody Rypien	Aye

The motion passed unanimously.

3.2. Request: Preliminary Plat Approval for a Two Lot Subdivision (Public Hearing)

Applicant: Elliott Smith, TerraForm Companies, LLC

Address: 12480 South 5600 West

Zone: C-2 (Commercial)

Acres: 5.042

File Number: S2020-003

Assistant City Planner Bryn MacDonald reviewed the applicant request for preliminary plat approval for a two lot commercial subdivision. The applicant had also submitted a separate application for a conditional use for a 7-11 gas station and convenience store on one of the lots. The property was located at 12480 S 5600 W. The property was zoned C-2 (Commercial). The item was on for a Public Hearing. She reviewed the property layout and access.

Applicant Elliott Smith approached the podium. He stated they were under contract to purchase lot one, which consisted of about one acre. Remaining lot 2 future plans were to be determined. He offered to answer questions.

The Commissioners asked if the drive approach for Herriman Boulevard would be paved with this development. The applicant replied in the affirmative. As part of the process, a new access road would be constructed across Herriman City property. They were working with the City on an access agreement, wherein they would pay for improvements and maintenance for the access road and landscaping along the frontage. The owner of lot two was also in agreement. They would install that road to the end of lot one lot and utilities for lot two. The applicant would enter into a reciprocal easement and access agreement with the owner of lot two, in addition to an encroachment / access agreement with the City.

Chair Berbert opened the public hearing.

Paxton Guymon the current landowner, encouraged the Commission to approve the development. He added that it met the ordinance requirements and all of the easements and agreements were in the process of being finalized. 7/11 would pioneer the improvements with a shared approach on some of the costs. He was of the opinion the 7/11 would attract other commercial users. They were determined to develop the entire site in compliance with current zoning standards and would appreciate support and approval from the Commission.

George Hudak wanted to know when the construction would start and when the walls would be installed.

Chair Berbert closed the public hearing.

Commissioner Jacobson proposed additional recommendations that sidewalks along all roadways and all fencing around the entire commercial property be required. He recommended an adjustment to requirement number four, to install improvements behind the back of curb on 5600 West and Herriman Boulevard along the entire length. He also proposed an additional requirement number seven requiring a commercial standard precast wall be required along the south and west of the entire subdivision. Commissioner Rypien agreed that the entire precast wall be installed with the first subdivision. Lighting would be determined when the applicant returns for conditional use approval.

Paxton Guymon, the current landowner and Land Use Attorney, stated he understood the concept of installing perimeter fencing when the entire site was developed. He opposed imposing that requirement for only one of the five and a half acres. He said that to impose a requirement to put up fencing around the entire site would be an unlawful exaction. He encouraged the Commission to seek counsel from the City Attorney before imposing that requirement.

Commissioners debated fencing installation timing and the current fencing situation. Ordinance requirements were reviewed and it was reiterated that precast walls were required between residential and commercial developments and all incompatible uses. Commissioners cited safety concerns along with the potential for a long gap in development for lot two.

City Planner Maloy read City Code 10-21-7 for fencing in between incompatible uses. He offered that perhaps the Commission should consider continuing the item due to the absence of the City attorney.

The requirements, ordinance and development definition were debated at length. It was offered that the code referred to development activity, which the applicant argued, was not part of this approval. He offered the issue should be addressed at the conditional use approval phase.

Some Commissioners debated lack of comfort with approving the item with no legal counsel present, while others offered the wall was required by City code.

Guy Paxton stated they would accept the condition, but did not agree with it.

Recommendation

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 a cross access easement between lots 1 and 2 on the final plat.
4. Install improvements behind back of curb on 5600 West and Herriman Blvd. These improvements shall include: landscaping, park strip, street lights, and sidewalk. **and install improvements behind the back of curb on 5600 west and Herriman Boulevard along the entire length of the property**
5. After preliminary plat approval, a traffic study will be required by Engineering during the first round of submittals for final approval.
6. The existing curb cut on Herriman Boulevard will need to be removed and replaced in favor of a new shared drive approach.
7. **Require installation commercial standard 6 foot precast wall along the South and West side of the subdivision boundaries.**

Commissioner Adam Jacobson moved to approve item 3.2 file number S2020-003 Preliminary Plat approval for a two lot commercial subdivision (Public Hearing) with staff 6 recommendations, with an alteration to # 4 to read install improvements behind the back of curb on 5600 west and Herriman Boulevard along the entire length of the property and an additional #7 that says install commercial standard six foot precast wall along the South and West side of the subdivision boundaries. Commissioner Lorin Palmer seconded the motion.

The vote was recorded as follows:

Commissioner Adam Jacobson	Aye
Commissioner Heather Garcia	Aye
Commissioner Jackson Ferguson	Aye

3.3. Request: Preliminary Plat Approval for a 30 lot subdivision (PUBLIC HEARING)

Applicant: Clark Colledge

Address: 7398 West 13100 South

One: A-.25 (Agricultural-10,000 square foot minimum)

Acres: 13.96

File Number: S2019-087

Assistant City Planner McDonald briefly reviewed the request and the process for a preliminary plat approval. She presented the density criteria and the applicant's density calculations. Their density calculation qualified for 31 total lots, however only 30 were allowed for one access. The property is in the A-.25 zone and a Public Hearing was required. Open space areas were identified and trail connectivity locations were identified. Open space and detention pond locations, grading and site plan were displayed.

The applicant was not present. He had emailed Assistant Planner MacDonald that he was stuck in traffic due to a traffic accident.

Chair Berbert opened the public hearing.

Amber VanHorn lives in High Country Estates and own the property that backs borders the subject property to the south. They expressed concerns with the Right of Way turn into the subdivision. The intersection has blind hills to the east and west. The road was not suitable for more traffic and the developer needed to work with Salt Lake County to address safety issues.

Rob VanHorn as an HOA President for High Country Estates I, he offered that Dominion approached the HOA regarding a one-acre lot for a low-pressure gas valve, which may affect the intersection. Mr. and Mrs. Johnson would be allowed out of the HOA. He was disappointed that the developer was not present to answer questions. He asked if the south side of the road would be widened with curb and gutter. He would have concerns if the road were widened on the south side, because that would eliminate his ability to park his equipment. He requested definition of the Right of Way.

Michelle Buckley owns the property immediately to the west, and stated that when she moved in the old plat showed the road further west. She tried to buy lot 1, but was told that selling raw land would cause a loss of density. Concerned that wall installation would block her driveway. Her property has a horseshoe driveway; she only owns half of it, which was an issue that should be discussed with the developer.

Chair Berbert indicated the Commission would continue this Public Hearing to a future meeting.

It was explained that the City would be responsible for curb and gutter improvements on the North side, and the County was responsible for improvements to the south side of the road. It was recommended for the landowner on the west side to work with developer to discuss access.

The Commission requested for the City Engineering department to design the concept roadway, on both sides, to show what it would look like widened and provide an aerial view of the road and intersection. The area needed to be evaluated for property impacts and trail paths needed to be identified.

Commissioners requested more information regarding park amenities that would justify acceptable improvements to qualify for bonus density. The developer density calculations were reviewed at length, and Commissioners requested staff to examine and recalculate them to ensure the proper density is allowed. Different options for property access were offered.

Staff stated they would work with the developer to implement the changes.

Commissioner Lorin Palmer moved to continue without date item 3.3 file number S2019-087 Preliminary Plat Approval for a 30 lot subdivision (PUBLIC HEARING), Commissioner Adam Jacobson seconded the motion.

The vote was recorded as follows:

<i>Commissioner Adam Jacobson</i>	<i>Aye</i>
<i>Commissioner Heather Garcia</i>	<i>Aye</i>
<i>Commissioner Jackson Ferguson</i>	<i>Aye</i>
<i>Commissioner Lorin Palmer</i>	<i>Aye</i>
<i>Commissioner Andrea Bradford</i>	<i>Aye</i>
<i>Commissioner Brody Rypien</i>	<i>Aye</i>

4. Chair and Commission Comments

Commissioner Jacobson has noticed lots of attorneys and did not appreciate being pressured by them. He requested for staff to look into options for separate legal discussions with attorneys. Chair Berbert stated the City Attorney recommended precast wall at this stage for previously. They requested direction for what to do when an attorney is present. If the language in the subdivision ordinance is unclear perhaps, it should be reworded. Commissioner Rypien requested bonus density requirement training. Commissioner Bradford requested follow-up on a request from the Joint meeting. The Council and Commission requested current commercial area totals and vacant commercial area totals. Commissioner Rypien said bonus density requirements should have a standard depending on how many lots a development has.

5. Future Meetings

- 5.1 Wednesday, February 26, 2020 – City Council Meeting
- 5.2 Thursday, March 5, 2020 – Planning Commission Meeting
- 5.3 Wednesday, March 11, 2020 - City Council Meeting

6. Adjournment

Commissioner Adam Jacobson moved to adjourn the meeting at 8:34 p.m. and all present 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 February 20, 2020. This document constitutes the official minutes for the Planning Commission Meeting.

Wendy Thorpe

Wendy Thorpe

DRAFT



PLANNING COMMISSION DRAFT MINUTES

Thursday, March 5, 2020
Awaiting Formal Approval

The following are the minutes of the Planning Commission Meeting of the Herriman Planning Commission. The meeting was held on **Thursday, March 5, 2020 at 6:00 p.m.** in the Herriman City Hall Council Chambers, 5355 West Herriman Main Street, Herriman, Utah. Adequate notice of this meeting, as required by law, was posted in the City Hall, on the City's website, and delivered to members of the Council, media, and interested citizens.

Presiding: Chair Chris Berbert

Commissioners Present: Adam Jacobson, Brody Rypien, Jackson Ferguson, Lorin Palmer, Andrea Bradford, Heather Garcia, and Joy Kaseke

Commissioners Excused: Andy Powell

Staff Present: Community Development Director Blake Thomas, City Planner Michael Maloy, Staff Planner Nick Whittaker, Assistant City Planner Bryn MacDonald, City Attorney John Brems, HPD Lieutenant Cody Stromberg, Deputy City Recorder Wendy Thorpe, and Communications Specialist Mitch Davis

6:00 PM - WORK MEETING: (Fort Herriman Conference Room)

1. Work Meeting

Chair Berbert called the meeting to order at 6:03 p.m.

1.1. Review of City Council Decisions

Assistant City Planner MacDonald informed the Commission that City Council had approved the Ohlweiler rezone.

Commissioner Andrea Bradford arrived at 6:06 p.m.

Mountain Ridge will be on the next Council agenda. City Planner Maloy stated that Wasatch South Hills land use had been discussed and the MDA language identified density. Follow-up conversation involved moving pods 35 and 39 from Rosecrest to the Wasatch South Hills to avoid having two different MDAs in the same area.

The Teton Ranch White Barn was not included in the City parks master plan. With that removed, the park had been moved into the middle and trail access locations changed. WinCo requested an alcohol license for beer sales.

1.2. Review of Agenda Items

Assistant City Planner MacDonald briefly reviewed the 7-11 waiver. The City owns 45 feet of frontage. Adding another 20 feet doesn't make sense. If approved, the applicant would provide maintenance for the City owned portion. Commissioners requested fence details and were informed the fence would be around the perimeter lot and not surrounding this lot. An acceptable encroachment agreement would need to be added.

Commissioner Jacobson requested that a PowerPoint from the previous meeting be emailed to the Commissioners.

Commissioner Bradford requested to know when commercial design standards would be reviewed.

1.3. Training

City Planner Maloy presented a TEDTalk titled the Value of Creative Thinking, which the Commissioners briefly discussed.

The Planning Commission meeting was adjourned by consensus at 6:57 p.m.

7:00 PM – REGULAR PLANNING COMMISSION MEETING: (Council Chambers)

2. Call to Order – 7:00 PM

Chair Berbert called the meeting to order at 7:04 p.m.

2.1. Invocation/Thought/Reading or Pledge of Allegiance

Jaren Nichols led the audience in the Pledge of Allegiance.

2.2. Roll Call

Full Quorum Present.

2.3. Conflicts of Interest

No conflicts were offered.

2.4. Approval of Minutes for February 6, 2020 Planning Commission Work Meeting

Commissioner Andy Powell moved to approve item 2.4 approval of Minutes for February 6, 2020. Commissioner Lorin Palmer seconded, and all voted aye.

Chair Berbert reviewed the Public Hearing guidelines.

3. 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.

3.1. Request: Amendment of the site plan and building elevations for Belle Ve

Applicant: AFJS Holdings, LLC

Address: 14199 South 4800 West

Zone: MU-2 (Mixed Use)

Acres: 14.73

File Number: C2015-045-03

Assistant City Planner MacDonald stated the applicant requested an amendment to the site plan for a portion of the Belle Veja development. Public hearings and notices were not necessary for conditional use applications. The property was originally approved in 2015 for 501 units and 30,000 square feet of commercial, which was still the same. The original site plan and elevations were compared to the amended site plan and elevations and changes were identified. Commercial locations were pointed out.

Grade changes were used to lower the height of several buildings. Commissioners offered that the original site plan differed from the one displayed today. Staff offered to confirm the plan as Commissioners discussed the development with the applicant.

Applicant Tim Soffe with Think Architecture offered to answer questions and highlight the changes. He displayed the site plan and identified the stacked flat and courtyard areas. Density was higher in areas near SLCC. Commercial areas were along 4000 West, to be near SLCC. Changes to phase two and three included turning the stacked flats due to the steep grade. In some areas the slope was retained for tuck-under parking. Applicant Soffe offered that it contained 35% open space, much higher than the 15% required. The applicant tried to maintain open courtyards across from the townhomes. Garage locations were identified. Buildings were more broken up to accommodate the grade. They met the City parking requirement per bedroom plus 90 guest spots.

The correct plan was distributed to Commissioners and displayed.

Commissioner Jacobson offered that the front part of phase three looked awesome and the courtyards had a neighborhood feel. He added the opinion that the revised courtyard area looked more like apartments.

The applicant offered that phases two and three were blended together. Many of the stacked flats were removed and added to the courtyard area because the buildings were very tall. Parking distribution was much better, in his opinion. And tall buildings were not preferable.

Commissioner Jacobson preferred the phase two transition with parking inside the homes. He opined there was no longer a smooth transition between phases. Commissioner Ferguson added that original courtyards were accessed at grade. The recent changes made it a different product type and better transitions were needed in the middle area.

Commissioners offered the opinion that tall buildings should be along the SLCC side and that hidden, tucked in garages were preferable. The other areas felt like their own little neighborhood.

Applicant Soffe offered he had built a lot of town home communities and he thought this transition was better than others.

The Commissioners offered that high buildings would be okay back near SLCC and they hoped to get away from huge parking lots. They also stated the apartment building looked too much like apartments and they preferred individual courtyards. They felt the changes looked like they had less open space. The Commissioners offered specific recommendations regarding parking, larger courtyards, preferable commercial locations, pedestrian crossings and

areas for additional green space. They requested that unique elements and other items from the first plan be reincorporated.

Applicant Soffe introduced Civil Engineer Rob Portier. He stated the grading issues were addressed with large transitions of grade and extra space between structures. He added that some areas were not amenable to garages due to the slope.

The Commissioners discussed continuing the item to allow the applicant time to develop a plan that looked more like the original site plan. The Commissioners expressed that they understood the challenges in the area and offered gratitude to the applicant for working with the City regarding the requested changes.

Commissioner Jacobson moved to continue without date item 3.1 file number C2015-045-03 Amendment of the site plan and building elevations for Belle Vea. Commissioner Ferguson seconded the motion.

The vote was recorded as follows:

<i>Commissioner Adam Jacobson</i>	<i>Aye</i>
<i>Commissioner Andy Powell</i>	<i>Aye</i>
<i>Commissioner Jackson Ferguson</i>	<i>Aye</i>
<i>Commissioner Lorin Palmer</i>	<i>Aye</i>
<i>Commissioner Andrea Bradford</i>	<i>Aye</i>
<i>Commissioner Brody Rypien</i>	<i>Aye</i>

The motion passed unanimously.

3.2. Request: Conditional use for a 7-11 gas station and convenience store, including a waiver of strict compliance for landscaping requirements

Applicant: Elliott Smith, TerraForm Companies, LLC

Address: 12480 South 5600 West

Zone: C-2 (Commercial)

Acres: 0.95

File Number: C2020-002

Assistant City Planner MacDonald indicated the applicant requested conditional use for a 7-11 gas station and convenience store, including a waiver of strict compliance for landscaping. The City required twenty feet but this location had 40-60 feet of City owned property between it and the road. The applicant agreed to landscape and maintain this area, in exchange for not having to provide an additional 20 feet of landscaping on their property. Even after future widening of the road they would still have at least 20 feet of frontage. The Engineering Department offered approval pending completion of the encroachment agreement. The applicant was reminded that signs could not be located on City property. There would not be a wall around this individual lot but it would be between the commercial development and adjacent residential.

Commissioners discussed roadway access, sidewalks and dumpster locations.

Applicant Elliott Smith, with TerraForm Companies approached the podium and informed the Commissioners that they anticipated closing on the property next week and were looking forward to begin construction of the 7-11. He clarified the road was not on their property but they had a reciprocal easement agreement in place that would encumber both parcels. They will install the road in its entirety.

Staff expressed appreciation for the applicant working well with the City and has already completed requirement #13 and submitted a plan for #14.

Commissioners reminded staff to ensure line of site on the corner.

Requirements

1. Meet with the Staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies.
3. Submit final landscaping plans showing types, sizes and placement of plant material to the Staff for review and final approval as part of the engineering review.
4. All building elevations shall meet the approved design guidelines. The building elevations are approved as submitted.
5. No signs are approved with this request, separate approval will be required. No signs are allowed on public property. All signs must be located on private property.
6. At least 15% of the total site must be landscaped. At least 5% of the parking lot interior must be landscaped. Comply with the landscaping requirements of Herriman Land Development Code Chapter 23, including 20 feet of landscaping behind the property line along 5600 West.
7. Screen all outside trash and dumpster areas. Dumpster enclosures shall have similar architectural features as the main building and be gated.
8. A waiver of strict compliance is granted for the required landscaping along Herriman Blvd. The City owned property shall be landscaped and maintained by the applicant.
9. Provide storm drain detention to meet City standards. Detention ponds shall be landscaped per City standards.
10. Parking shall be provided at 1 space per 200 square feet of floor area.
11. Meet all DRC requirements as outlined by staff.
12. Provide curb, gutter, sidewalk, park strip, and street lights on all public streets. This should include a 5 foot park strip and 5 foot sidewalk on Herriman Blvd and 5600 West.
13. Relocate the dumpster to the southwest corner of the property.
14. Add a crosswalk and stairs on the northwest corner of the building to provide access to the future development on lot 2.

Commissioner Powell moved to approve item 3.2 file number C2020-002 Conditional use for a 7-11 gas station and convenience store, with staff recommendations and two additional requirements. Number 15 making the property subject to an acceptable encroachment agreement being approved and #16 requiring the installation of the west access road in its entirety and a waiver of strict compliance for the landscaping. Commissioner Jacobson seconded the motion.

The vote was recorded as follows:

Commissioner Adam Jacobson	Aye
Commissioner Andy Powell	Aye
Commissioner Jackson Ferguson	Aye
Commissioner Lorin Palmer	Aye
Commissioner Andrea Bradford	Aye
Commissioner Brody Rypien	Aye

The motion passed unanimously.

3.3. Request: Preliminary Plat approval for 60 condominium units, known as Parkside At Herriman Towne Center Phase 1 (Public Hearing)

Applicant: Edge Homes

Address: 13049 Cannavale Drive

Zone: MU-2 (Mixed Use)

Acres: 1.95

File Number: S2020-009

Staff offered that the application was just for the phase one condominium plats and it does not change the density, amenities, or building elevations that were previously approved. The applicant requested preliminary plat approval for a Condominium plat for 60 units known as Parkside Phase 1. The subject property is located at 13049 S Cannavale Drive and is 1.95 acres in size. The property is zoned MU-2 (Mixed Use). Staff mailed notices to all property owners within 300 feet of the subject property on February 24, 2020. As of this meeting, staff had received zero comments regarding the application.

The Parkside development was given final master plan approval by the Planning Commission on October 17, 2019. The project consisted of 259 units, 120 of which were condominiums. The condo units required a separate condo plat be recorded prior to the sale of units. The applicant had also submitted the CC&Rs and Bylaws for the condos and common space.

Applicant Brandon Watson with Edge Homes approached the podium and offered to answer questions. He informed the Commission that the site plan had been approved two months ago and the first two were being constructed. The particulars for the live/work corner units were addressed in the CC&Rs.

Commissioner Bradford inquired if language was included requiring garages to be used for parking only, not for storage. The applicant replied in the affirmative.

Chair Berbert opened the public hearing.

Tom May stated he understood this property would be developed with townhomes. He wondered why the core of the City was surrounded with condominiums. He stated there should be something better on the property.

Skylee Knapp has lived in Herriman Towne Center since 2011 and loves J. Lynn Crane Park. She worries about being able to access the park, and stated pathways to connect the neighborhood behind the condos were promised. She was

concerned that the high density housing would restrict access and it would no longer be a good place to go. She wanted to know how access had been addressed. She liked the driveways and additional guest parking, but wanted access to the park without going through scary parts of town.

Darryl Larson was concerned with children safely accessing the park, and stated children needed safe crossing locations during construction to prevent children getting injured crossing construction areas.

Chair Berbert closed the public hearing.

Commissioners added that safe walking locations had been addressed and approved. Trails and connection areas were displayed and lead to lead to intersections and safe crossing areas.

Applicant Jaren Nichols offered the main levels of the commercial units have separate entrances to Master bedrooms that could be converted to offices. The opportunity is there but was not required. Canopies would be installed initially and any changes to them would require approval from the Planning Commission. He said the public had expressed interest in the work/live units. Owners would also have the option of using the entire space for commercial, and living somewhere else, if they chose.

Commissioners wanted commercial required in the live/work units and discussed enforcement options, possibly through the CC & Rs. Commissioner Berbert had understood the commercial element would be separated from the living area, as he remembered it. Commissioners offered that little boutiques would add an appealing element to the area. ADA access also needed to be addressed.

It was stated that there were 24 total live/work Condos. 12 on each side of the “U” road and the CC & Rs stated they could be live/work units. Staff offered the Crosswalk options were still being looked at by the City.

Assistant City Planner MacDonald reviewed the motion, from when it was originally approved, and it did not include a requirement for the units to be commercial. It was discussed in the meeting but was not part of the motion.

Requirements:

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

Commissioner Adam Jacobson moved to approve item 3.3 file number C2020-009 Preliminary Plat approval for 60 condominium units, known as Parkside at Herriman Towne Center Phase 1 (Public Hearing) with three staff requirements. Commissioner Brody Rypien seconded the motion.

The vote was recorded as follows:

<i>Commissioner Adam Jacobson</i>	<i>Aye</i>
<i>Commissioner Andy Powell</i>	<i>Aye</i>
<i>Commissioner Jackson Ferguson</i>	<i>Aye</i>

Commissioner Lorin Palmer	Aye
Commissioner Andrea Bradford	Aye
Commissioner Brody Rypien	Aye

The motion passed unanimously.

3.4. Request: Plat Amendment to Fort Herriman Cove Phase 3 to revise the location of a trail (Public Hearing)

Applicant: Donald Moriarty and Lacey Boyce

Address: 14486 S Herriman View Cove

Zone: A-.25 (Agricultural)

File Number: S2020-005

Staff informed that the applicant requested a plat amendment to move the location of a trail in Fort Herriman Cove Phase three. The property was located at 14486 S Herriman View Cove and is zoned A-.25. Staff mailed notices to all property owners within 300 feet of the subject property. Notices were mailed to 20 property owners on February 24, 2020. As of this meeting, staff had received no comments on the request. Plat amendments are administrative decisions. The Commission would make a decision based on compliance with the applicable ordinances. If the applicant received preliminary plat approval, the next step would be obtaining final plat approval from the Engineering Department. All of the lots would still meet the minimum size and width as required by the zone.

There is a trail access between lots 310 and 311 that is owned by the City. The applicant proposed to move this trail location to lot 308. The applicant worked with the Engineering department on the new trail location.

Jared Ford with Ensign Engineering approached the podium on behalf of the applicant and stated the new trail was located in a more natural location.

Community Development Director Blake Thomas address the grade of the trail. It was laid out to maintain access to open space, makes the lots more usable, and has a better slope.

Chair Berbert opened the public hearing.

Jeff White owns a neighboring property and was curious about long term trail access and land use to the southwest of the trail.

Eric Platt stated his land bordered the trail. He has accessed the original trail, which was very steep. He offered a potential problem with the new location that the grade at the beginning was better, but the trail quickly becomes vertical. He requested information regarding connectivity to the main trail and long term trail plans. He was concerned that if it's too steep people would bypass the trail and walk through backyards.

Susie Babcock lives in the cul-de-sac and was concerned with the new house being built on the other side of the new trail location. She asked if that landowner had been notified.

Chair Berbert closed the public hearing.

Assistant Planner MacDonald confirmed that landowner had been sent a notice.

Commissioner Jacobson asked if the plat amendment would need to be signed by all landowners on the phase 3 plat.

City Attorney Brems added that the public access may need to be vacated instead of a plat amendment. It would either need to be surplused or vacated by the City. He recommended continuing the item to allow staff to research options. Commissioners requested for staff to determine if the new location actually has a better slope. Commissioners requested for it to be re-noticed.

Commissioner Jacobson moved to continue item 3.4 file number S2020-005 Plat Amendment to Fort Herriman Cove Phase 3 to revise the location of a trail (Public Hearing) without date, with the requirement that the City will re-notice the item. Commissioner Powell seconded the motion.

The vote was recorded as follows:

Commissioner Adam Jacobson	Aye
Commissioner Andy Powell	Aye
Commissioner Jackson Ferguson	Aye
Commissioner Lorin Palmer	Aye
Commissioner Andrea Bradford	Aye
Commissioner Brody Rypien	Aye

The motion passed unanimously.

3.5. Request: Preliminary plat for a one lot subdivision (Public Hearing)

Applicant: Lynn Lewis

Address: 7251 W Herriman Highway

Zone: A-1 (Agricultural – 1 acre minimum)

Acres: 1

File Number: S2020-014

Assistant City Planner MacDonald stated the applicant requested preliminary plat approval for one historic lot. The property was an existing, historical lot, which had never been part of a legal subdivision. In order to bring the lot into compliance and allow the property owner to obtain a building permit, a one lot subdivision must be completed. This will also require the dedication of approximately 16 feet of right of way along Herriman Highway. Road improvements would not be required at this time, but the owner would be required to pay a fee in lieu for future improvements. If the applicant receives preliminary plat approval, the next step would be obtaining final plat approval from the Engineering Department.

Lynn Lewis approached the podium on behalf of the applicant and stated the property was in the middle of three historical buildings and it already had existing utilities. Owner Brandon Frei stated he was under financial constraints and would appreciate a speedy decision.

Chair Berbert opened the public hearing.

No comments were offered.

Chair Berbert closed public hearing.

Recommendation

Staff recommends preliminary plat approval for a one lot 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. Pay the \$250 Preliminary Plat application fee.
4. Dedicate approximately 16 feet of right of way along Herriman Highway and pay a fee in lieu of required improvements. Work with the Engineering department on the exact dedication and amount of the fee in lieu.
5. Storm water to be retained on site through the use of French drains connected to the roof drains.
6. The plat shall be approved and recorded prior to a building permit being issued for the lot.

Commissioner Jacobson moved to approve item 3.5 file number S2020-014 Preliminary Plat Approval for a One Lot Subdivision (Public Hearing) with requirements. Commissioner Palmer seconded the motion.

The vote was recorded as follows:

<i>Commissioner Adam Jacobson</i>	<i>Aye</i>
<i>Commissioner Andy Powell</i>	<i>Aye</i>
<i>Commissioner Jackson Ferguson</i>	<i>Aye</i>
<i>Commissioner Lorin Palmer</i>	<i>Aye</i>
<i>Commissioner Andrea Bradford</i>	<i>Aye</i>
<i>Commissioner Brody Rypien</i>	<i>Aye</i>

The motion passed unanimously.

3.6. Request: Preliminary Plat approval for a 30 lot subdivision (Public Hearing opened on February 20, 2020)

Applicant: Clark Colledge

Address: 7398 West 13100 South

Zone: A-.25 (Agricultural – 10,000 square foot minimum)

Acres: 13.96

File Number: S2019-087

Vice Chair Andy Powell took over running the meeting due to Chair Berbert's voice failing.

Assistant City Planner MacDonald briefly reviewed the latest changes. The subject property is located at 7398 W 13100 South and is 13.96 acres in size. The property is zoned A-.25. The A-.25 zone allows a minimum lot size of

10,000 square feet. A subdivision was an administrative decision and the Planning Commission would make a decision based on compliance with the applicable ordinances and standards. The Public Hearing was still open from the February 20, 2020 Planning Commission meeting.

Applicant Clark Colledge approached podium representing the land owner and offered to answer questions and address concerns. Commissioners expressed concerns expressed by a neighbor regarding access to Herriman Highway. Mr. Colledge stated he was negotiating with the neighbor.

Commissioners clarified that .2 bonus density requirements were due to extra Right of Way being granted to the City for a High Tee intersection.

Applicant Colledge defined High Tee intersection. They allow a turning lane typically separated by a concrete barrier followed by a thru lane of traffic. Development Director Blake Thomas confirmed they were allowed in the City.

Commissioners discussed access for the neighbor and provisions to ensure egress and ingress for them. They discussed whether or not historic access could be taken away and historic transfers. They requested more research be done by staff to identify property lines which would determine how to proceed. Commissioners further requested for maps to be included with notices and public presentations. Park location was briefly addressed and the applicant preferred its location away from the busy road.

The Chair asked if anyone present would like to offer a public comment.

No comments were offered.

The Public Hearing was left open.

Commissioner Jacobson moved to continue without date item 3.6 file number S2019-087 Preliminary Plat Approval for a 30 Lot Subdivision (Public Hearing opened on February 20, 2020). Commissioner Palmer seconded the motion.

The vote was recorded as follows:

<i>Commissioner Adam Jacobson</i>	<i>Aye</i>
<i>Commissioner Chris Berbert</i>	<i>Aye</i>
<i>Commissioner Jackson Ferguson</i>	<i>Aye</i>
<i>Commissioner Lorin Palmer</i>	<i>Aye</i>
<i>Commissioner Andrea Bradford</i>	<i>Aye</i>
<i>Commissioner Brody Rypien</i>	<i>Aye</i>

The motion passed unanimously.

4. Chair and Commission Comments

Commissioners requested options for Black Ridge Reservoir, which had been discussed with City Council. It was stated that other cities provide free parking passes to residents and require nonresidents to purchase them at City Hall. They requested for the City Council to explore options. The Algae threat and public safety issues were briefly overviewed. City policy may need updates.

Commissioners requested for master plan developments to ensure connectivity through neighborhoods.

5. Future Meetings

- 5.1. Wednesday, March 11, 2020 City Council Meeting
- 5.2. Thursday, March 19, 2020 Planning Commission Meeting
- 5.3. Wednesday, March 25, 2020 City Council Meeting

6. Adjournment

Commissioner Jacobson moved to adjourn the Planning Commission meeting at 9:08 p.m. Commissioner Palmer seconded the motion, and all voted aye.

I, Wendy Thorpe, Deputy City Recorder for Herriman City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on March 5, 2020. This document constitutes the official minutes for the Herriman Planning Commission Meeting.



Wendy Thorpe

ELECTRONIC BOARD MEETING POLICIES AND PROCEDURES

- I. **Policy:** This shall be known as the Herriman City (the “City”) Electronic Board Meeting Policy (the “Policy”). This policy shall cover the City Council, Planning Commission and/or other City Boards and Commissions (the “Board”)
- II. **Electronic Meetings:**
 - A. **General:** A Board meeting may be convened and conducted by means of telephonic, telecommunications, or computer conference by satisfying the requirements of Utah Code Ann. § 52-4-207.
 - B. **Participation:** The primary purpose for holding electronic meetings is to enable members of the Board to participate in the meeting electronically. Nevertheless, provision may be made for a member of the public to monitor an open meeting of the Board through electronic means provided that the member of the public so requests in writing at least three days prior to the meeting, and further provided that the City will not be required to acquire any equipment, facilities or expertise which the City does not already possess in order to accommodate the request. Notwithstanding anything to the contrary in this Policy, with the exception of a public hearing, the general public and other interested persons need not be provided an opportunity to participate in, as opposed to attend and monitor, an electronic meeting.
 - C. **Anchor Location:** The Anchor Location will be designated at the City Council Chambers located in the City Offices located at 5355 West Herriman Main Street, additional anchor location(s) may be established as needed. A quorum of the Board need not be present at the anchor location for an electronic meeting to be held. As few as one Board Member may be present at the anchor location, as long as all other requirements of this Policy and of Utah Code Ann. §52-4-207 are satisfied for a meeting to be held electronically. The Board Member who would chair the meeting shall be physically present at the anchor location. Space, facilities, and/or other electronic means must be provided so that all interested persons may attend and/or monitor the open portions of the meeting. In addition, if the meeting is a public hearing or allows for public comment, space, facilities and/or electronic means must be provided so that interested persons and the public may attend, monitor and participate in the hearing or comment portion of the meeting.
 - D. **Notice:** Not less than 24 hours’ advance public notice, including the agenda, date, time, location, and a description of how the Board Members will be connected to the electronic meeting, will be given for each electronic meeting of the Board by posting a written notice at the principal office of the City and providing written or electronic notice to at least one newspaper of general circulation in the City and by posting the notice on the Utah Public Notice Website created under Utah Code Ann. § 63F-1-701. In addition, the notice must be posted at the anchor location and must be provided to all Board Members at least 24 hours before the meeting. These notice requirements are minimum requirements and are

not to be construed as precluding such additional postings and notifications as may be directed by the Board. In an emergency situation, the requirement to post written notice at the building where the meeting is to be held and/or at the anchor location may be waived.

- E. **Logistical Considerations:** The Chair, or the Appointed-Chair in the Chair's absence, may determine, based upon logistical considerations that it is not in the best interest of the City to hold an electronic meeting, in which event the meeting will not be held as an electronic meeting. The Chair, or the Appointed-Chair in the Chair's absence, may also restrict the number of separate electronic connections that are allowed for an electronic meeting based on available equipment capacity. The request from a member of the public to participate in a meeting electronically may be denied by the Chair, or Appointed-Chair in the Chair's absence, based on budget, public policy or logistical considerations deemed sufficient by the Chair or Appointed-Chair.
- F. **Conduct of Meeting:** No action may be taken and no business may be conducted at a meeting of the Board unless a quorum, consisting of a simple majority of the members of the Board, is present. A Board Member who is not physically present may nevertheless participate in the meeting through electronic means and be counted toward the required quorum in accordance with Utah Code Ann. § 52-4-207. Any Board Member participating via electronic means may make, second and vote on all motions and participate in the discussion as though present, except that the Board Member who chairs the meeting must be present at the anchor location. If neither the Chair nor the Appointed-Chair is physically present at the anchor location (but there is still a quorum) a Board Member who is physically present at the anchor location will preside over the meeting.

Planning Commission

April 2, 2020

**KEEP
CALM
AND
WASH
YOUR
HANDS**





Item 2.1

Discussion and Consideration of Electronic Meeting Policies and Procedures

Process

- The PC Policies and Procedures state:
“Members must be present to vote unless otherwise allowed by a duly adopted policy on electronic meetings.”
- The PC does not currently have an adopted policy for electronic meetings
- The City Council adopted Electronic Meeting Policies and Procedures on March 25, 2020.
- The PC now needs to adopt the policies and procedures in order to have an electronic meeting.

ELECTRONIC BOARD MEETING POLICIES AND PROCEDURES

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Date of Meeting: 04/02/2020	
File #	P2018-004-02
Applicant	Richmond American
Address	6250 W 11800 S
Request	Review and approval of single family dwelling elevations for Jackson Village



Staff Report

DATE: March 26, 2020
TO: Planning Commission
FROM: Bryn MacDonald, AICP, Assistant City Planner
MEETING: Planning Commission April 2, 2020
REQUEST: Review of single family dwelling elevations for Jackson Village
Applicant: Richmond American Homes of Utah, Inc
Address: 6250 W11800 S
Zone: R-2-10
Acres: 11.288
File Number: P2018-004-02

Request

The applicant is requesting review and approval of the single family dwelling elevations for Jackson Village.

Discussion

Jackson Village received site plan approval in 2019. One of the conditions of approval stated the following:

14. Building elevations shall come back to the PC for final approval and to ensure compliance with the Teton Ranch Design Guidelines.

Richmond American Homes is now getting ready to build in Jackson Village and has submitted their proposed elevations for review and approval. The relevant pages from the Teton Ranch Design Guidelines have been included (See Attachment C). The Design Guidelines list the following requirements:

DESIGN ELEMENTS

Roof Pitch

-75% of roof surfaces 4/12 or steeper

Facade Treatment

-Minimum 3 design elements on front including a minimum of 40% brick and/or stone

-Minimum 2 design elements on side and rear

Minimum Requirements

-2,000 SF

-2 car garage

Prohibited Items

-Vinyl Siding



Staff Report

Some of the proposed elevations do not meet the requirement for brick or stone. They also don't have a minimum of 3 design elements on the front of the home. Staff recommends not approving any of the elevations that don't meet the design guidelines.

Recommendation

Staff recommends approval of the single family dwelling elevations for Jackson Village as submitted, as long as they comply with the Teton Ranch Design Guidelines, with the following exceptions:

NOT APPROVED:

Anika A

Annette A

Annette B

Avalon A

Avril A

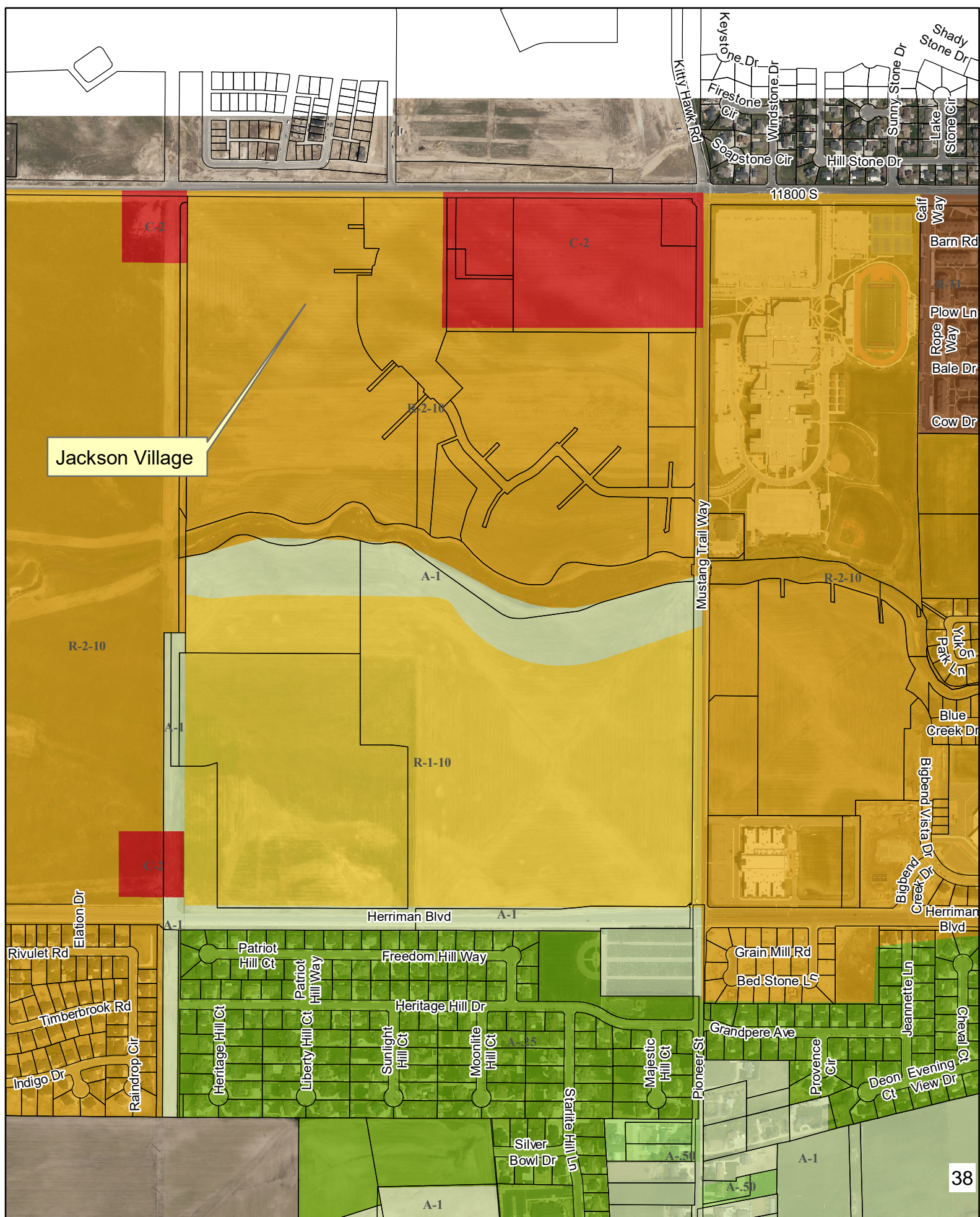
Attachments

- A. Vicinity Map
- B. Site Plan
- C. Teton Ranch Design Guidelines
- D. Building Elevations



Staff Report

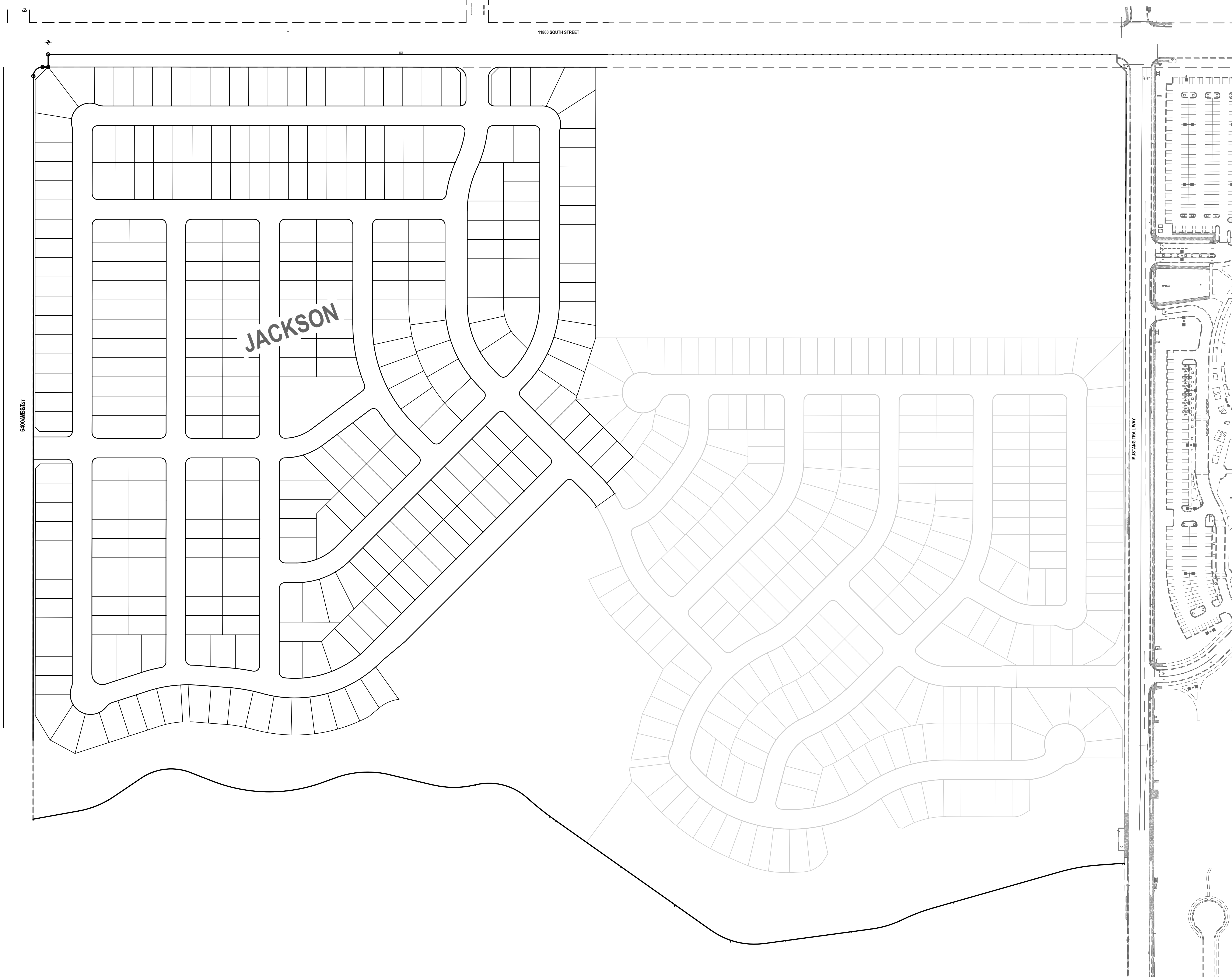
Attachment A Vicinity Map





Staff Report

Attachment B Site Plan





Staff Report

Attachment C Teton Ranch Design Guidelines

4.5 Iron Horse at Teton Ranch (Pod 3)

Iron Horse lots provide introductory housing with lots a minimum of 5,000 sf (ranging between .11 ac and .12 ac) in size. Architectural elements are inspired by the Craftsman style.

LAND USE SUMMARY				
POD #	LAND USE	ACRES	BASE	MAXIMUM
3	Single Family	61.93	305	315



4.5 Iron Horse at Teton Ranch (Pod 3)

The sample images to the right illustrate a few of the architectural design principles used in the Iron Horse area.

SETBACKS	Front Loaded
Front Yard	15'
Driveway	24'
Side Yard - Standard*	6'
Side Yard - Corner Lot Street Side*	12'
Rear Yard/Deck	10'
Frontage on Courtyard End Lots	10'

* Porch may extend into side yard

DESIGN ELEMENTS

Roof Pitch

-75% of roof surfaces 4/12 or steeper

Facade Treatment

-Minimum 3 design elements on front including a minimum of 40% brick and/or stone

-Minimum 2 design elements on side and rear

Minimum Requirements

-2,000 SF

-2 car garage

Prohibited Items

-Vinyl Siding



Windows on Garage Doors



Architectural Ornamentation

Accentuated Entrance

*Images shown are only intended to represent design elements that may be utilized and do not necessarily represent the specific products that will be used in the community



Staff Report

Attachment D Building Elevations











































































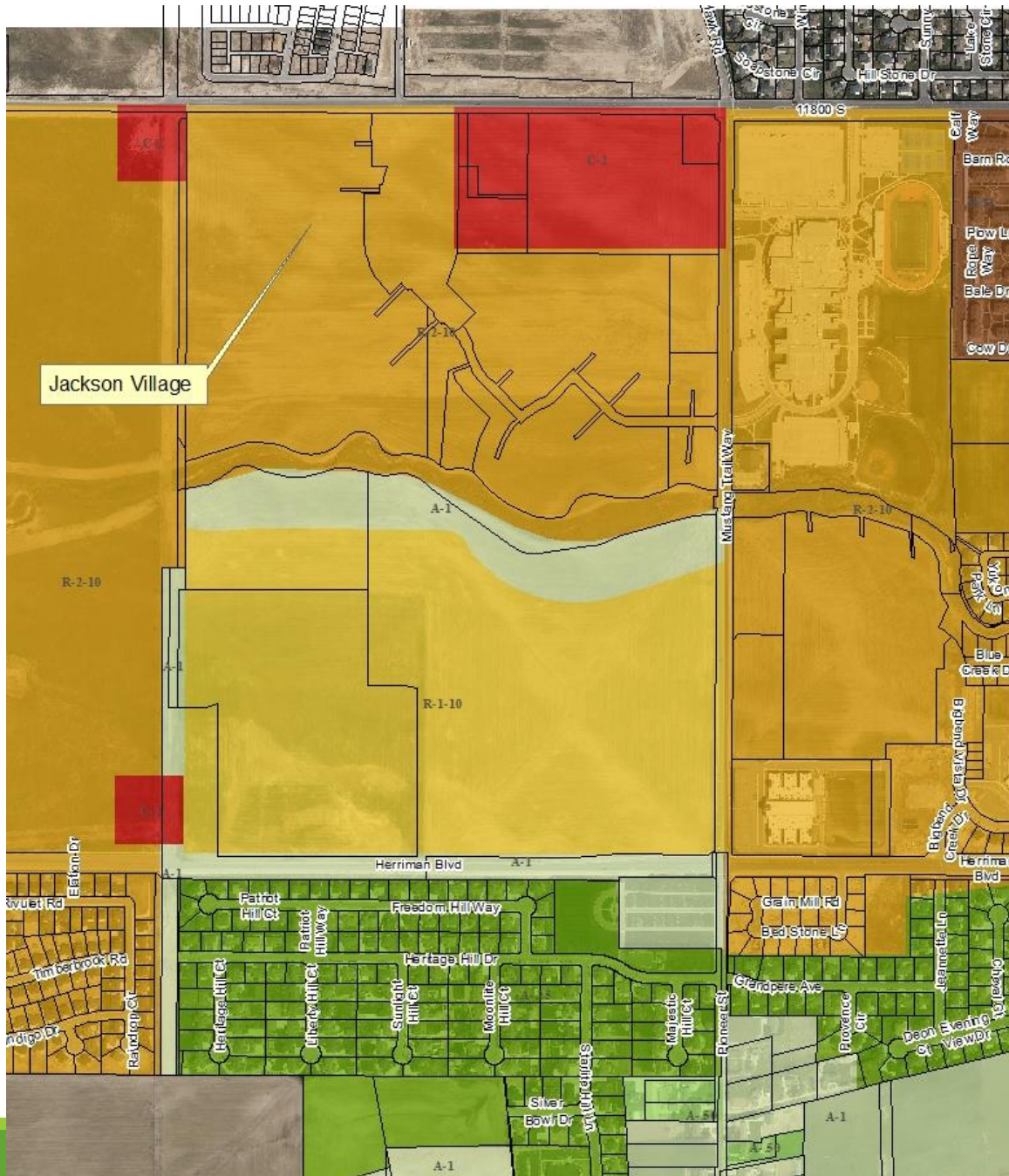












Item 2.2

Request: Review and approval of single family dwelling elevations for Jackson Village

Applicant: Richmond American

Address: 6250 W 11800 S

Zone: R-2-10

Acres: 11.288

File Number: P2018-004-02

Process

- Jackson Village received site plan approval in 2019.
- Jackson Village is part of Teton Ranch and has approved Design Guidelines.
- The conditions of approval require the elevations to come back to the PC for final approval and to ensure compliance with the Teton Ranch Design Guidelines.
- Some of the elevations do not comply with the guidelines.
- Staff recommends those plans not in compliance should not be approved.
- The remainder of the plans are in compliance and could be approved.

Jackson Village Design Guidelines

The sample images to the right illustrate a few of the architectural design principles used in the Iron Horse area.

SETBACKS	Front Loaded
Front Yard	15'
Driveway	24'
Side Yard - Standard*	6'
Side Yard - Corner Lot Street Side*	12'
Rear Yard/Deck	10'
Frontage on Courtyard End Lots	10'

* Porch may extend into side yard

DESIGN ELEMENTS
Roof Pitch
-75% of roof surfaces 4/12 or steeper
Facade Treatment
-Minimum 3 design elements on front including a minimum of 40% brick and/or stone
-Minimum 2 design elements on side and rear
Minimum Requirements
-2,000 SF
-2 car garage
Prohibited Items
-Vinyl Siding



Windows on Garage Doors



Architectural Ornamentation

Accentuated Entrance

*Images shown are only intended to represent design elements that may be utilized and do not necessarily represent the specific products that will be used in the community

Sample Elevations



Bedford E



Bedford G



Hemingway D



Hemingway J



Elevations not in compliance



Anika A



Annette A

Elevations not in compliance



Annette B



Avalon A

Elevations not in compliance



Avril A



Date of Meeting: 04/02/2020	
File #	C2020-011
Applicant	Robert Poirier
Address	5223 W Anthem Park Blvd
Request	Conditional use for a fast food restaurant known as Slim Chickens



Staff Report

DATE: March 26, 2020
TO: Planning Commission
FROM: Bryn MacDonald, AICP, Assistant City Planner
MEETING: Planning Commission April 2, 2020
REQUEST: Conditional use for a fast food restaurant
Applicant: Robert Poirier
Address: 52233 W Anthem Park Blvd
Zone: C-2 (Commercial)
Acres: 1.248
File Number: C2020-0111

Request

The applicant is requesting conditional use for a fast food restaurant known as Slim Chickens.

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.

Notices

Notices are not sent for conditional use applications. There is no public hearing required.

Discussion

This property is lot 403 in the Anthem Commercial Center. The entire Anthem Commercial property received preliminary site plan approval. Each site in the commercial center comes back to the PC for final site plan approval.

Issue 1 – Parking

Fast food restaurants are required to provide one parking space per 100 square feet of floor area. The proposed building is 3,900 square feet, therefore 39 parking spaces are required. The proposed site plan provides 39 parking spaces.

Issue 2 – Design

The Anthem Commercial center has design guidelines that must be followed by all of the tenants in the center. The Anthem Architectural Review Committee has submitted a letter stating that the elevations meet their criteria and have been approved.

Issue 3 – Landscaping

The ordinance requires commercial developments to provide 15% landscaping. The proposed landscape plan provide 28% landscaping on the site. They are also providing trees and landscaping around the building and the parking lot.



Staff Report

The ordinance requires the applicant to provide 20 feet of landscaping adjacent to a street. This landscaping must be behind the property line, and not include any right of way. This can be reduced to 15 feet with a berm and additional landscaping. The proposed site plan shows 15 feet with a berm and adequate landscaping to meet this requirement.

Recommendation

Staff recommends granting conditional use approval for a fast food restaurant with the following requirements:

Requirements

1. Receive and agree to the recommendations from other agencies.
2. Submit final landscaping plans showing types, sizes and placement of plant material to the Staff for review and final approval as part of the engineering review.
3. All building elevations shall meet the approved Anthem Design Guidelines. The building elevations are approved as submitted.
4. No signs are approved with this request, separate approval will be required. No signs are allowed on public property. All signs must be located on private property.
5. At least 15% of the total site must be landscaped. At least 5% of the parking lot interior must be landscaped. Comply with the landscaping requirements of Herriman Land Development Code Chapter 23.
6. Provide storm drain detention to meet City standards. Detention ponds shall be landscaped per City standards. This may be in a detention facility off site.
7. Parking shall be provided at 1 space per 100 square feet of floor area.
8. Provide curb, gutter, sidewalk, park strip, and street lights on all public streets.
9. Provide ADA access to a public way.
10. Provide a sidewalk along the south side of the site, adjacent to the drive aisle to the south, in order to provide a sidewalk connection to the future development to the east.
11. Parking lot lights shall match the lights approved in the Anthem Design Guidelines and being used by WinCo.
12. Screen all outside trash and dumpster areas. Dumpster enclosures shall have similar architectural features as the main building and be gated.

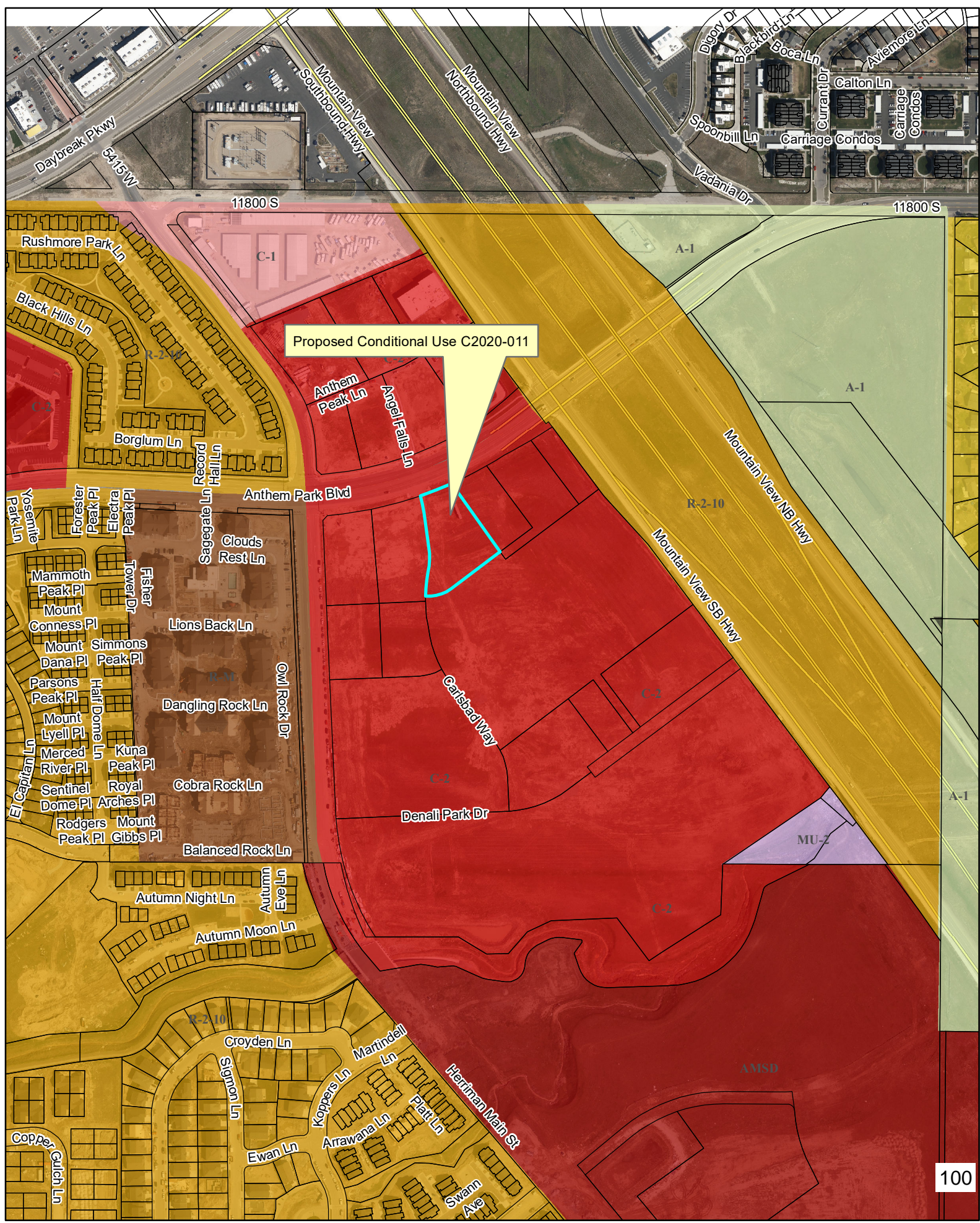
Attachments

- A. Vicinity Map
- B. Site Plan
- C. Building Elevations
- D. Landscaping Plans
- E. DRC Comments



Staff Report

Attachment A Vicinity Map



Proposed Conditional Use





Staff Report

Attachment B Site Plan

5167 WEST ANTHEM PARK BOULEVARD
HERRIMAN, UTAH

NORTHWEST CORNER OF SECTION 25,
 TOWNSHIP 3 SOUTH, RANGE 2 WEST,
 SALT LAKE BASE & MERIDIAN

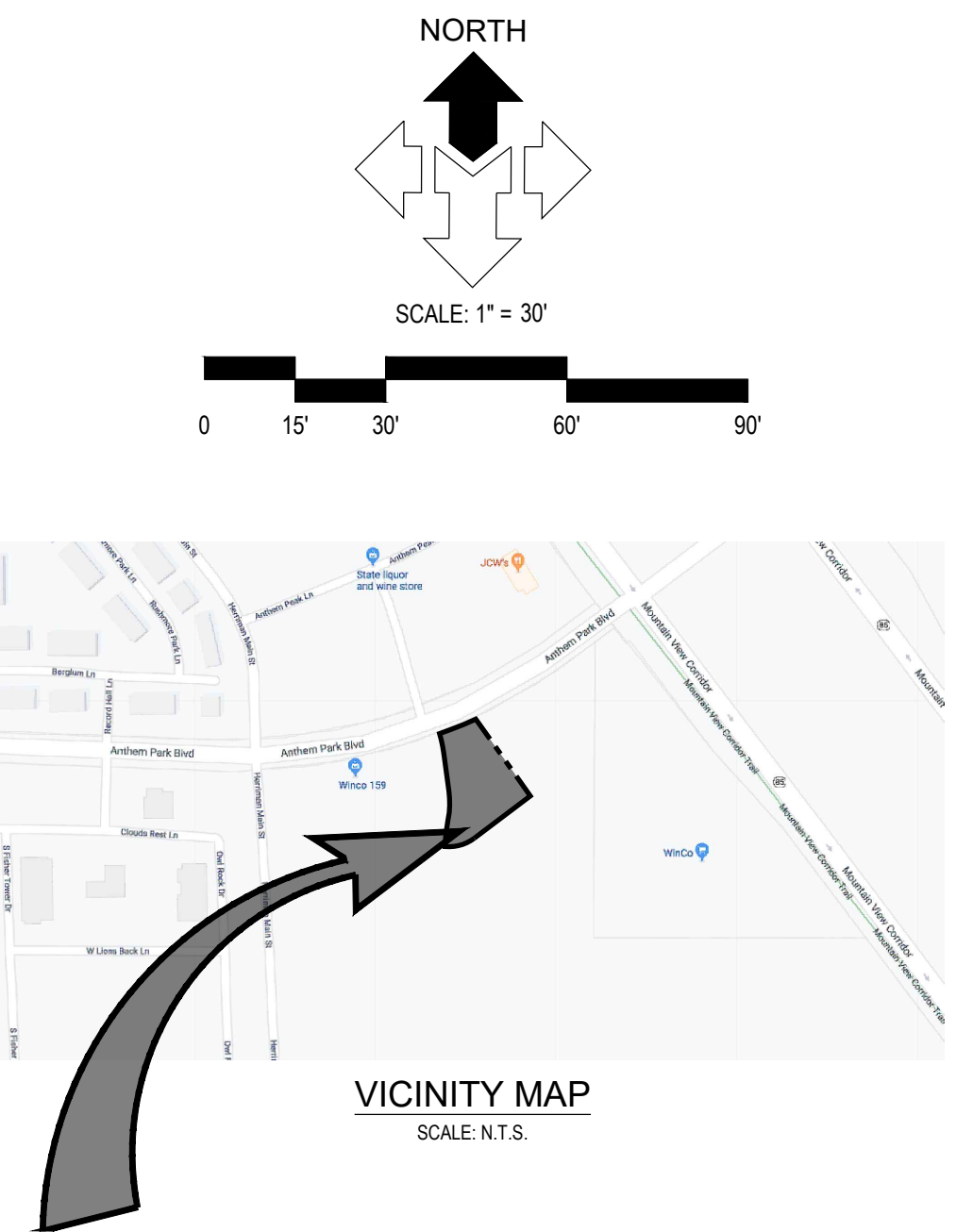
S 89°39'18" E 2338.55'
 S 89°53'31" E

338.78'

NORTH QUARTER CORNER OF SECTION 25,
 TOWNSHIP 3 SOUTH, RANGE 2 WEST,
 SALT LAKE BASE & MERIDIAN

BASIS OF BEARING N 89°36'09" W 2677.88'

NORTHEAST CORNER OF SECTION 25,
 TOWNSHIP 3 SOUTH, RANGE 2 WEST,
 SALT LAKE BASE & MERIDIAN



DRAWING INDEX

SHEET	DESCRIPTION
C0.00	CIVIL COVER SHEET
C0.01	GENERAL NOTES, LEGEND AND ABBREVIATIONS
C1.00	AUTO-TURN EXHIBIT
C1.01	HORIZONTAL CONTROL PLAN
C2.01	GRADING AND DRAINAGE PLAN
C2.02	EROSION CONTROL PLAN
C4.01	SITE UTILITY PLAN
C5.01	CIVIL DETAILS
C5.02	CIVIL DETAILS
C5.03	CIVIL DETAILS

ALL WORK AND MATERIALS MUST
CONFORM TO HERRIMAN CITY
STANDARDS AND SPECIFICATIONS

BWR INVESTORS, LLC
MR. RICK STUCY
425 WILCOX ST. STE 210
CASTLE ROCK, CO 80104
RICK @TRAILSTARDEV.COM



1.1 COMPLIANCE

1. ALL WORK TO CONFORM TO GOVERNING MUNICIPALITY'S STANDARDS, SPECIFICATIONS AND REQUIREMENTS.
2. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT, ADOPTED EDITIONS OF THE FOLLOWING: INTERNATIONAL BUILDING CODE (IBC), THE INTERNATIONAL PLUMBING CODE, STATE DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, ADA ACCESSIBILITY GUIDELINES.
3. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS. ANY REVISIONS MUST HAVE PRIOR WRITTEN APPROVAL.

1. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AGENCIES.
2. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ARCHITECT/ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
3. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD AND WITH APPROPRIATE INSPECTIONS.

ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES OR OMISSIONS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY UPON IDENTIFICATION. NO ALLOWANCE WILL BE MADE FOR DISCREPANCIES OR OMISSIONS THAT CAN BE EASILY OBSERVED.

CONTRACTOR IS TO COORDINATE WITH ALL OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO: LANDSCAPE PLANS, SITE ELECTRICAL, SITE LIGHTING PLANS AND ELECTRICAL SERVICE TO THE BUILDINGS), MECHANICAL PLANS FOR LOCATION OF SERVICES TO THE BUILDINGS), INCLUDING BUT NOT LIMITED TO: ARCHITECTURAL, SITE PLAN FOR DIMENSIONS, ACCESSIBLE ROUTES, ETC., NOT SHOWN ON CIVIL PLANS.

CONTRACTOR IS TO COORDINATE LOCATION OF NEW TELEPHONE SERVICE, GAS SERVICE, WATER SERVICE, BUILDING PERMITS, ETC. WITH ALL AGENCIES INVOLVED IN THE PROJECT.

CONTRACTOR TO FURNISH CONDUIT, PLYWOOD BACKBOARD, AND GROUND WIRE, AS REQUIRED.

1. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA REQUIREMENTS.
2. CONTRACTOR IS RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OR PROVISION OF PUBLIC ACCESS.
3. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE PROPERTY, ROADWAYS, AND UTILITIES IMPROVEMENTS DURING TO EXISTING CONSTRUCTION. ANY DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE OWNER OF SAID IMPROVEMENTS.
4. CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO: VEHICLE AND EQUIPMENT STAGING, TRUCKS, STORAGE AND DUMPING OF MATERIALS, AND STORAGE OF EXCESS MATERIALS.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING AGENCY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR THE CONSTRUCTION OUTSIDE OF THE PROJECT LIMITS.
6. CONTRACTOR SHALL PROVIDE BARRICADES, SIGNS, FLAUNDERS, OTHER EQUIPMENT AND FLAG PERSONS NECESSARY TO INSURE THE SAFETY OF WORKERS AND VISITORS. ALL CONSTRUCTION SIGNING, BARRICADES, AND TRAFFIC DELINEATION SHALL CONFORM TO THE MANUAL ON CONTROL TRAFFIC DEVIATIONS AND WORK ZONE TRAFFIC CONTROL.
7. CONTRACTOR SHALL COMPLY WITH LOCAL CONCERNING ORDINANCE STANDARDS.
8. CONTRACTOR IS RESPONSIBLE FOR DUST NOISE ACCORDING TO GOVERNING AGENCY REQUIREMENTS.
9. CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR DEPOSITION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION. SUCH DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE.
10. WORK IN PUBLIC STREETS, ONCE BEGIN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE PUBLIC.
11. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION.
12. ALL VERTICAL, VERTICAL ALIGNMENT AND GRADE SHALL BE SUBMITTED PRIOR TO ACTUAL CONSTRUCTION OF A REQUIRED FACILITY OR IMPROVEMENT. MASS CLEARING OF THE SITE IN ANTICIPATION OF CONSTRUCTION SHALL BE AVOIDED. CONSTRUCTION TRAFFIC SHALL BE LIMITED TO APPROACH TO THE SITE. THE APPROACH SHALL BE DESIGNATED BY THE OWNER OR GOVERNING AGENCY.
13. THE CONTRACTOR SHALL TAKE REASONABLE MEASURE TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTORS OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEER/OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.

1. SITE CONCRETE SHALL BE A MINIMUM 5 BAG MIX, 4000 P.S.I. @ 28 DAYS, IF MAXIMUM SLUMP WITH 5% OR -1% AIR ENTRAINMENT, UNLESS SPECIFIED OTHERWISE. SEE SPECIFICATION FOR CONCRETE. ALL ON-GRADE WORK SHALL BE PLACED TO A DEPTH AT INTERVALS NOT TO EXCEED THEIR WIDTH OR 12 TIMES THEIR THICKNESS, WHICHEVER IS LESS. SCORING WILL BE PLACED TO THE FULL DEPTH OF CRACKING. FULL DEPTH EXPANSION JOINTS WILL BE PLACED AGAINST ANY OBJECT DEEMED TO BE FIXED, CHANGES IN DIRECTION AND AT EQUAL INTERVALS TO EXISTING JOINTS.
2. CONCRETE WATERWAYS, CURBWAYS, MOWSTRIPS, CURBS AND GUTTERS, ETC. WILL TYPICALLY BE SCORED (14" DEPTH AT INTERVALS NOT TO EXCEED 10 FEET AND 1/4" DEPTH AT INTERVALS NOT TO EXCEED 10 FEET) TO THE FULL DEPTH OF CRACKING.
3. UNLESS OTHERWISE NOTED, ALL SLABS ON-GRADE WILL HAVE A MINIMUM 2" TURNED-DOWN EDGE TO HELP CONTROL FROST HEAVE.
4. UNLESS OTHERWISE NOTED, ALL ON-GRADE CONCRETE WILL BE PLACED ON A MINIMUM 4" GRAVEL BED OVER A 12" SAND BED (95% COMPACTED) (5% SUBGRADE) UNLESS NOTED OTHERWISE.
5. ALL EXPOSED SURFACES WILL HAVE A TEXTURED FINISH, RUBBED OR BROOMED. ANY "PLASTERING" OF NEW CONCRETE WILL BE DONE WHILE IT IS STILL "GREEN."
6. ALL JOINTS (CONTROL, CONSTRUCTION OR EXPANSION JOINTS, ETC.) WILL BE SEALED WITH A ONE PART POLYURETHANE SEALANT (SEE SPECIFICATION FOR SEALANT DESIGN).
7. ASPHALTIC CONCRETE PAVEMENT SHALL BE A MINIMUM 3" OVER C OF COMPACTED (95%) ROAD BASE OVER PROPERLY PREPARED AND COMPACTED (90%) SUBGRADE, UNLESS NOTED OTHERWISE. SEE SPECIFICATIONS AND DETAIL D1 SHEET 5301.
8. ASPHALT PAVEMENT SHALL BE PLACED TO A MINIMUM 1" OVER C OF COMPACTED (95%) ROAD BASE. SURFACE COURSE SHALL BE 1/2" MIN. MIX DESIGN TO BE SUBMITTED FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO ANTICIPATED PAVING SCHEDULE.
9. AC PAVEMENT TO BE 1" ABOVE UP' OF ALL GUTTER AFTER COMPACTION.
10. THICKNESS OVER 2" WILL BE LAD IN TWO LIFTS WITH THE FIRST LIFT BEING AN APPROVED 3/4" MIN. DESIGN.

1. SITE GRADINGS SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT, WHICH IS INCORPORATED AS A PART OF THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE TO AVOID OR MINIMIZE ANY CONFLICT WITH TAKE PRECEDENCE, UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS PRIOR TO WHEN THE CONFLICTS ARE TO BE RESOLVED AND HAVE SPECIFIC APPROVAL FROM THE ENGINEER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT.
3. ALL MATERIALS FOR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557, EXCEPT UNDER BUILDING FOUNDATIONS WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE OR 3% BELOW OPTIMUM.
4. THE CONTRACTOR SHALL SUBMIT A PROPOSED PLAN AND PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITH THE BUILDING PAD AREAS AND AREAS TO BE PAVED, HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
5. SITE CLEARING SHALL INCLUDE THE LOCATING AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
6. ALL EXISTING UTILITIES, MANHOLES, ETC. SHALL BE RAISED OR LOWERED TO GRADE AS REQUIRED.

17. UTILITIES
 1. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES EITHER DIRECT OR THROUGH AN INTERMEDIARY TO LOCATE THEIR FACILITIES AND DEPTHS.
 2. CONTRACTOR TO VERIFY BY POT-HOLING BOTH THE VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO INSTALLING ANY NEW LINES. NO ADDITIONAL COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
 3. CONTRACTOR MUST START AT END OF ALL NEW GRAVITY UTILITY LINES. MECHANICAL SUB-CONTRACTOR MUST BE PROVIDED CIVIL SITE DRAWINGS FOR COORDINATION AND TO OBTAIN PERMITS FROM ALL NECESSARY AGENCIES.
 4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AT THE EXISTING MANHOLE. NO EXTRA COMPENSATION IS TO BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO FAILURE TO COMPLY WITH THESE REQUIREMENTS.
 5. CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, TYPE, AND OUTSIDE DIAMETERS OF ALL EXISTING UTILITIES IN FIELD BY POT-HOLING A MINIMUM OF 300 FEET AHEAD. PIPELINE CONDUITS SHALL BE PROTECTED BY A MINIMUM OF 18" OF GRANULAR FILL. CONTRACTOR SHALL TAKE TO AVOID CONFLICTS WITH DESIGNED PIPELINE GRADE AND ALIGNMENT. EXISTING UTILITY INFORMATION SHOWN ON PLANS OR OBTAINED FROM UTILITY COMPANIES OR BLUE STAKED MUST BE ASSUMED AS APPROXIMATE, REQUIRING FIELD VERIFICATION.
 6. CULINARY WATER MAINS SHALL BE PROTECTED AND DEPTHS SHALL BE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
 7. SANITARY SEWER MAINS AND LATERALS TO BE CONSTRUCTED IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
 8. STORM SEWER TO BE CONSTRUCTED IN ACCORDANCE WITH THE GOVERNING MUNICIPALITY STANDARDS AND SPECIFICATIONS.
 9. ALL STORM DRAIN AND IRRIGATION CONDUITS SHALL BE INSTALLED WITH WATER TIGHT JOINTS AND CONNECTIONS.
 10. ALL STORM DRAIN PIPE PENETRATIONS INTO BOXES SHALL BE CONSTRUCTED WITH WATER TIGHT SEALS ON THE OUTSIDE AND GROUTED SMOOTH WITH A NON-SHRINK GROUT ON THE INSIDE. CONDUITS SHALL BE CUT OFF FLUSH WITH THE INSIDE OF THE BOX.
 11. NO CHANGE OR DEVIATION FROM THE ABOVE SPECIFICATIONS SHALL BE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE GOVERNING MUNICIPALITY, OR OTHER AUTHORITY HAVING JURISDICTION OVER THAT UTILITY.
 12. ALL STORM DRAIN CONDUITS SHALL BE INSTALLED WITH CLEAN AND FREE OF DEBRIS, ROCKS, DIRT, AND CONSTRUCTION DEBRIS PRIOR TO FINAL INSPECTION.

1. CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER THE SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR THE ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS SHOWN ON THE PLANS. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE APPROVED GRADE OF THE MAIN AND/OR FACILITY AS SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS FOR VERIFICATION PURPOSES.
3. CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE.

1. PEDESTRIAN / ADA ROUTES SHALL MEET THE FOLLOWING SPECIFICATIONS:
"ROUTES SHALL HAVE A 2.08% (1/48) MAXIMUM CROSS SLOPE."
"ROUTES SHALL HAVE A 5.00% (1/20) MAXIMUM RUNNING SLOPE."
"RAMPS SHALL HAVE A 8.33% (1/12) MAXIMUM RUNNING SLOPE."
2. ADA PARKING STALLS AND ADJACENT ROUTES SHALL HAVE A 2.08% (1/48) MAXIMUM SURFACE SLOPE IN ANY DIRECTION.
3. THE CONTRACTOR SHALL ADHERE TO THE ABOVE SPECIFICATIONS. IN THE EVENT OF A DISCREPANCY IN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER PRIOR TO ANY CONSTRUCTION.

EXISTING

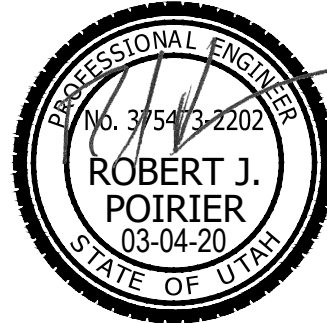
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AC	ACRE	DIP	DUCTILE IRON PIPE	GMH	GAS METER	PCC	POINT OF COMPOUND CURVE	T	TOWNSHIP
ADA	AMERICANS WITH DISABILITIES ACT	DTREE	DECIDUOUS TREE	GMH	GAS MANHOLE	PI	POINT OF INTERSECTION	TBC	TOP BACK OF CURB
ADV	ADVANCED TRAFFIC MGMT. SYSTEM	DYL	DOUBLE YELLOW LINE	GVY	GUY WIRE	PL	PARKING LOT	TEL	TELEPHONE
BAC	BAR & CAP	E	EAST	GV	GAS VALVE	PP	POWER POLE	TFG	TOP FACE OF CURB
BC	BUILDING CORNER	EBL	ELECTRIC BOX	HVPE	HIGH DENSITY POLYETHYLENE	PRC	POINT OF REVERSE CURVE	TFG	TOP FINISH GRADE
BCB	BOTTOM FINISH GRADE	EGL	EDGE OF GRADE LINE	HG	HIGHWAY	PRK	PARKING STRIKE	TR	TREE LINE
BE	BLUE STAINED ELECTRIC	ELEV	ELEVATION	HGL	HYDRAULIC GRADE LINE	PCK	POINT OF CONNECTION	TMA	TELEPHONE MANHOLE
BLUFO	BLUE STAINED FIRE OPTIC	EM	ELECTRIC METER	HL	HIGH POINT	PT	POINT OF TANGENCY	TOH	TOP OF ASPHALT
BLUG	BLUE STAINED NATURAL GAS	EMH	ELECTRIC MANHOLE	HW	HIGHWAY OR HIGH WATER	PHR	POWER	TOC	TOP OF CONCRETE
BLUIG	BLUE STAINED IRRIGATION	COA	EDGE OF ASPHALT	HWY	HIGHWAY	PLC	POLYVINYL CHLORIDE PIPE	TOF	TOP OF FOOTING
BLUSD	BLUE STAINED STORM DRAIN	EOC	EDGE OF CONCRETE	ICO	IRRIGATION CLEANOUP	R	RANGE	TOG	TOP OF GRATE
BLUSS	BLUE STAINED SANITARY SEWER	EOG	EDGE OF GRAVEL	ICV	IRRIGATION CONTROL VALVE	RCP	REINFORCED CONCRETE PIPE	TOE	TOE OF SLOPE
BLUW	BLUE STAINED WATER	ELU	EDGE OF LANE	IRV	INVERT ELEVATION	RDF	ROOT DRAIN	TOF	TOP OF FLOOR OR TOP OF PIPE
BLUW	BLUE STAINED WATER	EX	EXISTING	IRV	IRRIGATION	REV	REVISION	TOE	TOP OF WALL
BM	BENCHMARK	F	FIRE	LP	LINEAR FEET	ROW	RIGHT-OF-WAY	TR	TELEPHONE RISER
BOF	BOTTOM OF FOOTING	FO	FOUNDATION	LP	LINEAR FEET	R	RAILROAD	TR	TELEVISION
BOM	BOTTOM OF BOX	FD	FOUND OF FOUNDATION DRAIN	LF	LOW POINT OR LIGHT POLE	S	SOUTH	TFN	FINISH GRADE AT TOP OF WALL
BOL	BOLLARD	FDC	FIRE DEPT. CONNECTION	MAX	MAXIMUM	SAD	SEE ARCHITECTURAL DRAWINGS	TRANS	TRANSFORMER
BOT	BOTTOM	FDM	FOUNDATION	MIN	MINIMUM	SOD	STORM DRAIN	TRANS	TRAFFIC SIGNAL POLE
BOV	BLOW-OFF VALVE	FDSF	FIRE SECTION CORNER	MON	MONUMENT	SOCB	STORM DRAIN CATCH BASIN	TSB	TRAFFIC SIGNAL BOX
BOW	BACK OF WALK	FFE	FINISHED FLOOR ELEVATION	MP	METAL PIPE	SOD	STORM DRAIN CLEANOUP BOX	UD	UNDERDRAIN
FW	FINISH GRADE AT BOTTOM OF WALL	FG	FINISHED GRADE	MW	MONITORING WELL	SDMH	STORM DRAIN MANHOLE	UGC	UNDERGROUND COMMUNICATIONS
C	CENTERLINE	FI	FIRE HYDRANT	NP	NORTH	SDM	SECTION	UGP	UNDERGROUND POWER
CATV	CABLE TELEVISION	FL	FLOW LINE	NG	NATURAL GROUND	SPEC	SPECIFICATIONS	UGT	UNDERGROUND TELEVISION
CBR	CONCRETE BARRIER	FNC	FENCE LINK	NGRT	NAT AT RETAINING WALL	SLBM	SALT LAKE BASE & MERIDIAN	UGV	UNDERGROUND TELEVISION
CC	CURB CUT	FNCL	CHAIN LINK FENCE	NL	NAIL & RIBBON	SL	SQUARE	ULQ	UTILITY OTHERWISE
CC	CORNER	FNCRN	IRON FENCE	NW	NAIL & WASHER	SOFT	SQUARE FEET	ULP	UTILITY POLE
COMM	COMMUNICATIONS	FNCLV	VINYL FENCE	NTS	NOT TO SCALE	SOYD	SQUARE YARD	VCP	VERTICAL CLAY PIPE
CONC	CONCRETE	FNCR	WOOD RAIL FENCE	OR	ORIGINAL GROUND	SP	SANITARY SEWER	VCP	VERTICAL CAST IRON PIPE
CONST	CONSTRUCTION	FNCRW	WIRE FENCE	OH	OVERHANG	SSCO	SANITARY SEWER CLEANOUP	W	WEST OF WATER
CMP	CORRUGATED METAL PIPE	FO	FIBER OPTIC	OH	OVERHEAD COMMUNICATIONS	SSMH	SANITARY SEWER MANHOLE	WM	WATER METER
CP	CONCRETE TIE	FT	FEET	OHV	OVERHEAD POWER	STEAM	STEAM	WMH	WATER MANHOLE
CFT	CURB FOOT	FT	FEET	OHT	OVERHEAD TELEPHONE	STA	STATION	W	WATER
CFT	CURB FOOT	G	NATURAL GAS	OHTV	OVERHEAD TELEVISION	STD	STANDARD	WTR	WATER
CUBD	CURB CYARD	GAR	GARAGE	P	PROPERTY LINE	STM	STORM	WV	WATER VALVE
DEL	DELINATOR	GB	GRADE BREAK	PC	POWER BOX	STL	SOLID YELLOW LINE	WW	WATERWAY
DIA Ø	DIAMETER	GL	GROUND LIGHT	PC	POINT OF CURVATURE	SWL	SOLID WHITE LINE		

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Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS



SLIM CHICKENS

5167 WEST ANTHEM PARK BOULEVARD

**HERRIMAN, UTAH
LOCATED IN THE NW 1/4 OF SECTION 25, TOWNSHIP 3 S, RANGE 2 W, S.L.B. & M.**

[illegible]

PROJECT NO: 19656

DRAWN BY:

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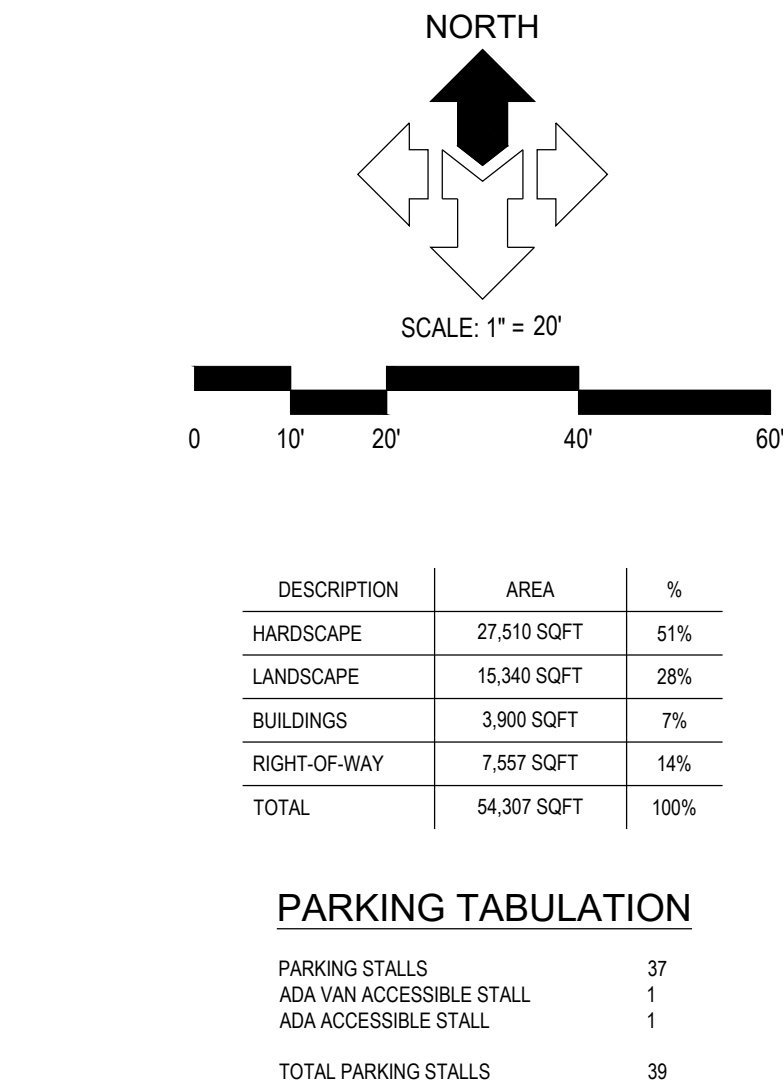
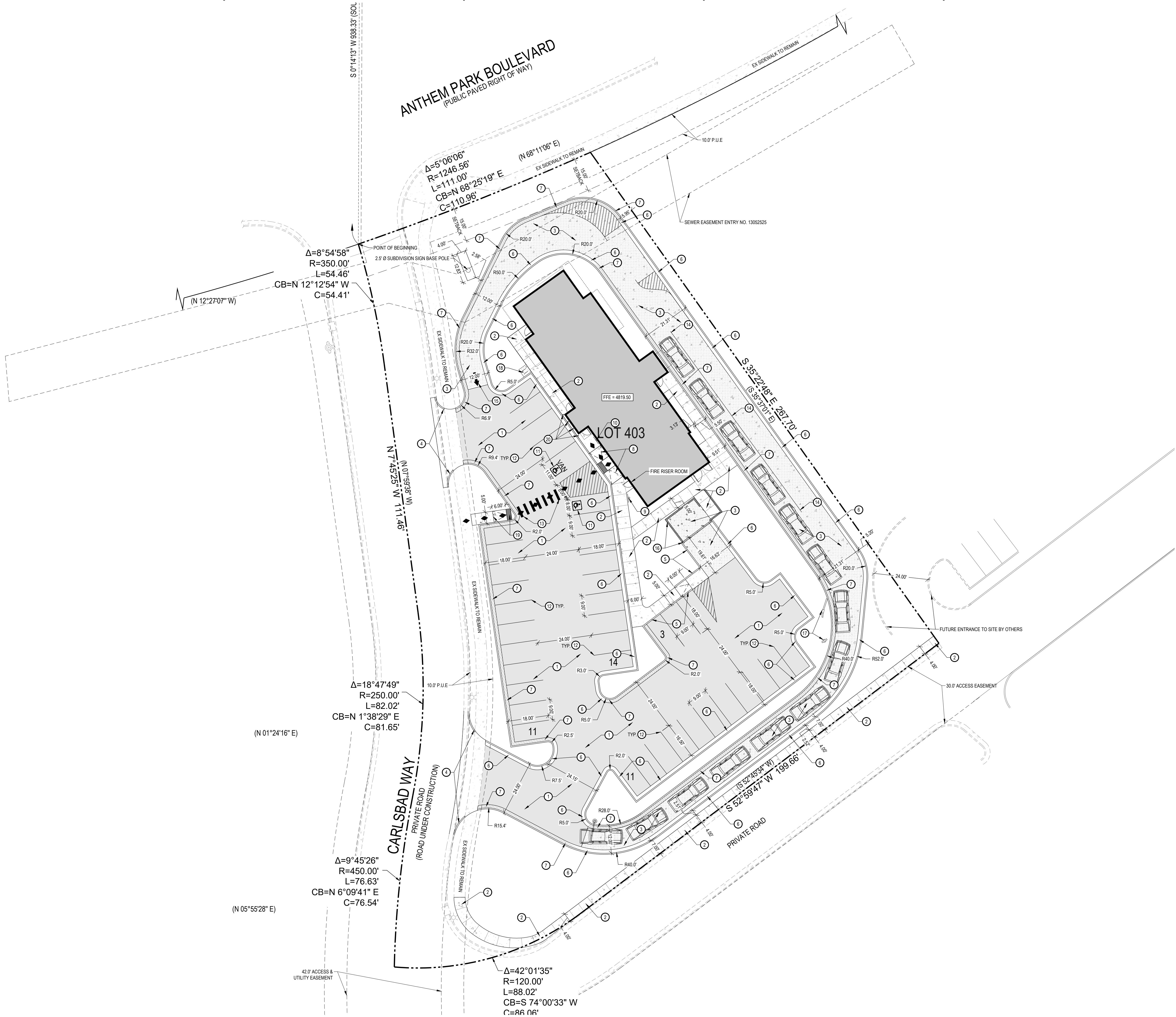
DATE: MARCH 4, 2020

GENERAL NOTES

LEGEND AND ABBREVIATIONS

C0.01

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GENERAL NOTES:

ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED

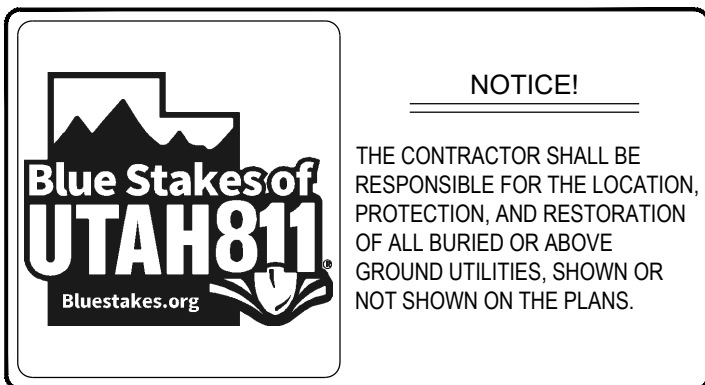
SEE ARCHITECT'S SITE PLAN FOR ADDITIONAL INFORMATION

SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING

ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS

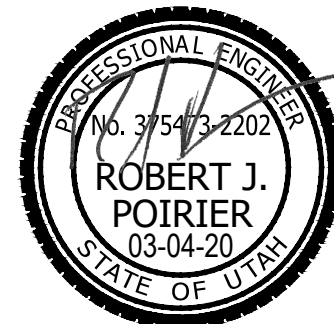
ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

- KEYED NOTES:
- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS.
- STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'D1', SHEET C5.01.
 - CONCRETE SIDEWALK, PER HERRIMAN STANDARD PLAN RD-08 ON SHEET C5.01.
 - CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'C1', SHEET C5.01.
 - CONCRETE OPEN DRIVE APPROACH, PER APWA PLAN NO. 225.
 - CONCRETE CURB WALL. SEE DETAIL 'C2', SHEET C5.01.
 - 24" CONCRETE CURB AND GUTTER. SEE DETAIL 'D2', SHEET C5.01.
 - 24" CONCRETE RELEASE CURB AND GUTTER. SEE DETAIL 'D3', SHEET C5.01.
 - ADA RAMP WITH DETECTABLE WARNING SURFACE. SEE DETAIL 'D4', ON SHEET C5.01 FOR RAMP DETAIL.
 - ADA PARKING SIGN. SEE DETAIL 'D5', SHEET C5.01.
 - VAN ACCESSIBLE ADA PARKING SIGN. SEE DETAIL 'D6', SHEET C5.01.
 - PAINTED ADA SYMBOL. SEE DETAIL 'C3', SHEET C5.01.
 - 4" WIDE SOLID YELLOW PARKING STALL STRIPE LINES.
 - 12" WIDE SOLID WHITE PEDESTRIAN CROSSWALK
 - 4" WIDE SOLID WHITE LANE STRIPE.
 - PAINTED ARROW SYMBOL.
 - DUMPSTER ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.
 - DRIVE-THRU MENU BOARD. SEE ARCHITECTURAL PLANS FOR DETAILS.
 - BICYCLE PARKING RACKS. SEE ARCHITECTURAL PLANS FOR DETAILS.
 - ADA RAMP WITH DETECTABLE WARNING SURFACE. SEE DETAIL 'C4', ON SHEET C5.01 FOR RAMP DETAIL.
 - BOLLARD. SEE DETAIL 'C5', SHEET C5.01.
 - ACCESSIBLE ROUTE WITH MAXIMUM 1:48 CROSS-SLOPE AND MAXIMUM 1:20 RUNNING-SLOPE.



NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.



SLIM CHICKENS

5167 WEST ANTHEM PARK BOULEVARD

HERRIMAN, UTAH

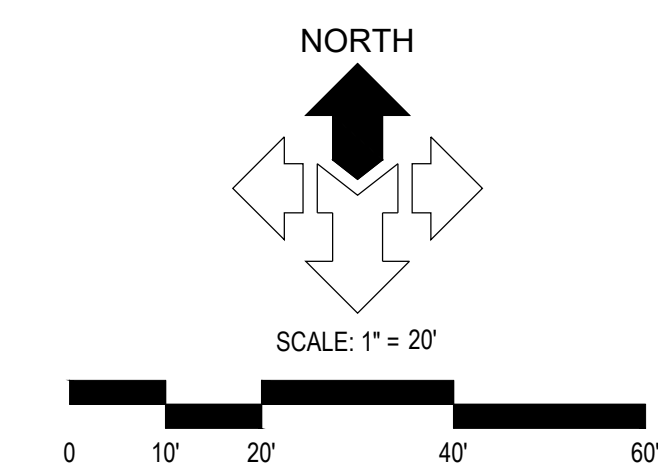
LOCATED IN THE NW 1/4 OF SECTION 25, TOWNSHIP 3 S, RANGE 2 W, S.L.B. & M.

REVISIONS	
REV	DESCRIPTION

PROJECT NO:	19656
DRAWN BY:	CCW
CHECKED BY:	RJP
DATE:	MARCH 4, 2020

HORIZONTAL CONTROL PLAN

C1.01



SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATIONS WHERE SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT THE COMPACTION POINT SHALL NOT EXCEED 2% OR 3% ABOVE OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOIL ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREAS AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C2.10 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

ALL ELEVATIONS SHOWN AT TOP AND BOTTOM OF WALL(S), IF ANY, ARE ELEVATIONS AT FINISH GRADE, UNLESS OTHERWISE NOTED.

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- ① GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
- ② CORE-CONNECT NEW STORM DRAIN LINE TO EXISTING STORM DRAIN STRUCTURE.
- ③ HOODED STORM DRAIN GUTTER INLET WITH HEAVY DUTY BICYCLE SAFE GRATE PER APWA PLAN 315.1.
- ④ 12" HDPE INLINE DRAIN BASIN WITH HEAVY DUTY, STANDARD GRATE. SEE DETAIL 'A1', SHEET CS.01.
- ⑤ 10" DIAMETER HDPE STORM DRAIN LINE. SEE APWA PLANS NO. 381 & 382 FOR TRENCING DETAIL.
- ⑥ 30' TALL BERM IN 15' LANDSCAPE SETBACK PER HERRIMAN CITY ZONING REQUIREMENT.

SEE SHEET C0.01 FOR ADDITIONAL ABBREVIATIONS

- | | |
|---------------|--------------------------------|
| - BFE | BASEMENT FLOOR ELEVATION |
| - BW | FINISH GRADE AT BOTTOM OF WALL |
| - EX OR EXIST | EXISTING |
| - EOC | EDGE OF ASPHALT |
| - EOC | EDGE OF CONCRETE |
| - FFE | FINISH FLOOR ELEVATION |
| - FG | FINISH GRADE |
| - FL | FLOW LINE |
| - GB | GRADE BREAK |
| - HP | HIGH POINT |
| - LP | LOW POINT |
| - NG | NATURAL GROUND |
| - SDOB | STORM DRAIN CATCH BASIN |
| - SDOB | STORM DRAIN CLEANOUT BOX |
| - SDOB | STORM DRAIN DRAIN BASIN |
| - SDMH | STORM DRAIN MANHOLE |
| - TBC | TOP BACK OF CURB |
| - TODA | TOP OF ASPHALT |
| - TOC | TOP OF CONCRETE |
| - TOG | TOP OF GRATE |
| - TOG | TOP OF WALL |
| - TW | FINISH GRADE AT TOP OF WALL |
| - WW | WATERWAY |

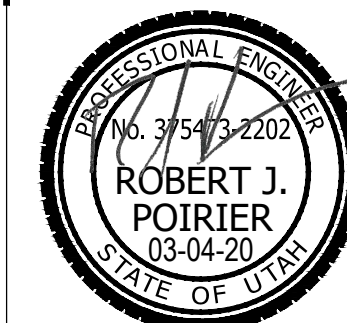


THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

[illegible]

DATE: MARCH 4, 2023

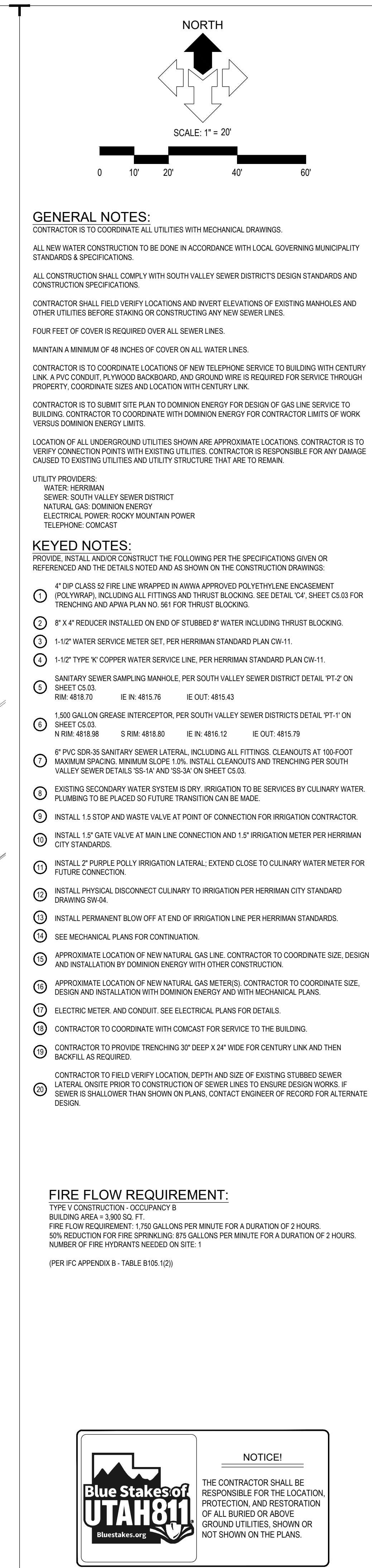
C2.01

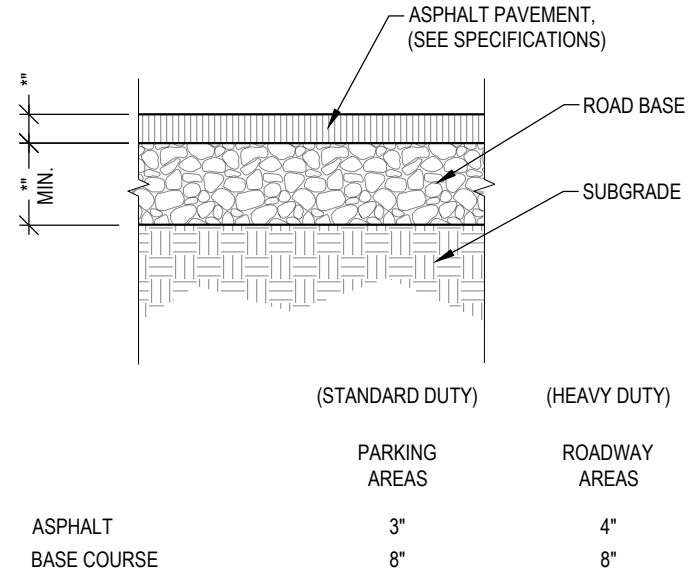


SLIM CHICKENS

5167 WEST ANTHEM PARK BOULEVARD

**HERRIMAN, UTAH
LOCATED IN THE NW 1/4 OF SECTION 25, TOWNSHIP 3 S, RANGE 2 W, S.L.B. & M.**

[illegible]

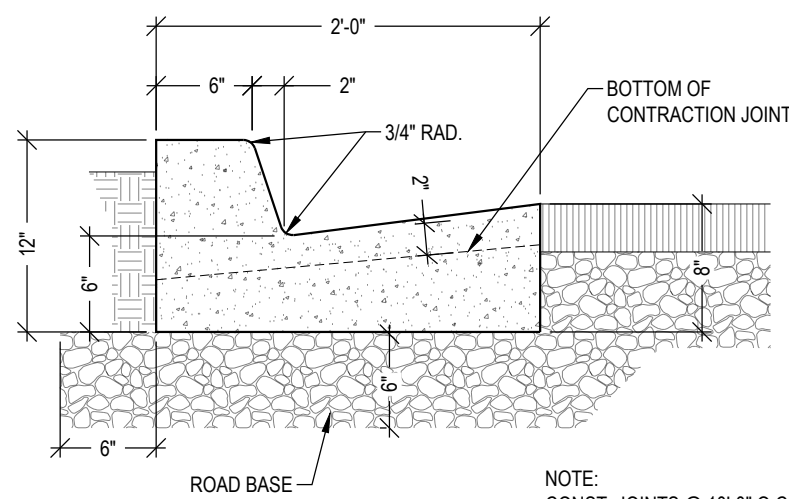


NOTE:
REFER TO SOILS REPORT FOR PROJECT SECTION SOILS REPORT OVERIDES.

ASPHALTIC PAVEMENT SECTION

SCALE: N.T.S.

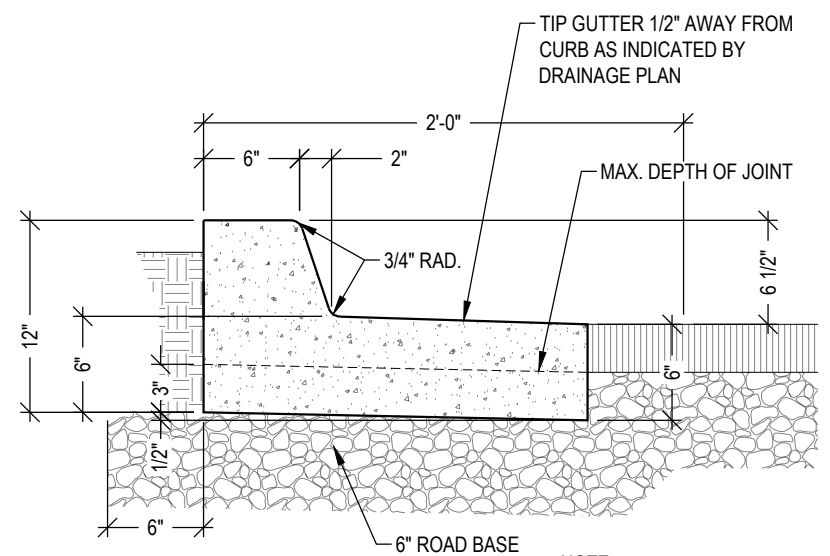
D1



24" CURB & GUTTER

SCALE: N.T.S.

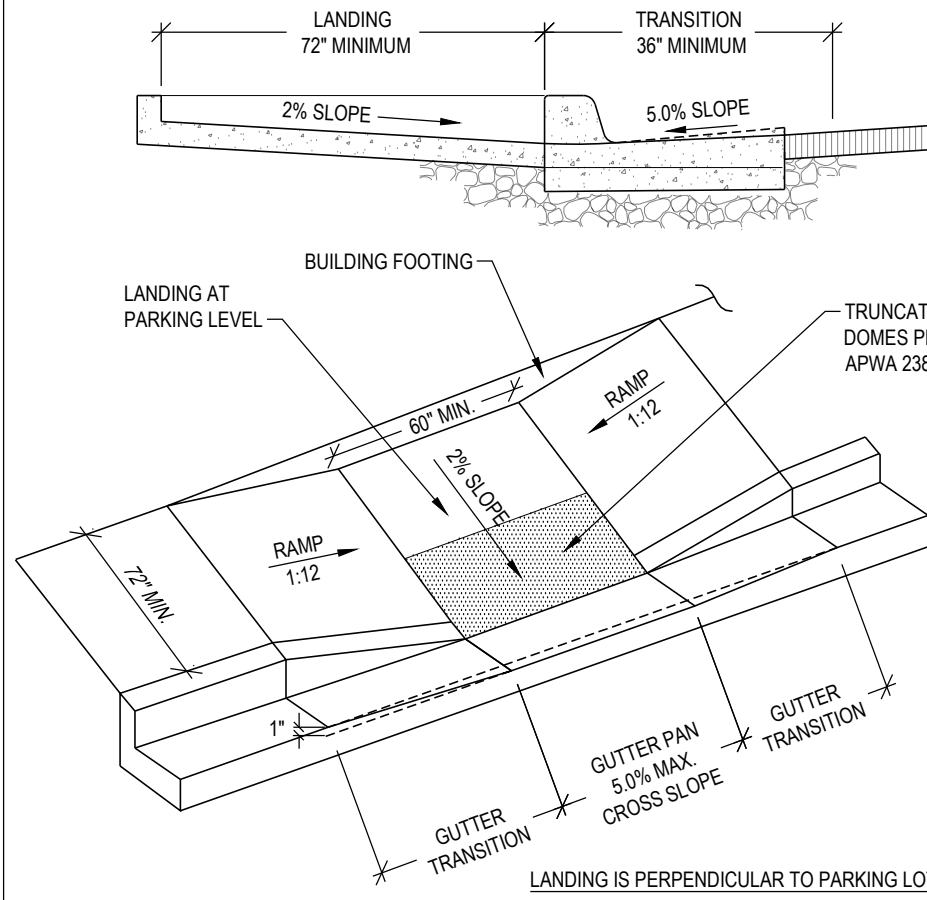
D2



24" RELEASE CURB & GUTTER

SCALE: N.T.S.

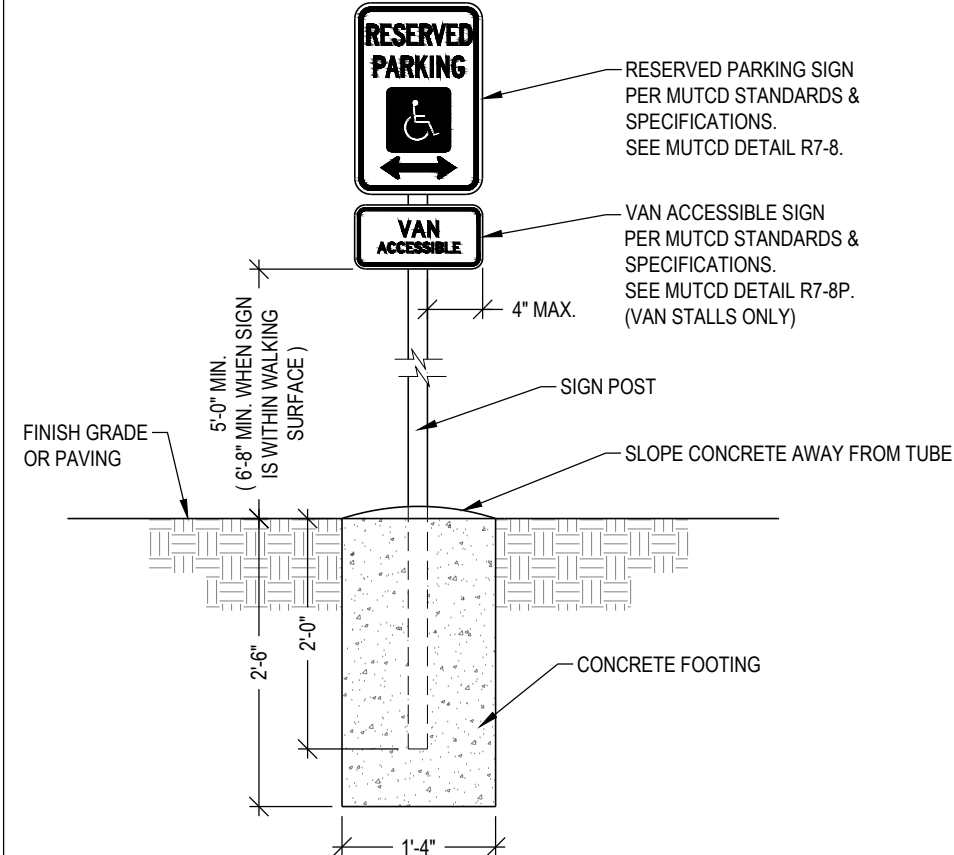
D3



ADA ACCESSIBLE RAMP

SCALE: N.T.S.

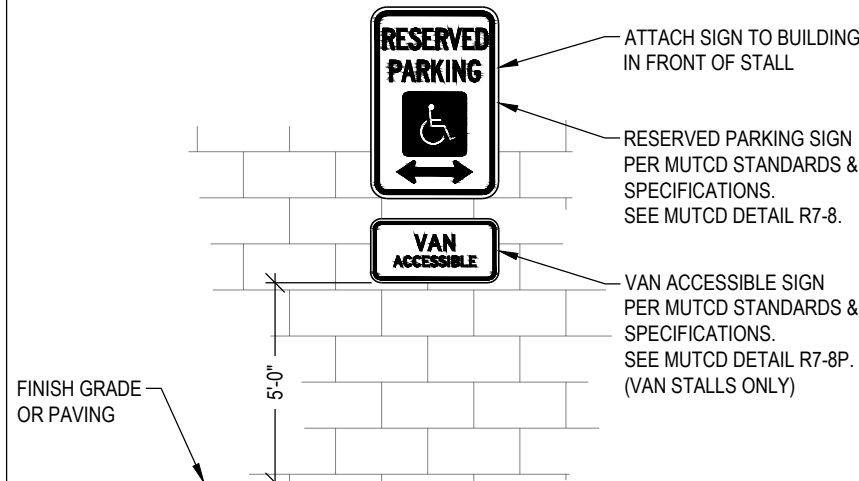
D4



ADA PARKING SIGN

SCALE: N.T.S.

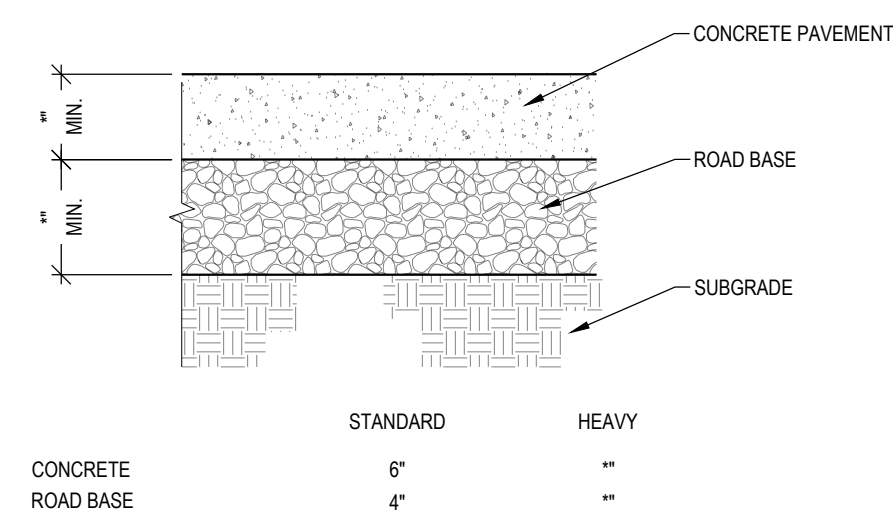
D5



ADA PARKING SIGN

SCALE: N.T.S.

D6

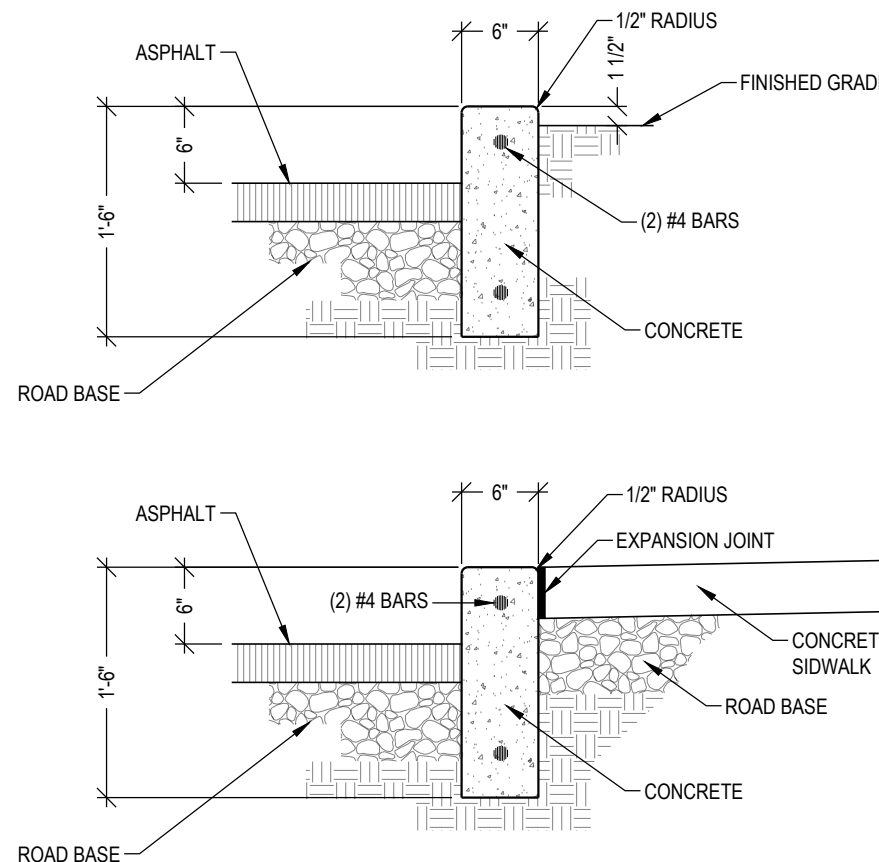


NOTE:
REFER TO SOILS REPORT FOR PROJECT SECTION SOILS REPORT OVERIDES.

CONCRETE PAVEMENT SECTION

SCALE: N.T.S.

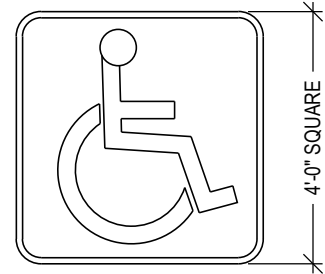
C1



CURB WALL DETAIL

SCALE: N.T.S.

C2



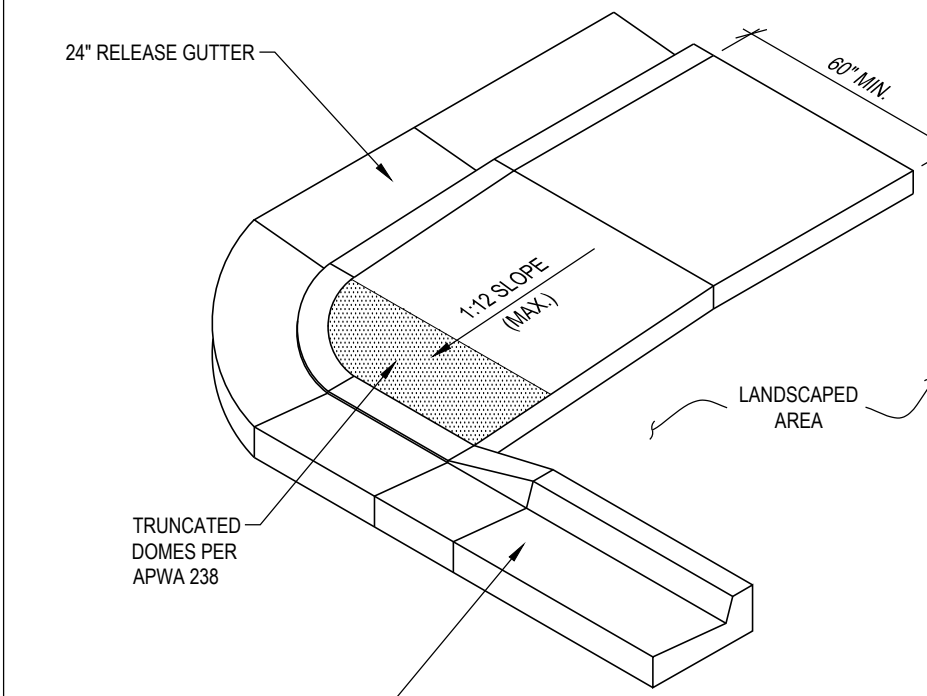
PAINTED EMBLEM
ON ASPHALT PAVING
TYP. AT ALL ADA
PARKING STALLS PER CITY
REQUIREMENTS. (2 COATS)

NOTE:
SEE SPECIFICATIONS FOR PAINT
TYPE AND COLOR. (2 COATS)

PAINTED ADA SYMBOL

SCALE: N.T.S.

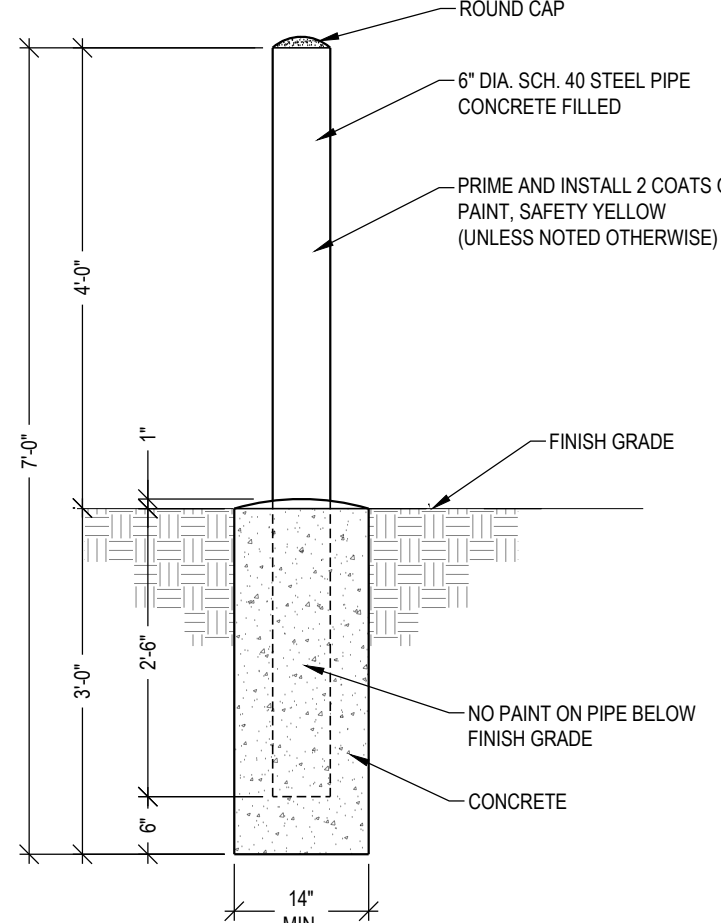
C3



ADA ACCESSIBLE RAMP

SCALE: N.T.S.

C4



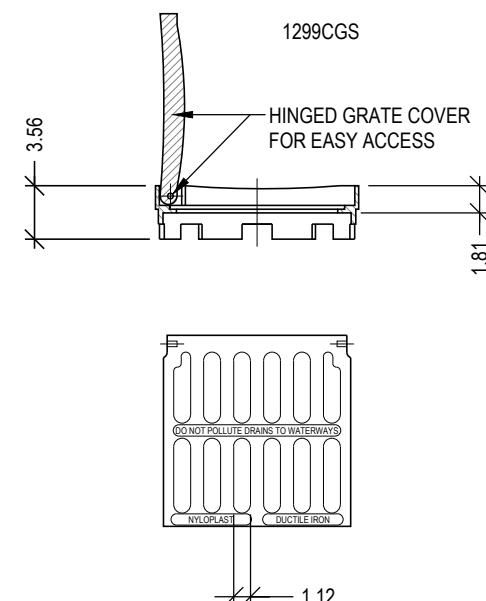
BOLLARD DETAIL

SCALE: N.T.S.

C5

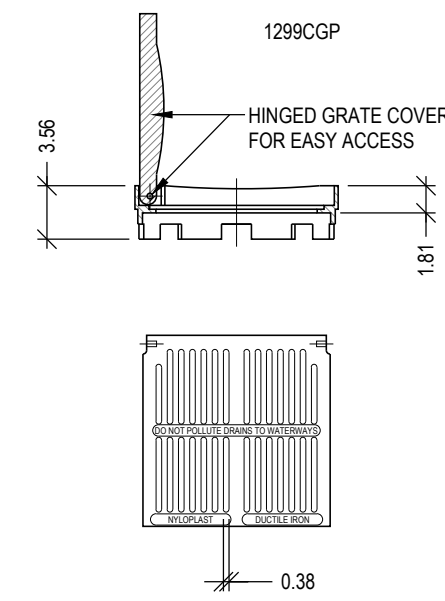
NYLOPLAST 12" GRATES/COVERS

STANDARD GRATE MEETS H-20 LOAD RATING.
PEDESTRIAN GRATE MEETS H-101 LOAD RATING.
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05 & A48-CLASS 30B.
MATERIAL: DUCTILE IRON GRATE W/CAST IRON FRAME.
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT.
LOADING DEVICE AVAILABLE UPON REQUEST.



STANDARD GRATE

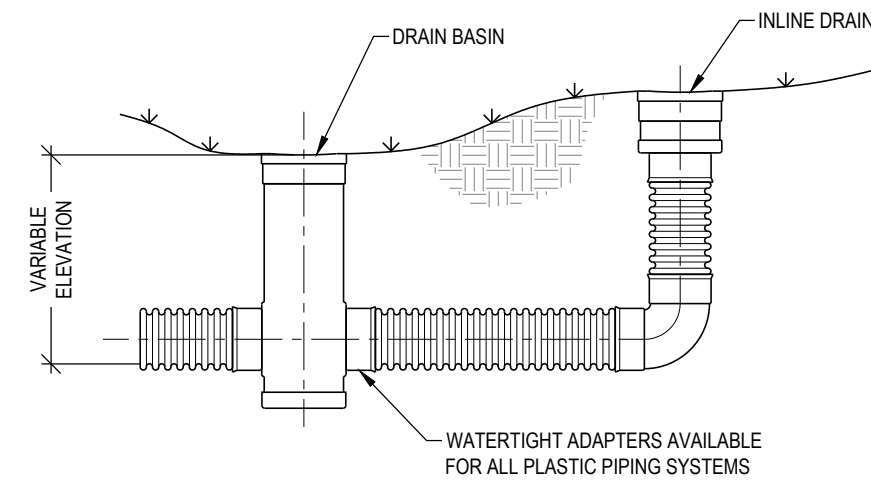
APPROX. DRAIN AREA = 60.62 SQ. IN.
APPROX. WEIGHT WITH FRAME = 40.68 LBS.



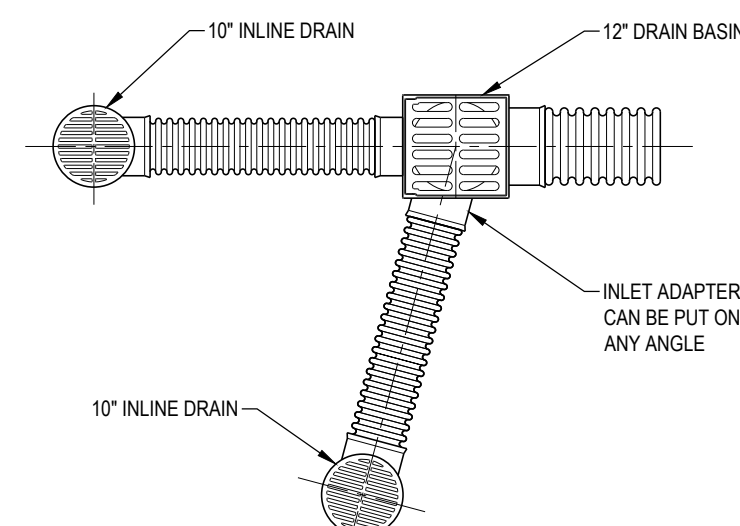
PEDESTRIAN GRATE

APPROX. DRAIN AREA = 50.60 SQ. IN.
APPROX. WEIGHT WITH FRAME = 35.04 LBS.

12" BASIN	
ADAPTER SIZE	MINIMUM ANGLE BETWEEN ADAPTERS
4"-4"	50°
4"-6"	55°
4"-8"	65°
4"-10"	75°
4"-12"	85°
6"-6"	65°
6"-8"	75°
6"-10"	85°
6"-12"	95°
8"-8"	80°
8"-10"	88°
8"-12"	102°
10"-10"	90°
10"-12"	115°
12"-12"	150°



SECTION VIEW

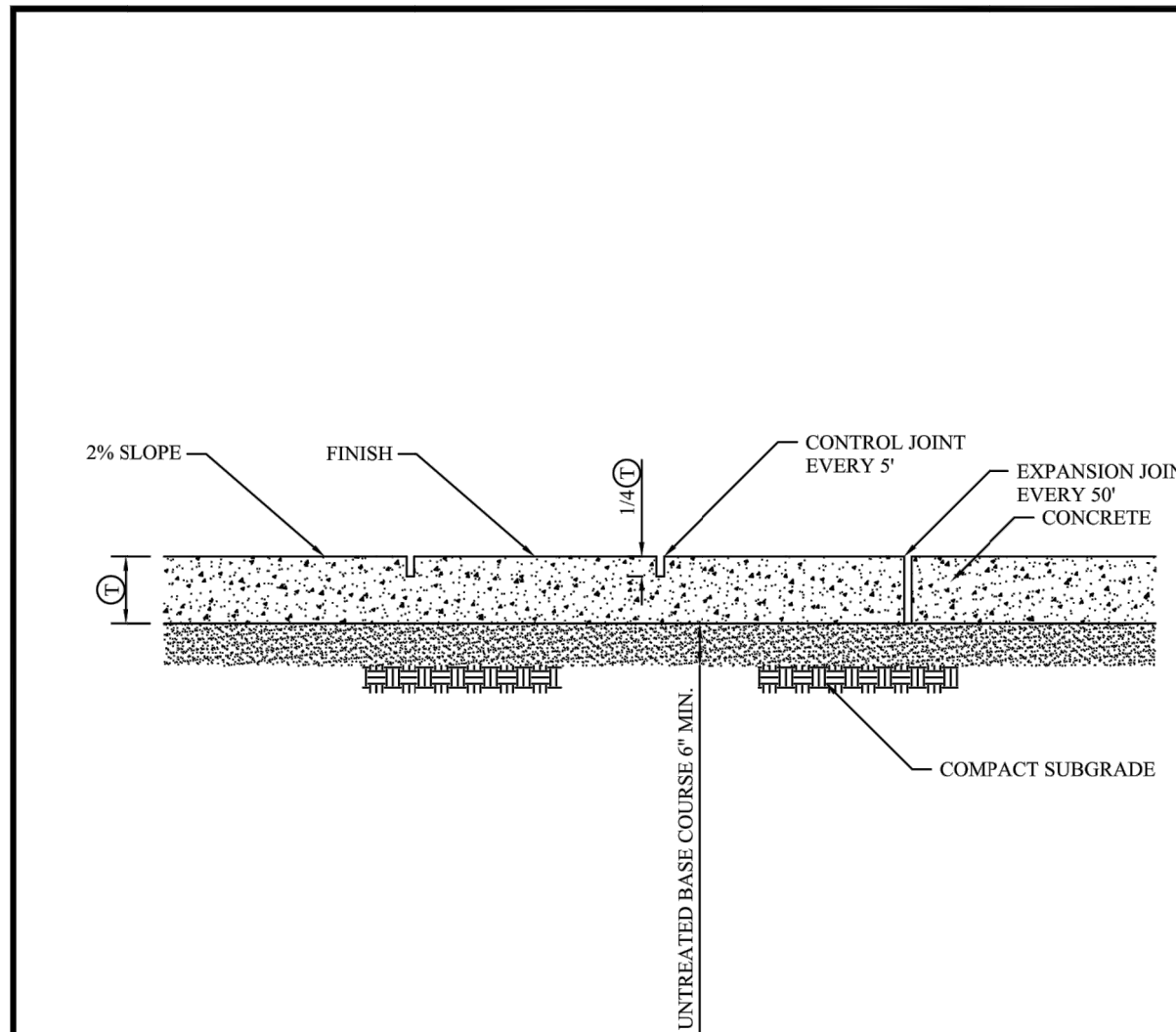


PLAN VIEW

DRAIN BASIN / INLINE DRAIN DETAIL

SCALE: N.T.S.

A1



STREET TYPE		(T)
RESIDENTIAL (WITH PARK STRIP)		6"
RESIDENTIAL (NO PARK STRIP)		6"
OTHER		
REPLACEMENTS	MATCH EXISTING 6" MIN.	
SEE DRIVEWAY APPROACH PLANS FOR SIDEWALK THICKNESS AT DRIVEWAYS FOLLOW APWA PLAN NO. 231		

REVISIONS		NO DATE	DRAWN BY	REMARKS
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SLIM CHICKENS

5167 WEST ANTHEM PARK BOULEVARD

HERRIMAN, UTAH
LOCATED IN THE NW 1/4 OF SECTION 25, TOWNSHIP 3 S, RANGE 2 W, S.L.B. & M.

REVISIONS

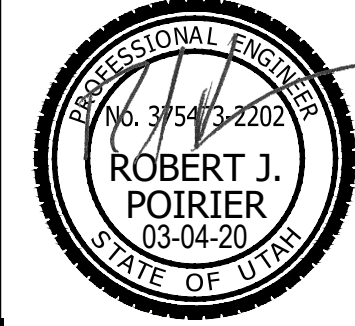
REV DATE DESCRIPTION

PROJECT NO: 19656
DRAWN BY: CCW
CHECKED BY: RJP
DATE: MARCH 4, 2020

CIVIL DETAILS

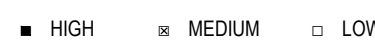
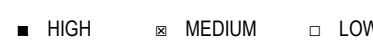
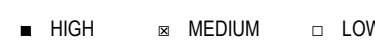
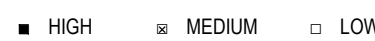
C5.01

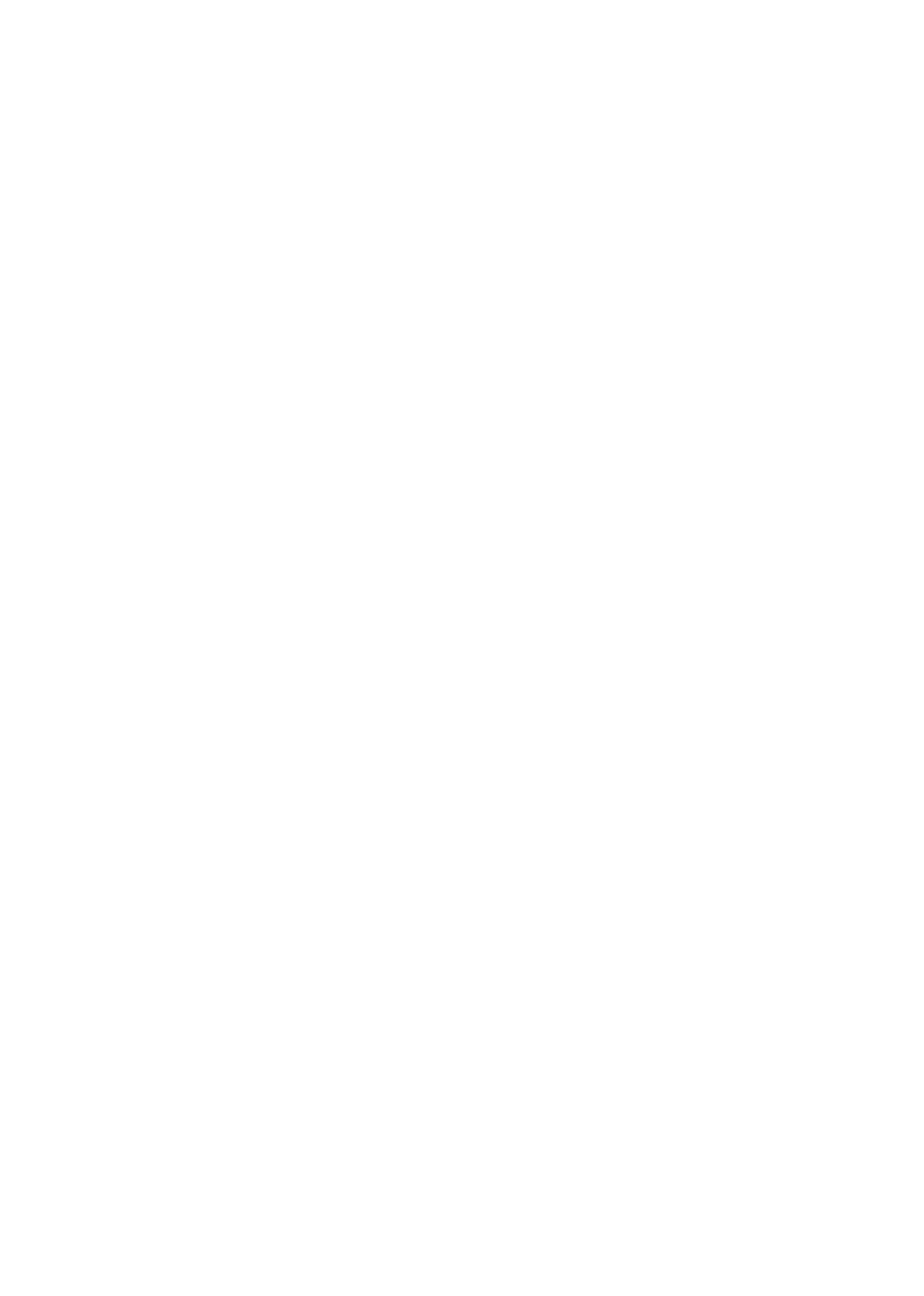
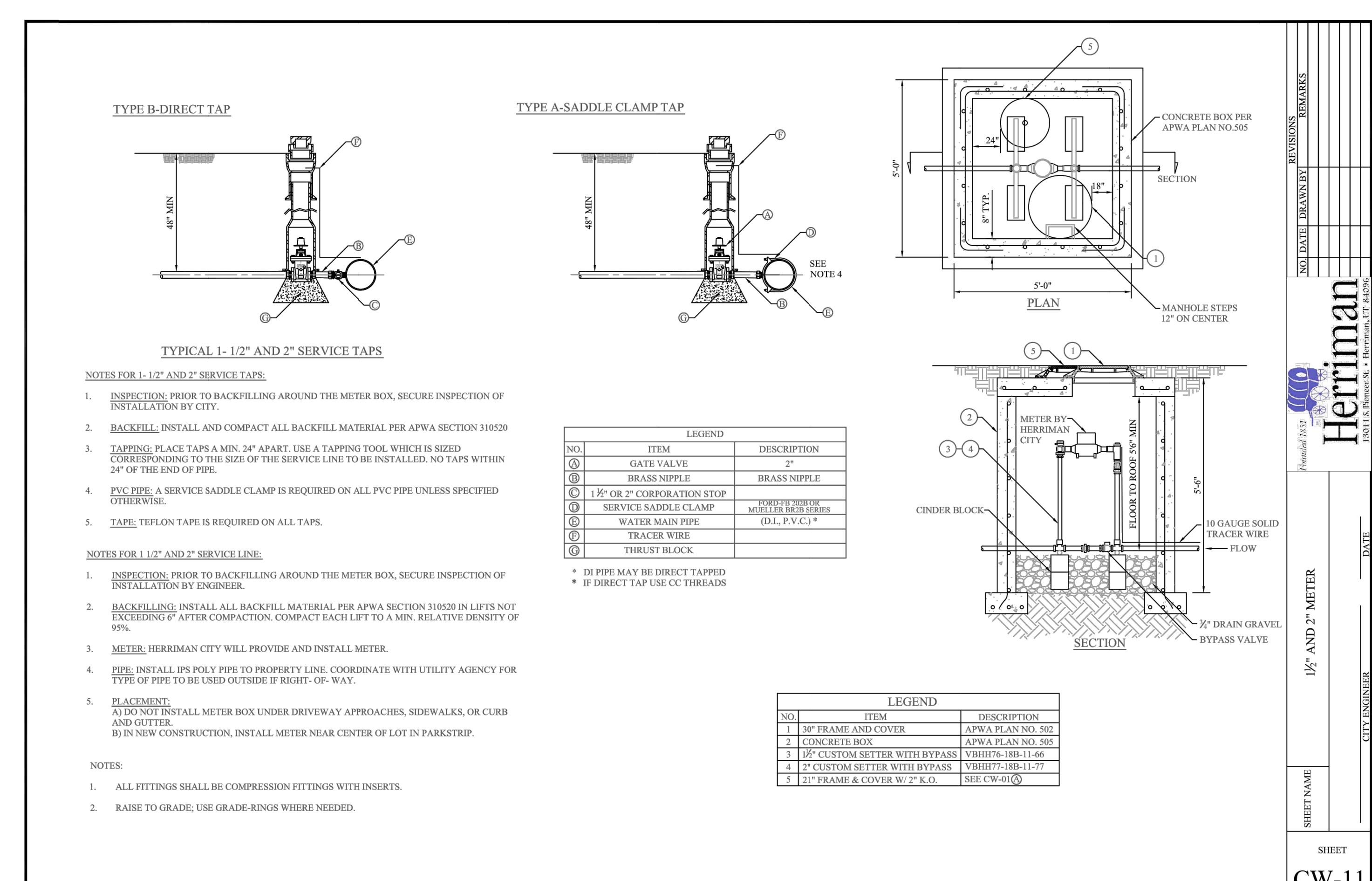
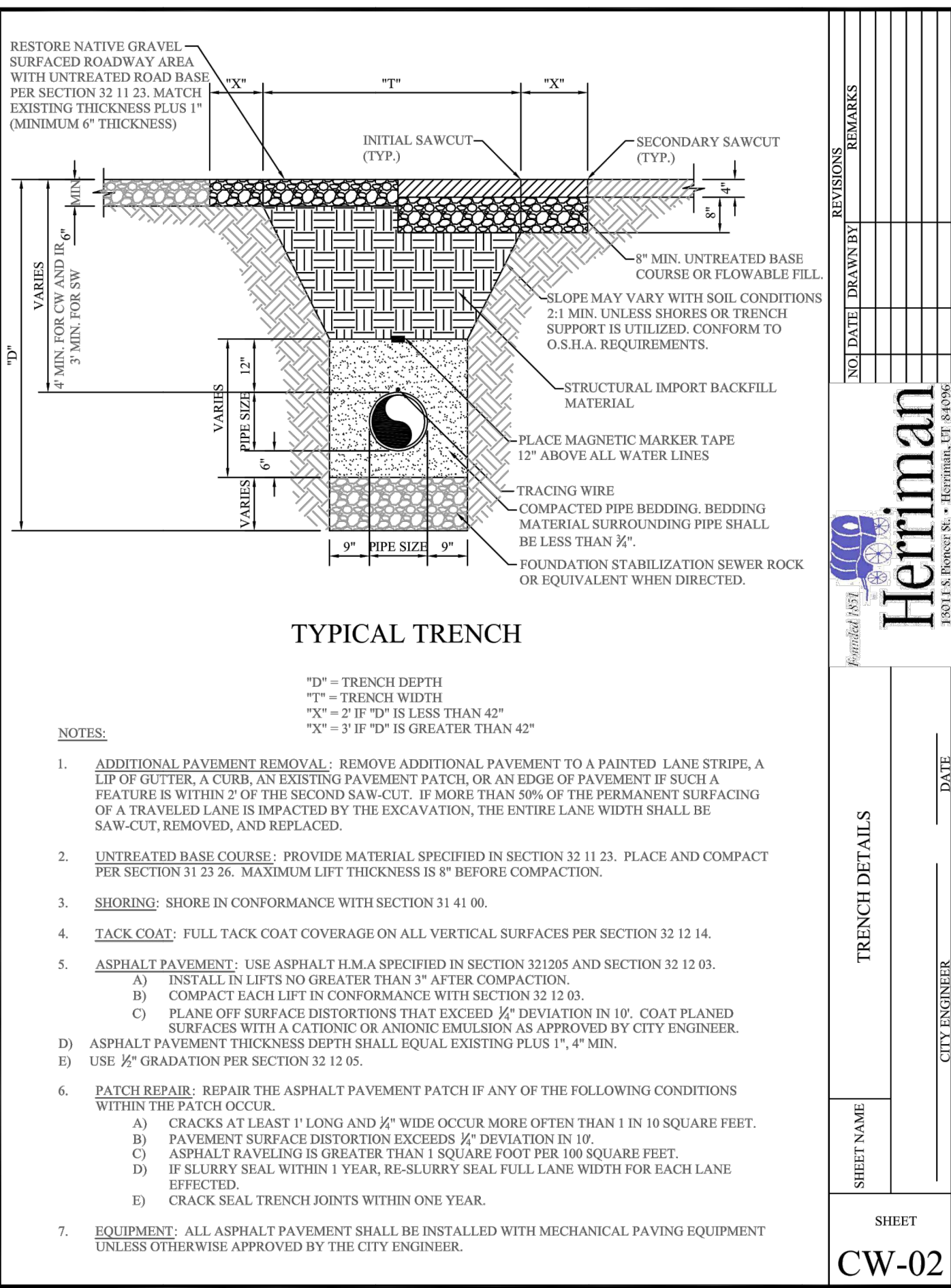
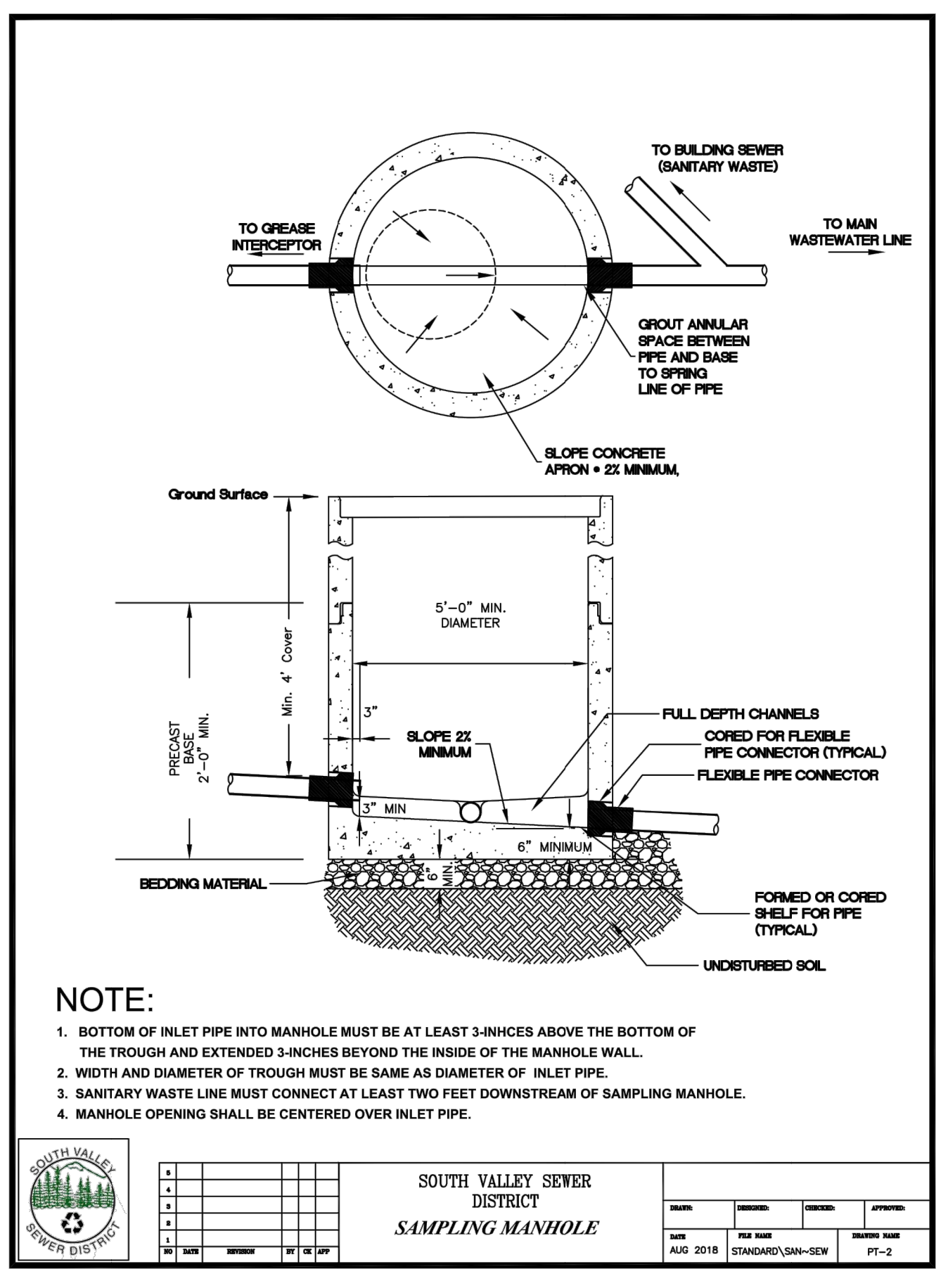
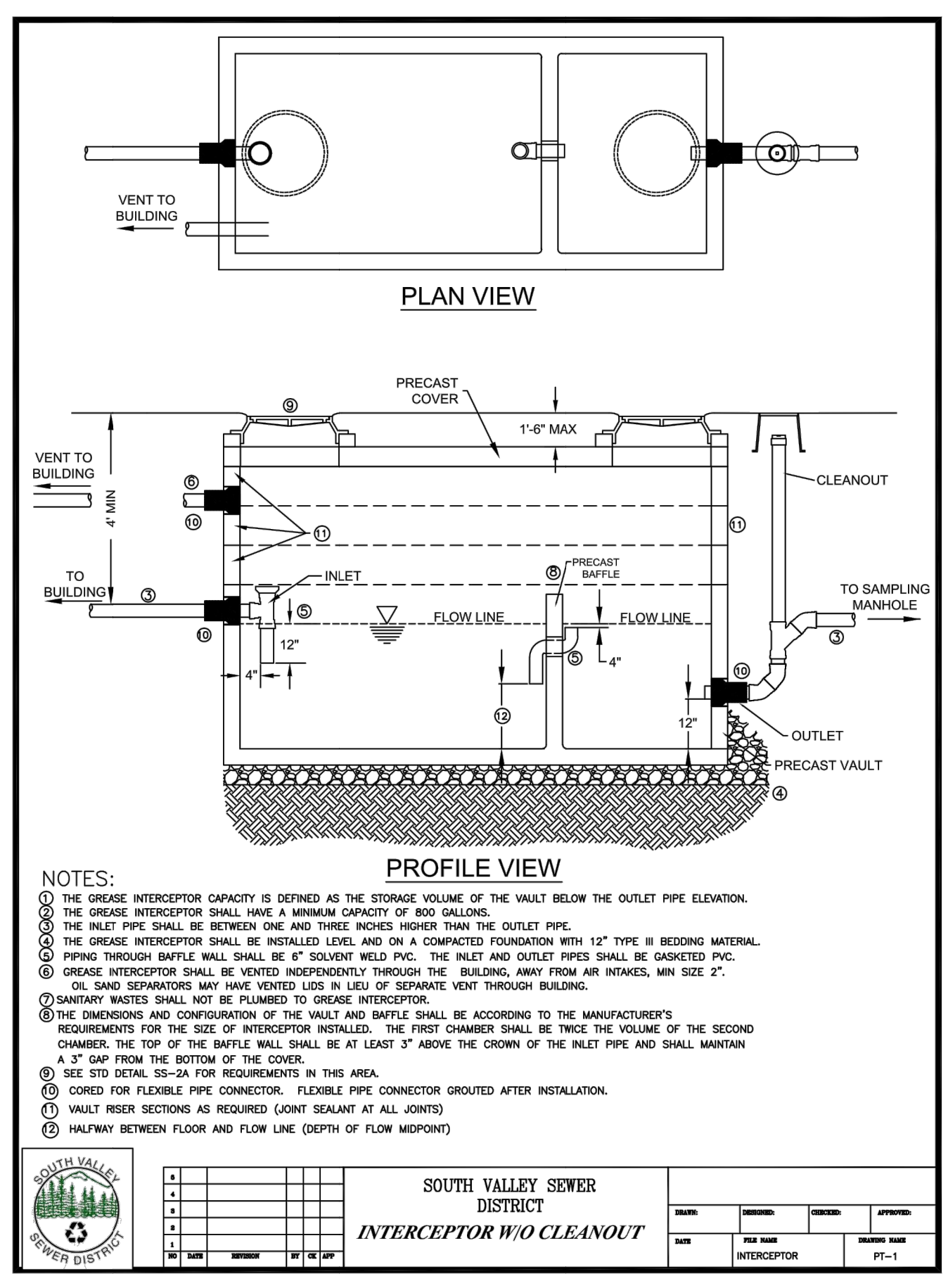
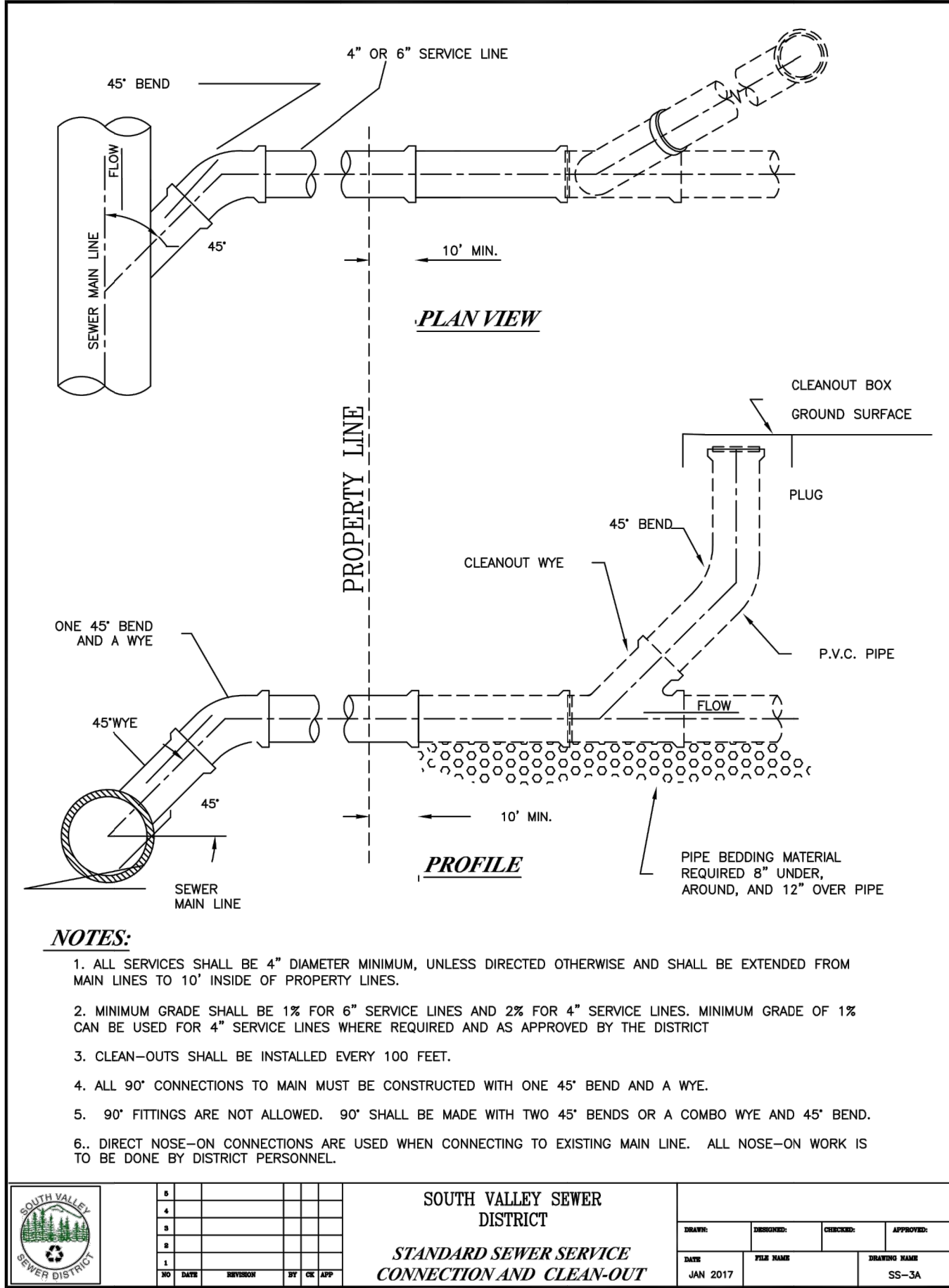
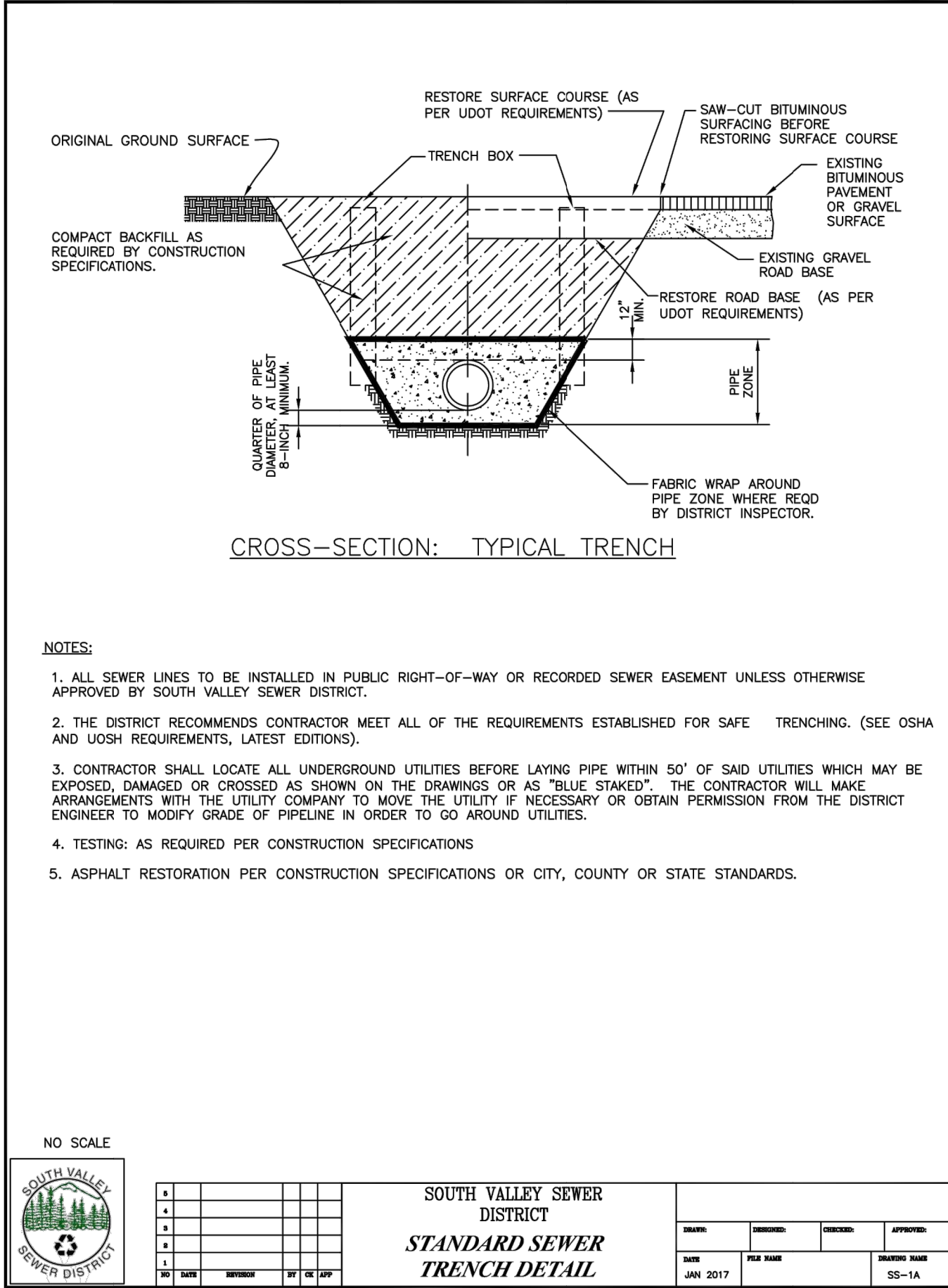
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■ HIGH Ⓜ MEDIUM □ LOW





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PROFESSIONAL ENGINEER
No. 31547-2702
ROBERT J. POIRIER
03-04-20
STATE OF UTAH

SLIM CHICKENS

5167 WEST ANTHEM PARK BOULEVARD
HERRIMAN, UTAH
LOCATED IN THE NW 1/4 OF SECTION 25, TOWNSHIP 3 S, RANGE 2 W, S.L.B. & M.

REVISIONS

REV	DATE	DESCRIPTION
1		
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PROJECT NO: 19656
DRAWN BY: CCW
CHECKED BY: RJP
DATE: MARCH 4, 2020

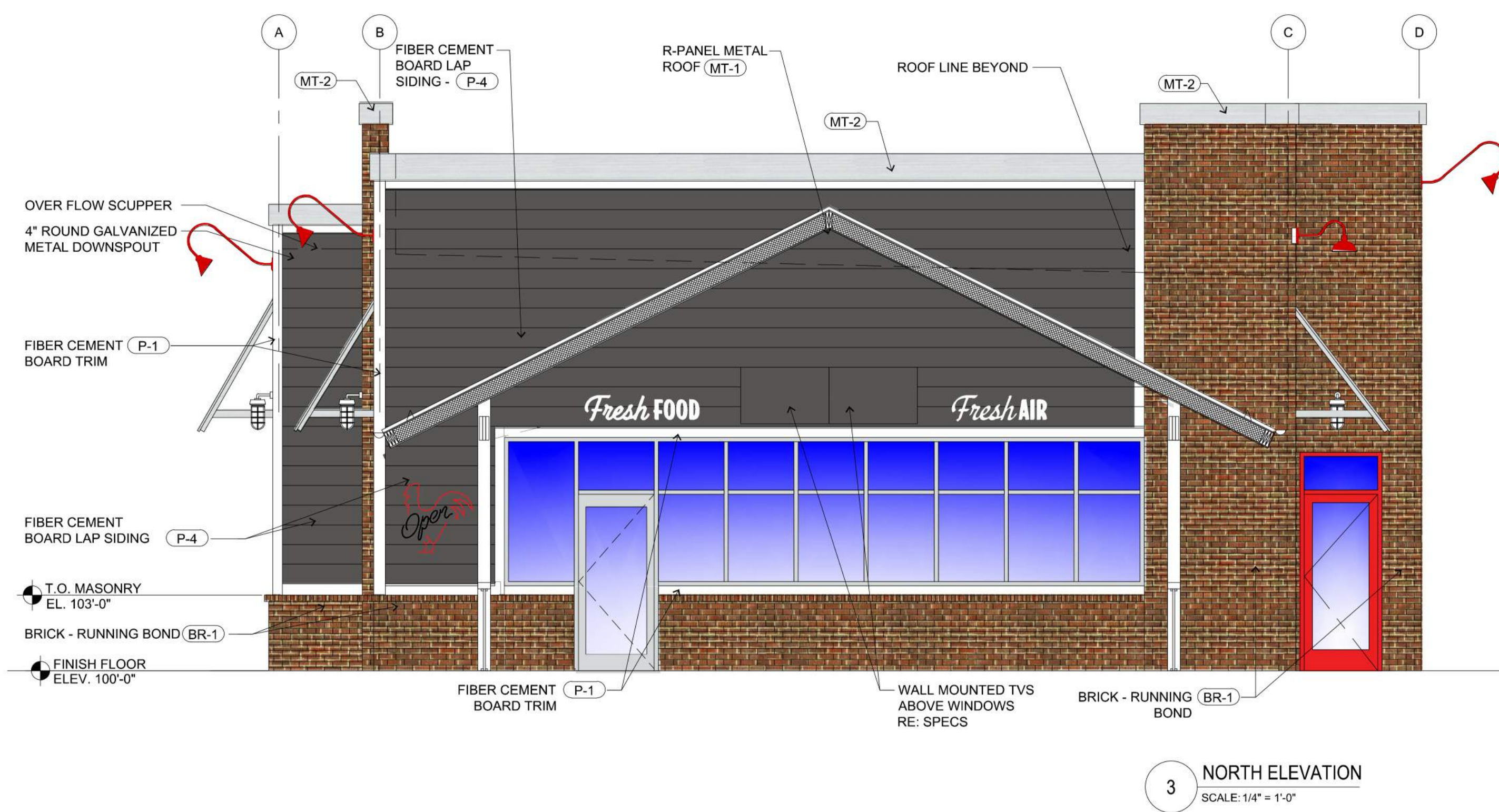
CIVIL DETAILS

C5.03



Staff Report

Attachment C Building Elevations



STIPULATION FOR REUSE

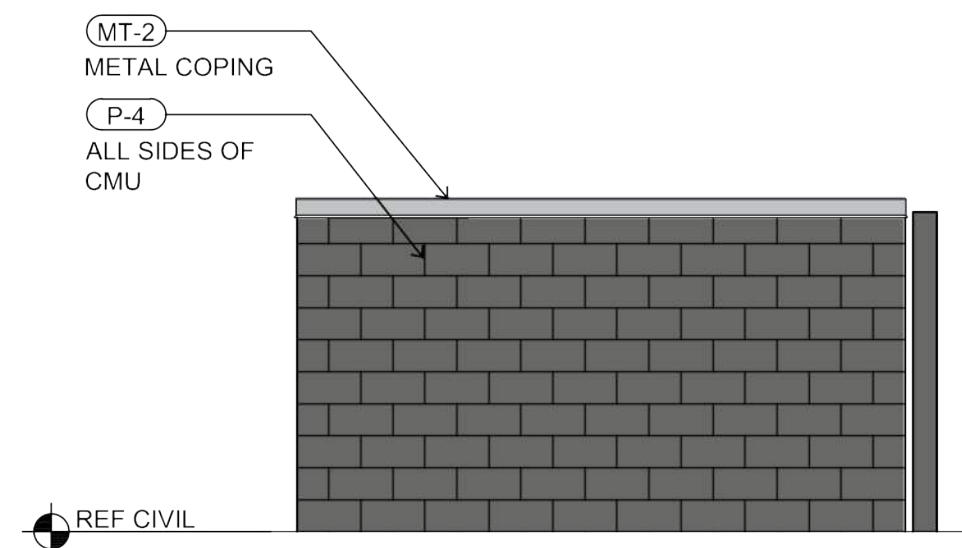
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT HERRIMAN, UT. CONTEMPORANEOUSLY WITH ITS ISSUE DATE ON 02/03/2020, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

ISSUES / REVISIONS

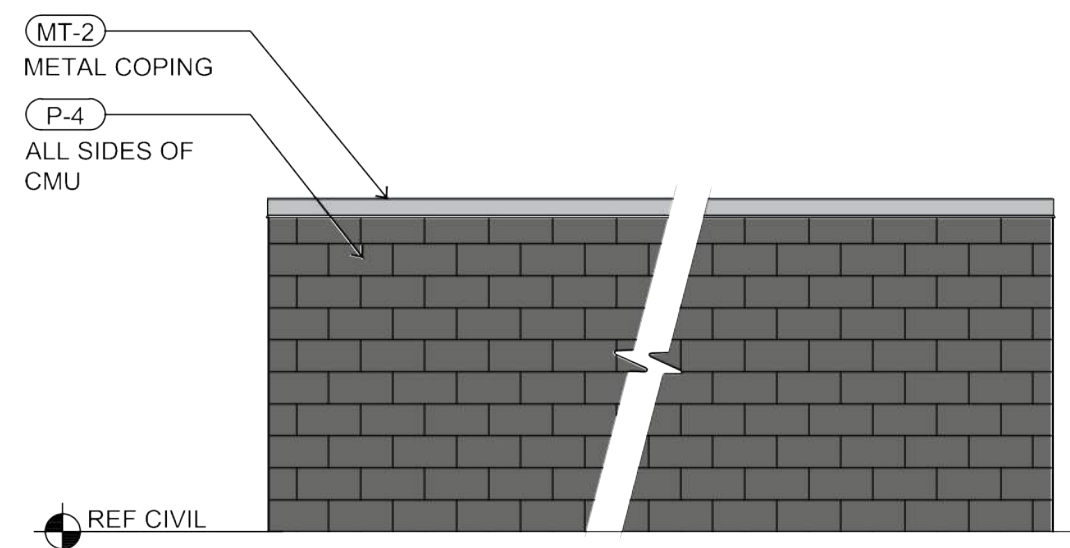
	M/D/YYYY	ISSUE
1	02/03/2020	RENDERINGS

ISSUE DATE: 02/03/2020
PROTO DATE: 11/01/18
PROTO SIZE: 2800/L
CHECKED BY: BHJ
DRAWN BY: TS
PROJECT #: 31905

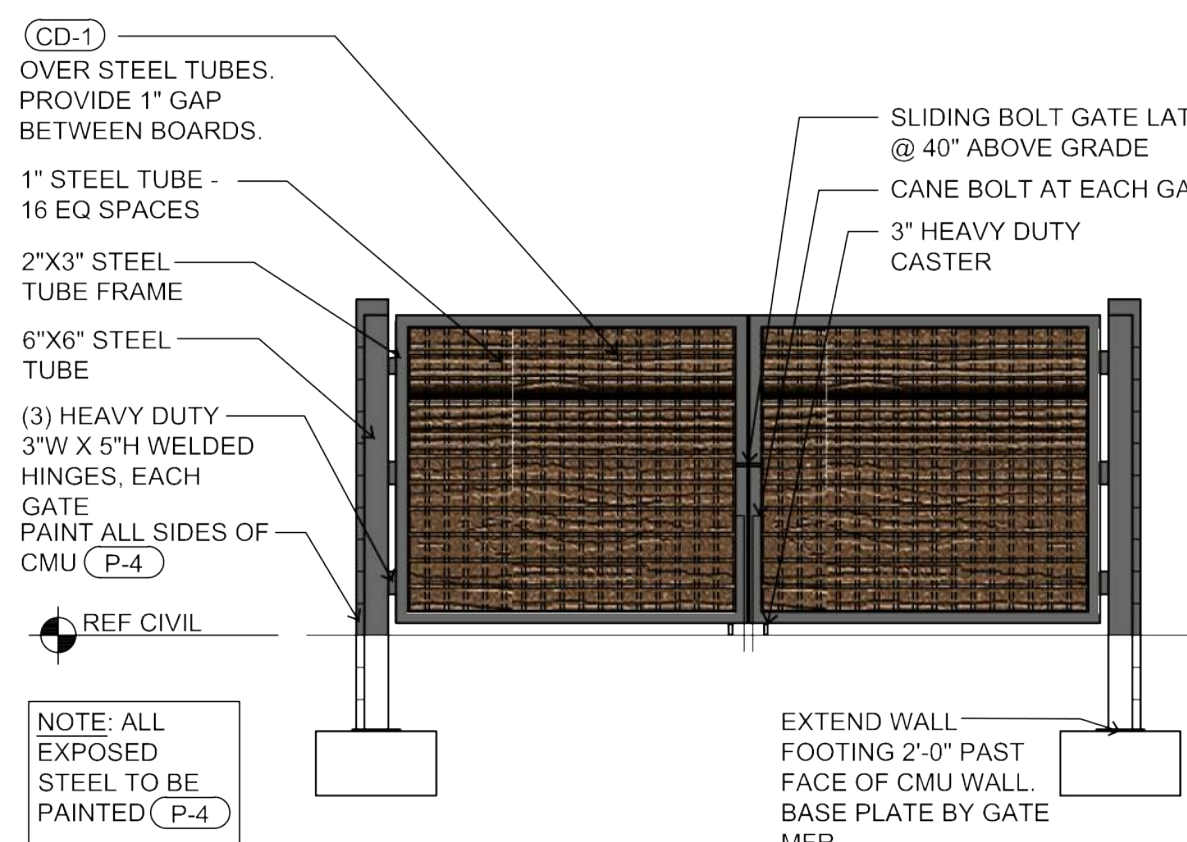
FINISH LEGEND						
KEY	MATERIAL	MANUFACTURER	FINISH/STYLE	SPECIFICATIONS/ COLORS	LOCATION	MATERIAL NOTES
BR-1	BRICK	ACME BRICK (OR APPROVED EQUAL)	OLD FORT SMITH - KING SIZED	RUNNING BOND - ROWLOCK SILL	EXTERIOR WALLS	NATURAL OR WHITE MORTAR COLOR, AS REQUIRED - REF SPEC FOR COMPLETE INFORMATION
MT-1	GALVALUME R-PANELS	METAL SALES MANUFACTURING CORP.	CLEAR	26 GAUGE	AWNINGS AND PATIO ROOF	---
MT-2	PRE-FINISHED METAL COPING	FIRESTONE	UNA-CLAD / CLEAR ANODIZED KYNAR 500 FINISH	.05" GAUGE	COPINGS	---
MT-3	GALVALUME COPING	METAL SALES MANUFACTURING CORP.	CLEAR	---	COPINGS AT DUMPSTER ENCLOSURE	---
MT-4	PRE-FINISHED METAL COPING	FIRESTONE	UNA-EDGE DE / CLEAR ANODIZED KYNAR 500 FINISH	.05" GAUGE	COPING AT DRIVE-THRU	---
P-1	PAINT	SHERWIN WILLIAMS	A-100 / SATIN	SW 7005 - PURE WHITE	EXTERIOR FIBER CEMENT BOARD TRIM	---
P-4	PAINT	BENJAMIN MOORE	A-100 / SATIN	IRON MOUNTAIN	EXTERIOR WOOD / FIBER CEMENT LAP SIDING / DUMPSTER ENCLOSURE STEEL POSTS AND CMU	---
P-5	PAINT	SHERWIN WILLIAMS	DTM ACRYLIC / ULTRADEEP / SEMI-GLOSS	SW 6258 - TRICORN BLACK	HM DOORS & FRAMES	---
P-6	PAINT	SHERWIN WILLIAMS	DTM ACRYLIC / SAFETY YELLOW / GLOSS	SW 4084 - SAFETY YELLOW	BOLLARDS	---
CD-1	COMPOSITE DECKING BOARDS	ENVISION	2" X 6" NOMINAL BOARDS W/ SQUARE EDGES	WEATHERED WOOD	PATIO SIGNAGE / DUMPSTER ENCLOSURE	1" GAPS BETWEEN BOARDS - FASTENED PER MFR RECOMMENDATIONS



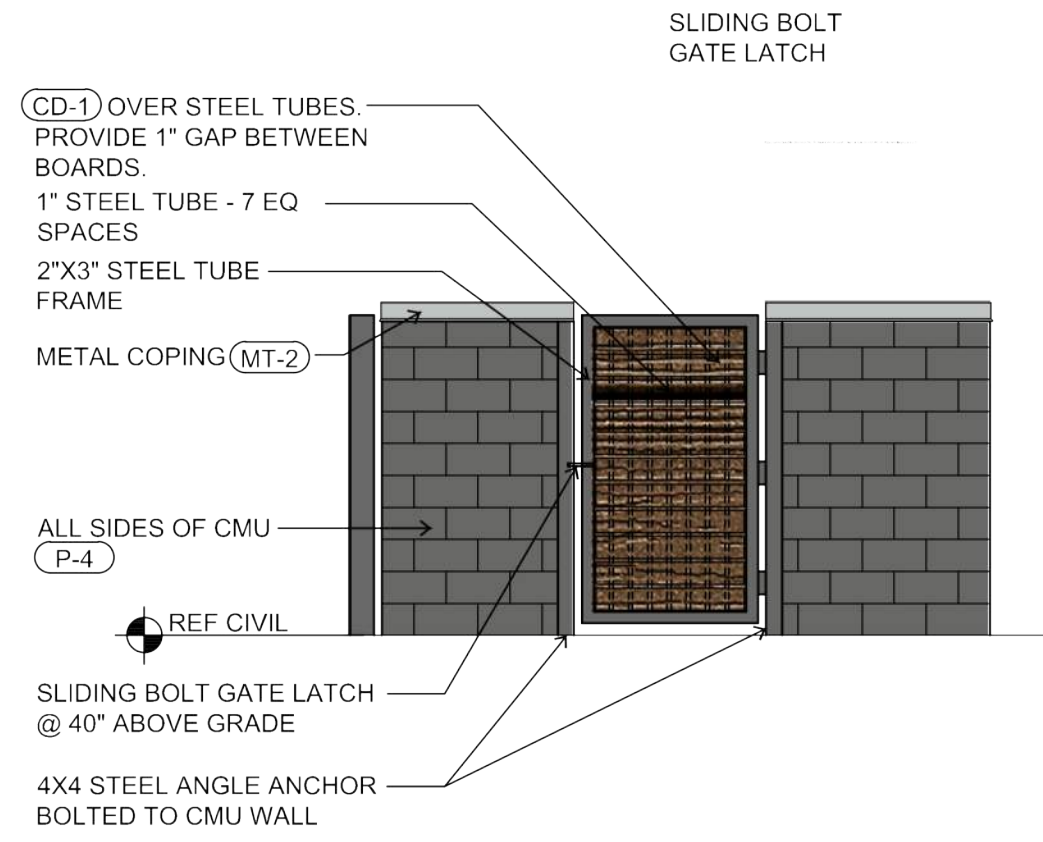
6 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



5 REAR ELEVATION
SCALE: 1/4" = 1'-0"



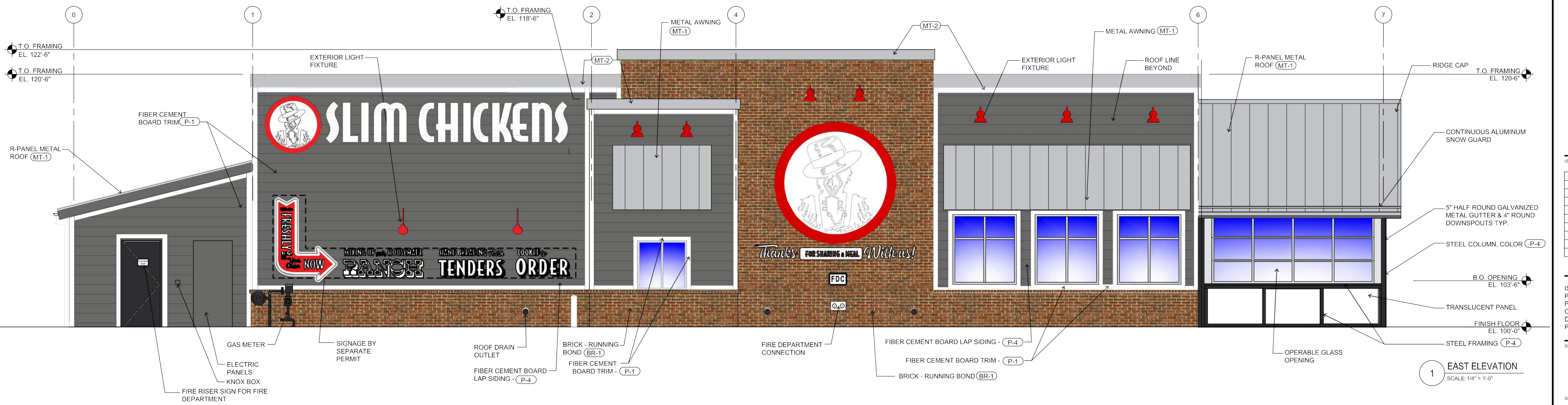
4 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



3 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



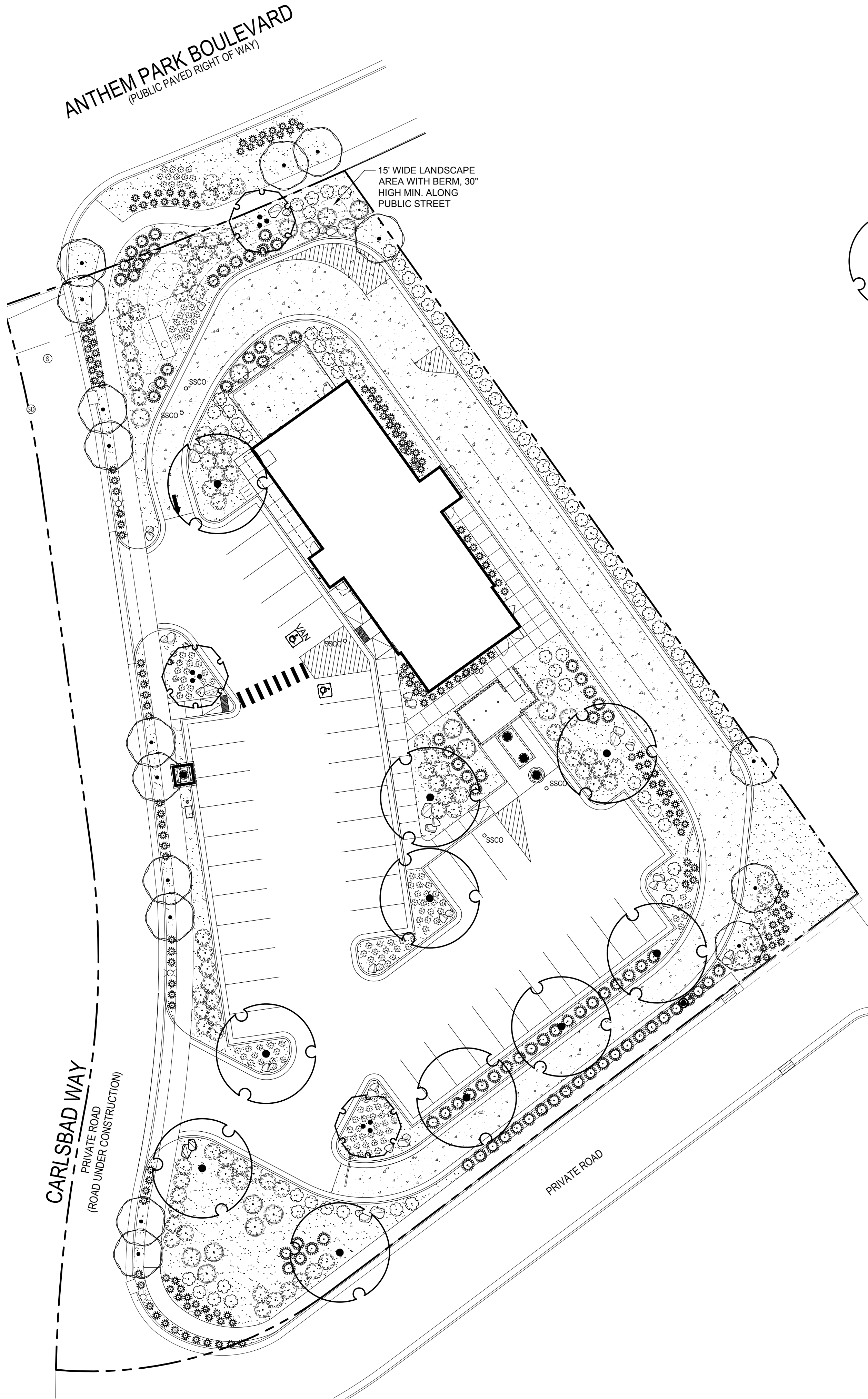
1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



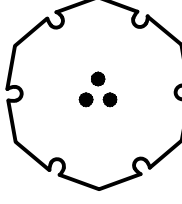
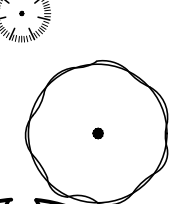
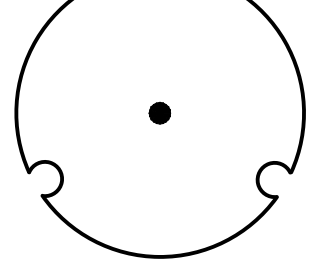
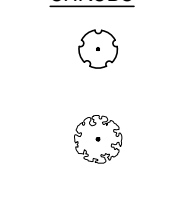





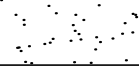

Staff Report

Attachment D Landscaping Plans

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PLANT SCHEDULE

TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	DETAIL
	3	MINNESOTA REDBUD	CERCIS CANADENSIS 'MINNESOTA STRAIN'	8'-10' CLUMP	D/L3.01
	19	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS 'BLUE POINT'	6' HT	E/L3.01
	16	CORINTHIAN LITTLELEAF LINDEN	TILIA CORDATA 'CORZAM'	2" CAL	D/L3.01
	10	GREEN VASE SAWLEAF ZELKOVA	ZELKOVA SERRATA 'GREEN VASE'	2" CAL	D/L3.01
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONT	DETAIL
	76	ARCTIC FIRE DOGWOOD	CORNUS SANGUINEA 'ARCTIC FIRE'	5 GAL	B/L3.01
	95	MONARD JUNIPER	JUNIPERUS SABINA 'MONARD'	5 GAL	B/L3.01
ORNAMENTAL GRASSES	QTY	COMMON NAME	BOTANICAL NAME	CONT	DETAIL
	128	ELIJAH DWARF BLUE FESCUE	FESTUCA OVINA GLAUCA 'ELIJAH BLUE'	1 GAL	A/L3.01
	83	MORNING LIGHT MAIDEN GRASS	MISCANTHUS SINENSIS 'MORNING LIGHT'	1 GAL	A/L3.01
	176	ORIENTAL FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'MOUDRY'	1 GAL	A/L3.01
DECORATIVE STONE & BOULDERS					
	AS NEEDED	CRUSHED ROCK, 1-1/2" SCREENED "SOUTH TOWN" WASHED FROM UTAH LANDSCAPING ROCK (435) 250-3851 OR APPROVED EQUAL INSTALLED A MINIMUM 3" DEEP.	INSTALL OVER DEWITTS PRO 5 WEED BARRIER FABRIC. CRUSHED ROCK SHALL BE FREE OF DIRT, STICKS, LEAVES, AND OTHER FOREIGN DEBRIS.		G/L3.01
	41	BOULDERS, 2'-4" DIAMETER "BROWN'S CANYON RED VEIN" FROM MOUNTAIN VALLEY STONE (435) 654-0120 OR APPROVED EQUAL.	BURY 1/3 THE DEPTH OF THE BOULDER INTO FINISH GRADE. DO NOT USE BOULDERS THAT ARE LESS THAN 24" DIAMETER. BOULDER SHALL BE WASHED AND FREE OF DIRT AND OTHER FOREIGN DEBRIS.		F/L3.01

LANDSCAPE SUMMARY DATA

HERRIMAN, UT CHAPTER 23		
ZONED AS:		C-2
TOTAL SITE AREA (ON-SITE ONLY):		54,349 S.F.
TOTAL LANDSCAPE AREA ON-SITE		15,380 S.F.
	REQUIRED	PROVIDED
GENERAL:		
LANDSCAPING ON SITE	15% MIN. = 8,152 S.F.	15,380 S.F. = 28%
PLANT COVERAGE	75% MIN.	OVER 75%
TREES - 1 PER 500 S.F.	15,612 S.F. / 500 = 31	31
BUILDING FRONTAGE ALONG STREETS TO BE LANDSCAPED	50% MIN. (3' WIDTH)	OVER 50%
PARKSTRIP:		
MINIMUM WIDTH - MAJOR STREETS	15'	YES
MINIMUM WIDTH - MINOR STREETS	10'	YES
TREES - 1 PER 30' L.F.	12	12
PARKING LOT:		
TREES - 1 PER 12 PARKING STALLS	39 / 12 = 3	4
PARKING ISLANDS - WITH 2 SHRUBS AND 1 TREE PER 10 PARKING STALL IN EACH PARKING ISLAND	5' WIDE MIN.	YES
INTERIOR PARKING LOT LANDSCAPE, 5% MIN.	15,216 S.F. x 5% = 761	938 S.F. = 6%

PLANTING NOTES

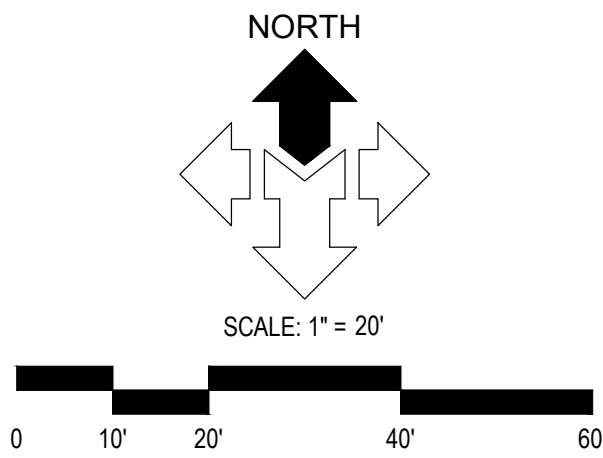
- PLANT TOTALS ARE FOR CONVENIENCE ONLY AND ARE NOT GUARANTEED. VERIFY AMOUNTS SHOWN ON CONTRACT DOCUMENTS. ALL PLANTING INDICATED ON CONTRACT DOCUMENTS IS REQUIRED UNLESS INDICATED OTHERWISE.
- PLANT COMMON NAMES ARE SHOWN AS A REFERENCE ONLY. USE COMPLETE BOTANICAL NAMES WHEN PURCHASING ALL PLANT MATERIAL.
- IMPORT AND INSTALL TOPSOIL AS NEEDED TO FILL ALL PLANTING AREAS. SUBMIT TEST BY LICENSED LABORATORY TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. TOPSOIL USED IN LANDSCAPED AREAS SHALL BE WEED FREE, FERTILE, LOOSE, FRIABLE SOIL MEETING THE FOLLOWING CRITERIA:
 - CHEMICAL CHARACTERISTICS:
 - SOLUBLE SALTS: LESS THAN 3.0 MMHOS/CM.
 - PH 5.5 TO 8.0.
 - SODIUM ABSORPTION RATIO (SAR): LESS THAN 6.0.
 - ORGANIC MATTER: GREATER THAN ONE PERCENT.
 - PHYSICAL CHARACTERISTICS:
 - GRADATION AS DEFINED BY USDA TRIANGLE OF PHYSICAL CHARACTERISTICS AS MEASURED BY HYDROMETER.
 - SAND: 15 TO 60 PERCENT.
 - SILT: 10 TO 60 PERCENT.
 - CLAY: 5 TO 30 PERCENT.
 - CLEAN AND FREE FROM TOXIC MINERALS AND CHEMICALS, NOXIOUS WEEDS, ROCKS LARGER THAN OR EQUAL TO 1-1/2 INCH (38 MM) IN ANY DIMENSION, AND OTHER OBJECTIONABLE MATERIALS.
 - SOIL:
 - SOIL SHALL NOT CONTAIN MORE THAN FIVE (5) PERCENT BY VOLUME OF ROCKS MEASURING OVER 1/4 INCH (6 MM) IN LARGEST SIZE.
 - SOIL SHALL BE TOPSOIL IN NATURE.
 - SOIL RESEMBLING ROAD BASE OR OTHER LIKE MATERIALS ARE NOT ACCEPTABLE.
- INSTALL A MINIMUM DEPTH OF 5 INCHES TOPSOIL IN LAWN AND GROUND COVER PLANTING AREAS. NO TOPSOIL REQUIRED IN TREE AND SHRUB PLANTING AREAS OR NATIVE GRASS, SHRUB, OR TREE AREAS AS LONG AS WHAT IS IN PLACE IS NOT EXCESSIVELY ROCKY OR OTHERWISE UNFAVORABLE TO HEALTHY PLANT GROWTH. IF IT IS UNFAVORABLE, INSTALL A MINIMUM DEPTH OF 12 INCHES. PROVIDE NO LESS THAN QUANTITY REQUIRED TO ACHIEVE TOLERANCES OUTLINED IN PLANTING NOTE 5. INSTALLER OF THIS SECTION IS RESPONSIBLE FOR PROVIDING SUFFICIENT TOPSOIL MATERIAL.
- FINISH TOPSOIL GRADE OF PLANTING AREAS BEFORE PLANTING AND AFTER ADDITION OF SOIL ADDITIVES SHALL BE SPECIFIED DISTANCES BELOW TOP OF ADJACENT PAVEMENT OF ANY KIND:
 - GROUND COVER AREAS: 2 INCHES BELOW.
 - SEEDDED AREAS: ONE INCH BELOW.
 - SODDED AREAS: 2 INCHES BELOW.
 - TREE AND SHRUB AREAS (NOT INDIVIDUAL TREES): 4 INCHES BELOW.
- RAKE THE FINISH GRADE OF THE TOPSOIL WITHIN THE PLANTING AREAS TO REMOVE CLODS, ROCKS, WEEDS, ROOTS, DEBRIS OR OTHER MATERIAL 1-1/2" OR MORE IN ANY DIMENSION. GRADE AND SHAPE LANDSCAPE AREA TO BRING SURFACE TO TRUE UNIFORM PLANES FREE FROM IRREGULARITIES AND TO PROVIDE PROPER SLOPE FOR DRAINAGE.
- PLANTS SHALL CONFORM TO REQUIREMENTS OF THE PLANT SCHEDULE AND TO THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION / AMERICAN NATIONAL STANDARDS INSTITUTE ANLA / ANSI Z60.1-2004, "AMERICAN STANDARD FOR NURSERY STOCK".
- PLANT NAMES USED IN PLANT LIST CONFORM TO "STANDARDIZED PLANT NAMES" BY AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE EXCEPT IN CASES NOT COVERED. IN THESE INSTANCES, FOLLOW CUSTOM OF NURSERY TRADE. PLANTS SHALL BEAR TAG SHOWING GENUS, SPECIES, AND VARIETY OF AT LEAST 10 PERCENT OF EACH SPECIES DELIVERED TO SITE.
- PLANT MATERIAL QUALITY:
 - PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, FREE FROM PLANT DISEASE, INSECT PESTS OR THEIR EGGS, NOXIOUS WEEDS, AND HAVE HEALTHY, NORMAL ROOT SYSTEMS. CONTAINER STOCK SHALL BE WELL ESTABLISHED AND FREE OF EXCESSIVE ROOT-BOUND CONDITIONS.
 - DO NOT PRUNE PLANTS OR TOP TREES PRIOR TO DELIVERY.
 - PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AS TO SIZE, HEALTH, QUALITY, AND CHARACTER.
 - BARE ROOT TREES ARE NOT ACCEPTABLE.
 - PROVIDE PLANT MATERIALS FROM LICENSED NURSERY OR GROWER.
- BEFORE PROCEEDING WITH WORK, CHECK AND VERIFY DIMENSIONS AND QUANTITIES. REPORT VARIATIONS BETWEEN DRAWINGS AND SITE TO LANDSCAPE ARCHITECT BEFORE PROCEEDING.

AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

Call
BEFORE YOU
Dig
1-800-662-4111

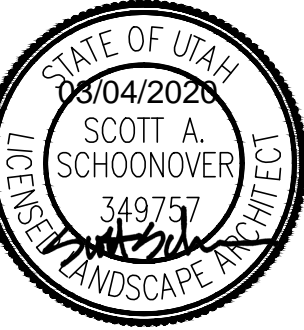
NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.



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HERRIMAN, UT

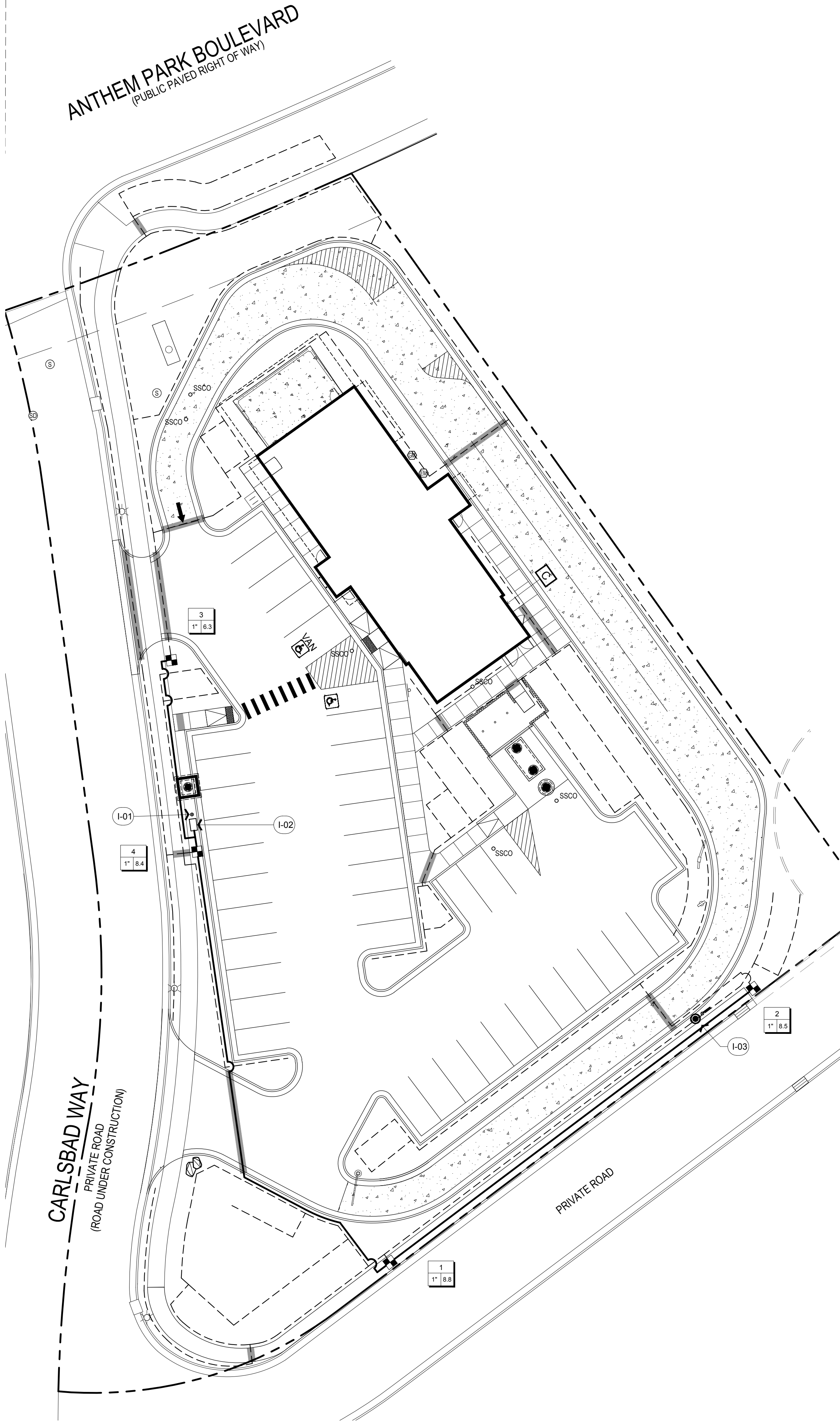
REVISIONS		DESCRIPTION
REV	DATE	DEVELOPMENT REVIEW COMMENTS
1	3/4/2020	

PROJECT NO:	19656
DRAWN BY:	TG
CHECKED BY:	SS
DATE:	3-4-2020
PROP NO:	

LANDSCAPE PLANTING PLAN

L1.01

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IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	DETAIL
	RAIN BIRD XCZ-100-8-COM DRIP CONTROL KIT, 1" PEBS VALVE, 1" BASKET FILTER, AND 40PSI PRESSURE REGULATOR, 1" BALL VALVE.	CL3.02
	RAIN BIRD ESP4ME 4 STATION, HYBRID MODULAR OUTDOOR CONTROLLER. ADD MODULES AS NEEDED.	FL3.03
	IRRIGATION LATERAL LINE: DRIP CIRCUIT LATERAL LINES FOR DRIP CIRCUITS SHALL BE SCHEDULE 40 PVC PIPE WITH SCHEDULE 40 PVC FITTINGS - 3/4" UNLESS SHOWN OTHERWISE. THE DISTRIBUTION TUBING, EMITTERS, AND BUBBLERS ARE NOT SHOWN ON THE PLAN FOR GRAPHIC CLARITY.	AL3.02
	IRRIGATION MAINLINE: SCHEDULE 40 PVC, 1" SCHEDULE 40 PVC PIPE WITH SCHEDULE 80 PVC FITTINGS	AL3.02
	PIPE SLEEVE: SCHEDULE 40 PVC	BL3.02
	Valve Number Valve Flow Valve Size	

EMITTER SCHEDULE		
PLANT NAME	DRIP EMISSION DEVICE	DETAIL
ARCTIC FIRE DOGWOOD	(1) 2 GPH Emitter	D/L3.02
MONARD JUNIPER	(1) 2 GPH Emitter	D/L3.02
ELIJAH BLUE DWARF FESCUE	(1) 1 GPH Emitter	D/L3.02
MORNING LIGHT MAIDEN GRASS	(1) 2 GPH Emitter	D/L3.02
ORIENTAL FOUNTAIN GRASS	(1) 2 GPH Emitter	D/L3.02
MINNESOTA STRAIN REDBUD	(2) 0.25 GPM Bubbler	E/L3.02
GREEN VASE ZELKOVA	(2) 0.25 GPM Bubbler	E/L3.02
CORINTHIAN LINDEN	(2) 0.25 GPM Bubbler	E/L3.02
BLUE POINT JUNIPER	(2) 4 GPH Emitter	D/L3.02

REFERENCE NOTES

SYMBOL	DESCRIPTION	DETAIL
	POINT OF CONNECTION (P.O.C.)	AL3.03
	CONCRETE PAD FOR BACKFLOW PREVENTER ASSEMBLY	CL3.03
	LOCATION OF FUTURE POINT OF CONNECTION TO CITY'S SECONDARY IRRIGATION SYSTEM. INSTALL MAINLINE AND CAP FOR FUTURE CONNECTION.	

IRRIGATION NOTES

- A WATER METER AND BACKFLOW PREVENTION ASSEMBLY THAT ARE IN COMPLIANCE WITH STATE CODE SHALL BE INSTALLED FOR THE LANDSCAPE IRRIGATION SYSTEM, AND THE LANDSCAPE WATER METER AND BACKFLOW PREVENTION ASSEMBLY SHALL BE SEPARATE FROM THE WATER METER AND BACKFLOW PREVENTION ASSEMBLY INSTALLED FOR INDOOR USES.
- A PRESSURE REGULATING VALVE SHALL BE INSTALLED IF THE STATIC SERVICE PRESSURE EXCEEDS 80 POUNDS PER SQUARE INCH (PSI). THE PRESSURE REGULATING VALVE SHALL BE LOCATED BETWEEN THE LANDSCAPE WATER METER AND THE FIRST POINT OF WATER USE, OR FIRST POINT OF DIVISION IN THE PIPE, AND SHALL BE SET AT THE MANUFACTURER'S RECOMMENDED PRESSURE FOR SPRINKLERS.
- THE LANDSCAPE IRRIGATION SYSTEM SHALL INCLUDE AN ELECTRIC AUTOMATIC CONTROLLER WITH MULTIPLE PROGRAM AND MULTIPLE REPEAT CYCLE CAPABILITIES AND A FLEXIBLE CALENDAR PROGRAM. THE CONTROLLER SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN SHUT-OFF DEVICE.
- SPRINKLERS SHALL HAVE MATCHED PRECIPITATION RATE WITH EACH CONTROL VALVE CIRCUIT.
- CHECK VALVES SHALL BE REQUIRED WHERE ELEVATION DIFFERENCES WILL CAUSE LOW-HEAD DRAINAGE. PRESSURE COMPENSATING VALVES AND SPRINKLERS SHALL BE REQUIRED WHERE A SIGNIFICANT VARIATION IN WATER PRESSURE WILL OCCUR WITHIN THE IRRIGATION SYSTEM DUE TO ELEVATION DIFFERENCES.
- DRIP IRRIGATION LINES SHALL BE PLACED UNDERGROUND OR OTHERWISE PERMANENTLY COVERED, EXCEPT FOR DRIP EMITTERS AND WHERE APPROVED AS A TEMPORARY INSTALLATION. FILTERS AND END FLUSH VALVES SHALL BE PROVIDED AS NECESSARY.
- IRRIGATION ZONES WITH OVERHEAD SPRAY OR STREAM SPRINKLERS SHALL BE DESIGNED TO OPERATE BETWEEN 6.00 P.M. AND 10.00 A.M. TO REDUCE WATER LOSS FROM WIND AND EVAPORATION. THIS WOULD EXCLUDE DRIP OR BUBBLER ZONES.
- PROGRAM VALVES FOR MULTIPLE REPEAT CYCLES WHERE NECESSARY TO REDUCE RUNOFF, PARTICULARLY SLOPES AND SOILS WITH SLOW INFILTRATION RATES.
- FOLLOWING CONSTRUCTION, A WATER USE EFFICIENCY REVIEW SHALL BE CONDUCTED BY A LANDSCAPE IRRIGATION AUDITOR AND PAID FOR BY INSTALLER. THE AUDITOR SHALL BE INDEPENDENT OF THE CONTRACTOR, DESIGN FIRM, AND OWNER/DEVELOPER OF THE PROJECT. THE WATER PERFORMANCE AUDIT WILL VERIFY THAT THE IRRIGATION SYSTEM COMPLIES WITH THE MINIMUM STANDARDS REQUIRED. THE MINIMUM EFFICIENCY REQUIRED FOR THE IRRIGATION SYSTEM IS 60% FOR DISTRIBUTION EFFICIENCY FOR ALL FIXED SPRAY SYSTEMS AND 70% DISTRIBUTION EFFICIENCY FOR ALL ROTOR SYSTEMS. THE AUDITOR SHALL FURNISH A CERTIFICATE TO THE DESIGNER, INSTALLER AND OWNER/DEVELOPER CERTIFYING COMPLIANCE WITH THE MINIMUM DISTRIBUTION REQUIREMENTS. COMPLIANCE WITH THIS PROVISION IS REQUIRED BEFORE THE PROJECT WILL BE APPROVED AND FINAL PAYMENT RELEASED.
- PLANTS WHICH REQUIRE DIFFERENT AMOUNTS OF WATER SHALL BE IRRIGATED BY SEPARATE VALVES. IF ONE VALVE IS USED FOR A GIVEN AREA, ONLY PLANTERS WITH SIMILAR WATER USE SHALL BE USED IN THAT AREA. LAWN AREAS AND PLANTERS SHALL BE IRRIGATED BY SEPARATE VALVES.
- THE IRRIGATION SYSTEM SHALL BE ADJUSTED TO PREVENT OVER-SPRAY AND WATER RUN-OFF ONTO ADJACENT-PROPERTY, NON-IRRIGATED AREAS, WALKS, ROADWAYS OR STRUCTURES.
- COORDINATE LOCATION OF NEW CONTROLLER WITH OWNER. LANDSCAPE CONTRACTOR TO COORDINATE POWER SUPPLY TO THE IRRIGATION CONTROLLER LOCATION. INSTALL POWER SUPPLY AS PER CONTROLLER MANUFACTURER'S SPECIFICATIONS AND ALL APPLICABLE ELECTRICAL CODES AND REGULATIONS.
- SOME OF THE IRRIGATION EQUIPMENT MAY BE SHOWN WITHIN HARDSCAPE AREAS FOR GRAPHIC CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT WITHIN THE LANDSCAPED AREA.
- THE IRRIGATION SYSTEM IS DESIGNED TO BE BLOWN OUT WITH COMPRESSED AIR. DO NOT INSTALL DRAINS ON THE LATERAL LINES OR MAIN LINES UNLESS DEPICTED ON THE PLANS. THE CONTRACTOR IS TO ENSURE THAT THE ENTIRE SYSTEM CAN BE DRAINED/WINTERIZED.

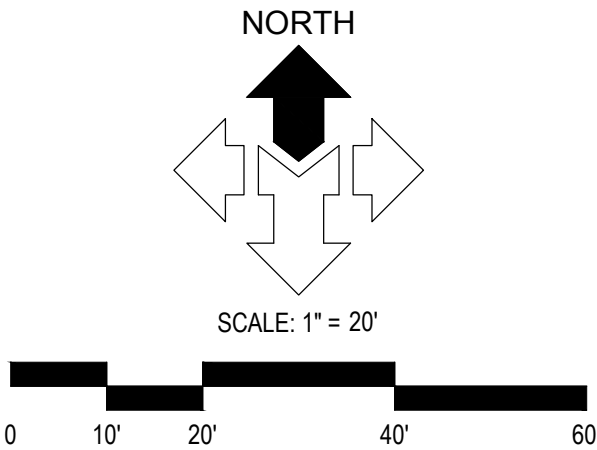
AVOID CUTTING UNDERGROUND UTILITIES. IT'S COSTLY.

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STATE OF UTAH

SCOTT A. SCHOONOVER

349757

LANDSCAPE ARCHITECT

SLIM CHICKENS HERRIMAN

5223 WEST ANTHEM PARK BOULEVARD

HERRIMAN, UT

REVISIONS	
REV	DESCRIPTION

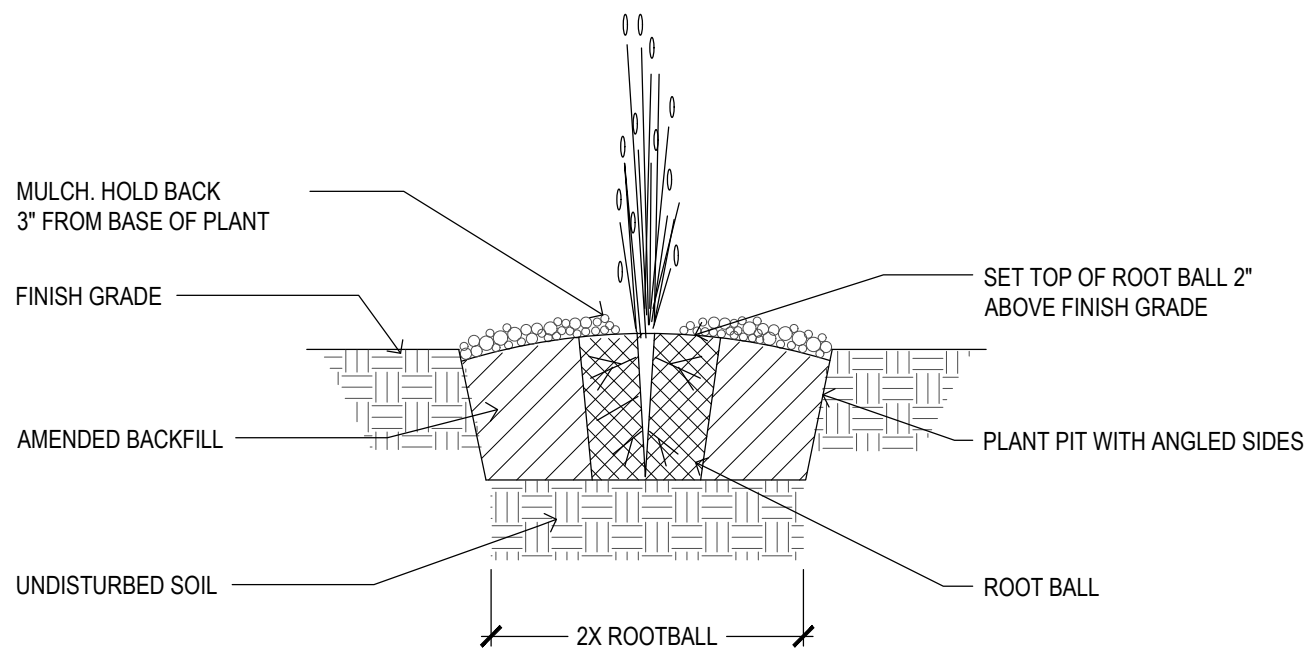
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DRAWN BY:	TG
CHECKED BY:	SS
DATE:	3-4-2020
PROP NO:	

LANDSCAPE IRRIGATION PLAN

L2.01

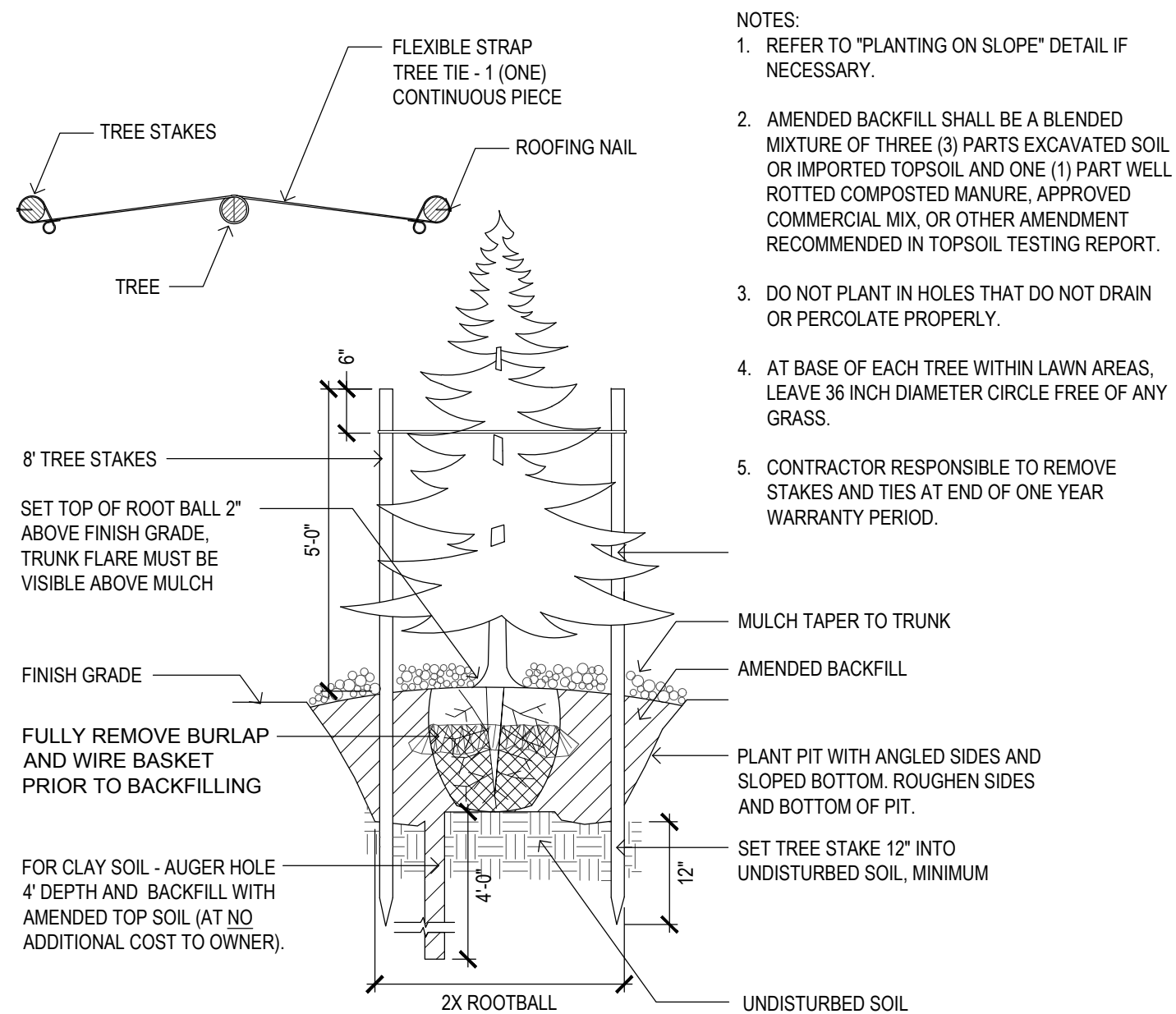
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NOTE:
1. REFER TO "PLANTING ON SLOPE" DETAIL IF NECESSARY.



A GRASSES AND PERENNIALS

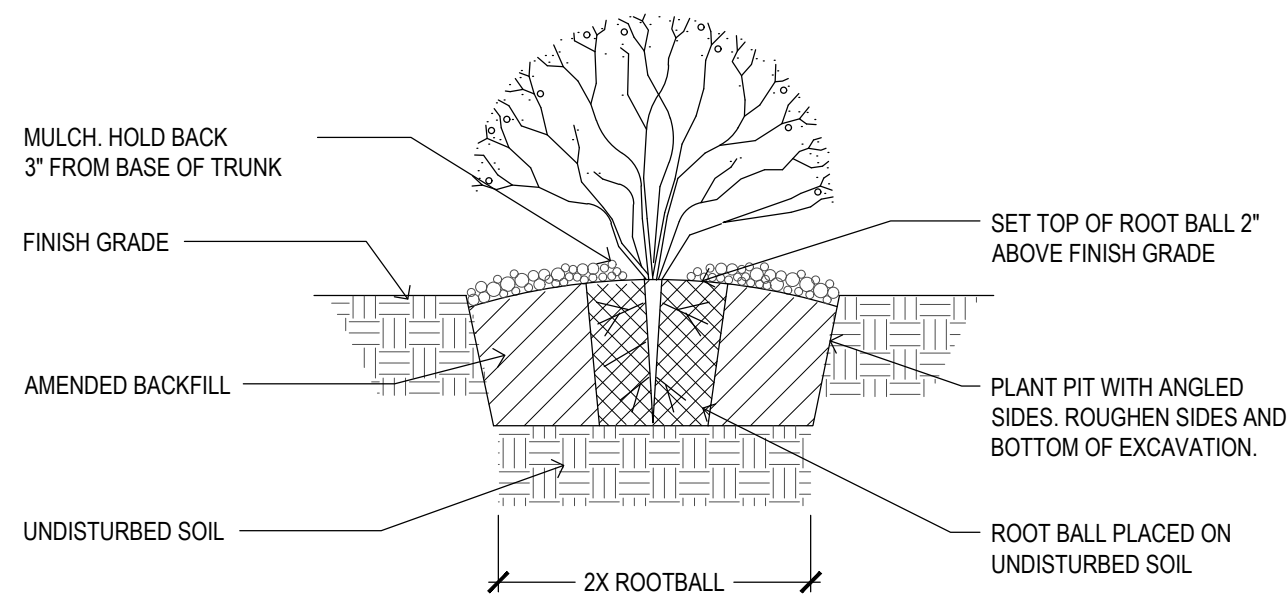
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E EVERGREEN TREE

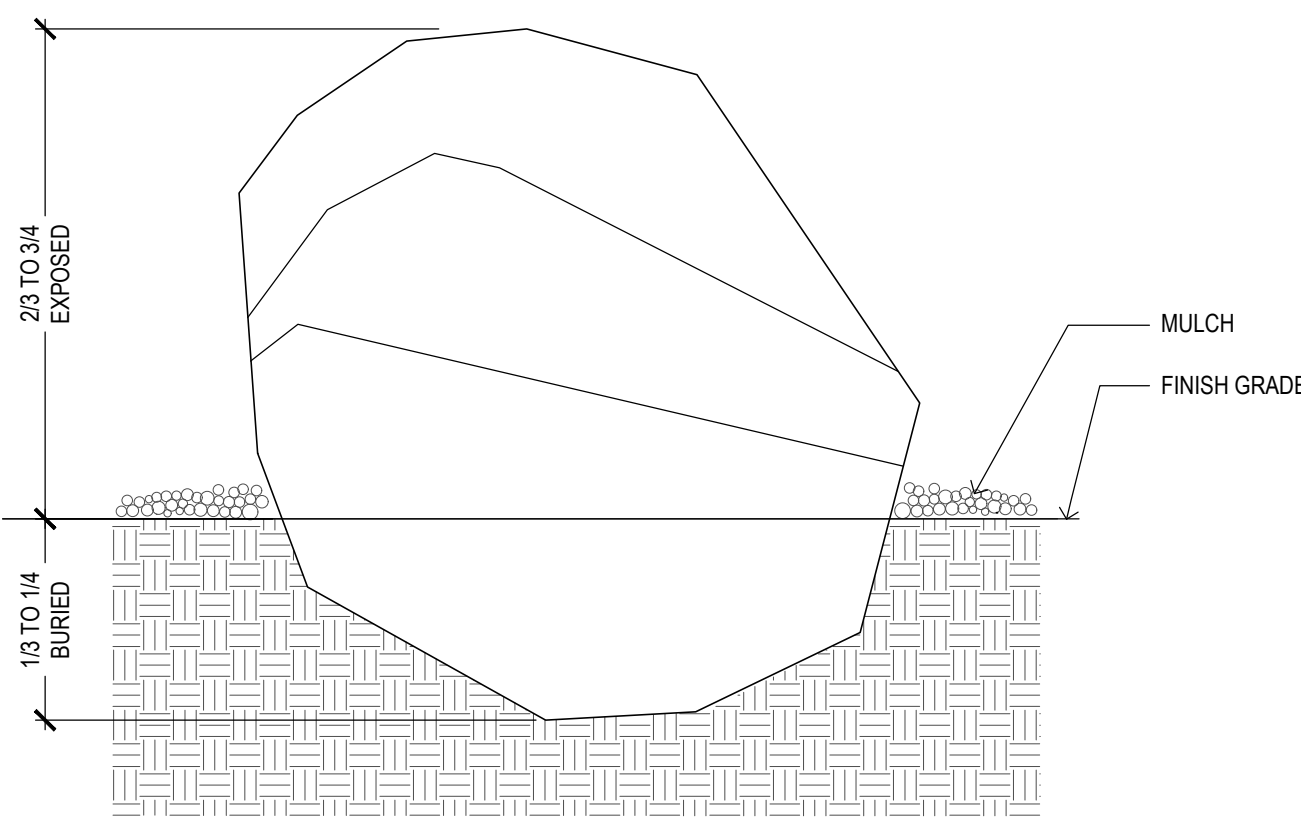
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- NOTES:
1. REFER TO "PLANTING ON SLOPE" DETAIL IF NECESSARY.
 2. AMENDED BACKFILL SHALL BE A BLENDED MIXTURE OF THREE (3) PARTS EXCAVATED SOIL OR IMPORTED TOPSOIL AND ONE (1) PART WELL ROTTED COMPOSTED MANURE, APPROVED COMMERCIAL MIX, OR OTHER AMENDMENT RECOMMENDED IN TOPSOIL TESTING REPORT.
 3. DO NOT PLANT IN HOLES THAT DO NOT DRAIN OR PERCOLATE PROPERLY.



B SHRUB

SCALE: NO SCALE

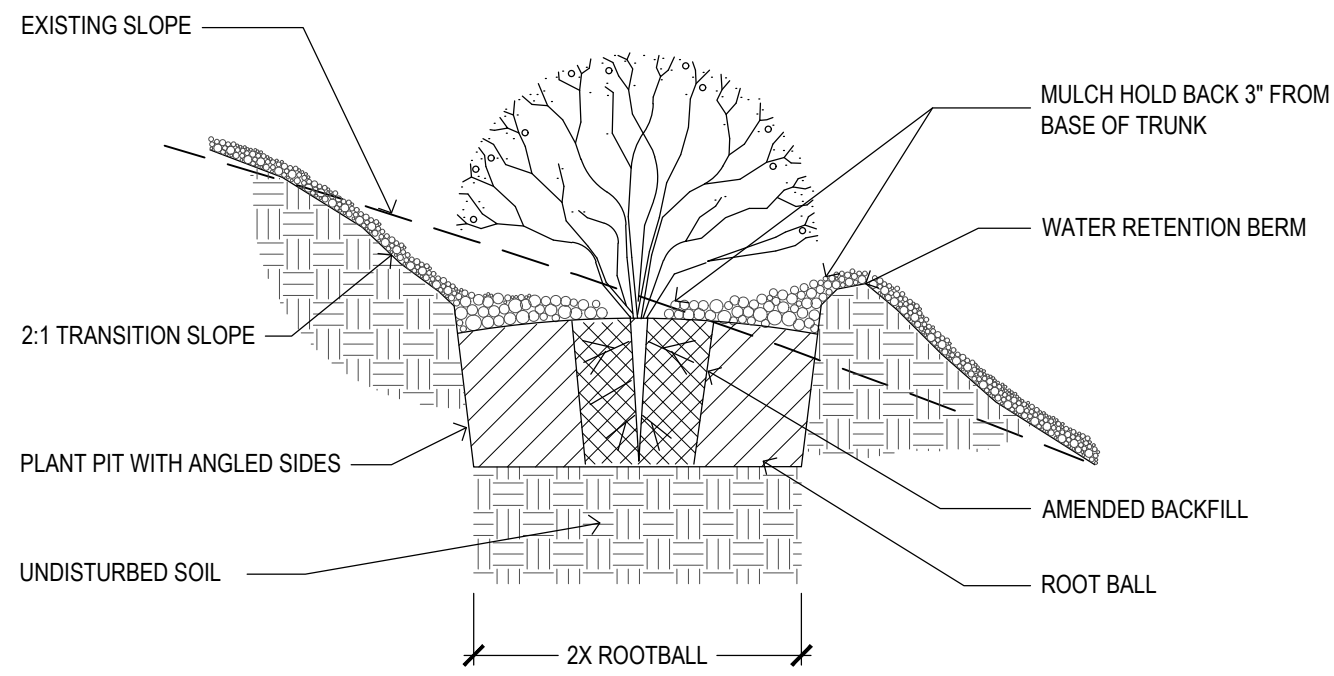


F BOULDER

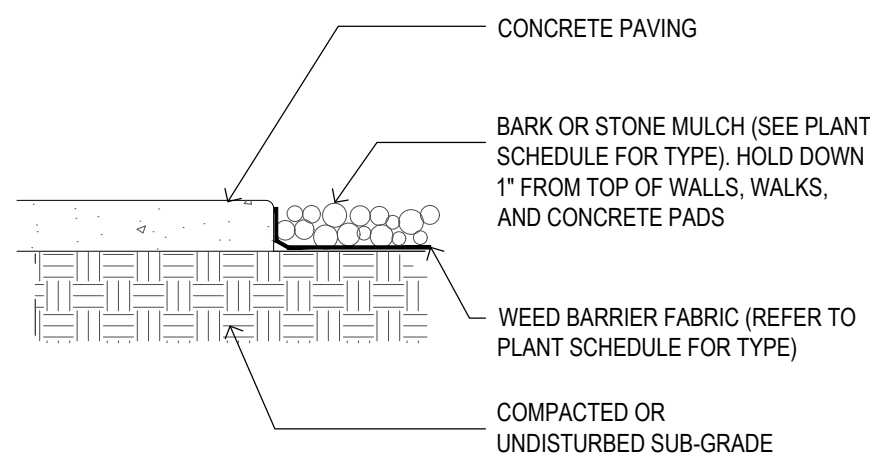
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C PLANTING ON SLOPE

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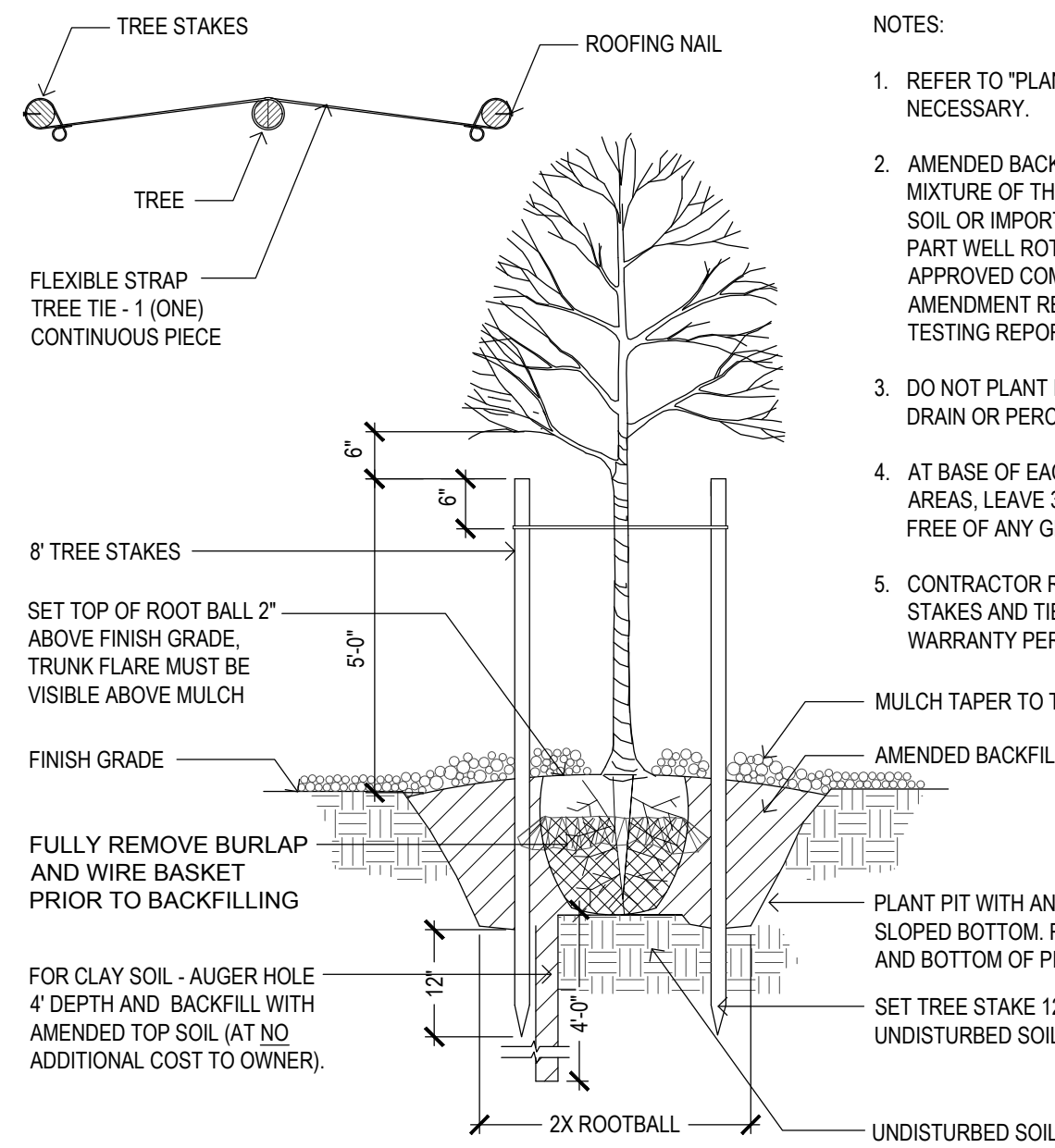


- NOTES:
1. APPLY PRE-EMERGENT HERBICIDE TO SHRUB AND GROUND COVER PLANTING AREAS AND GRASS-FREE AREAS AT TREES IN LAWN PRIOR TO PLACEMENT OF WEED BARRIER FABRIC AND MULCH.
 2. PRE-EMERGENT SHALL BE "SURFLAN AS" (LIQUID) BY UNITED PHOSPHORUS INC, TRENTON, NJ, OR APPROVED EQUAL.
 3. INSTALL MULCH TO UNIFORM DEPTH AND RAKE TO NEAT FINISHED APPEARANCE FREE OF HUMPS AND DEPRESSIONS.



G MULCH

SCALE: NO SCALE



D DECIDUOUS TREE

SCALE: NO SCALE

- NOTES:
1. REFER TO "PLANTING ON SLOPE" DETAIL IF NECESSARY.
 2. AMENDED BACKFILL SHALL BE A BLENDED MIXTURE OF THREE (3) PARTS EXCAVATED SOIL OR IMPORTED TOPSOIL AND ONE (1) PART WELL ROTTED COMPOSTED MANURE, APPROVED COMMERCIAL MIX, OR OTHER AMENDMENT RECOMMENDED IN TOPSOIL TESTING REPORT.
 3. DO NOT PLANT IN HOLES THAT DO NOT DRAIN OR PERCOLATE PROPERLY.
 4. AT BASE OF EACH TREE WITHIN LAWN AREAS, LEAVE 36 INCH DIAMETER CIRCLE FREE OF ANY GRASS.
 5. CONTRACTOR RESPONSIBLE TO REMOVE STAKES AND TIES AT END OF ONE YEAR WARRANTY PERIOD.

REVISIONS	
REV	DESCRIPTION

PROJECT NO: 19656

DRAWN BY: TG

CHECKED BY: SS

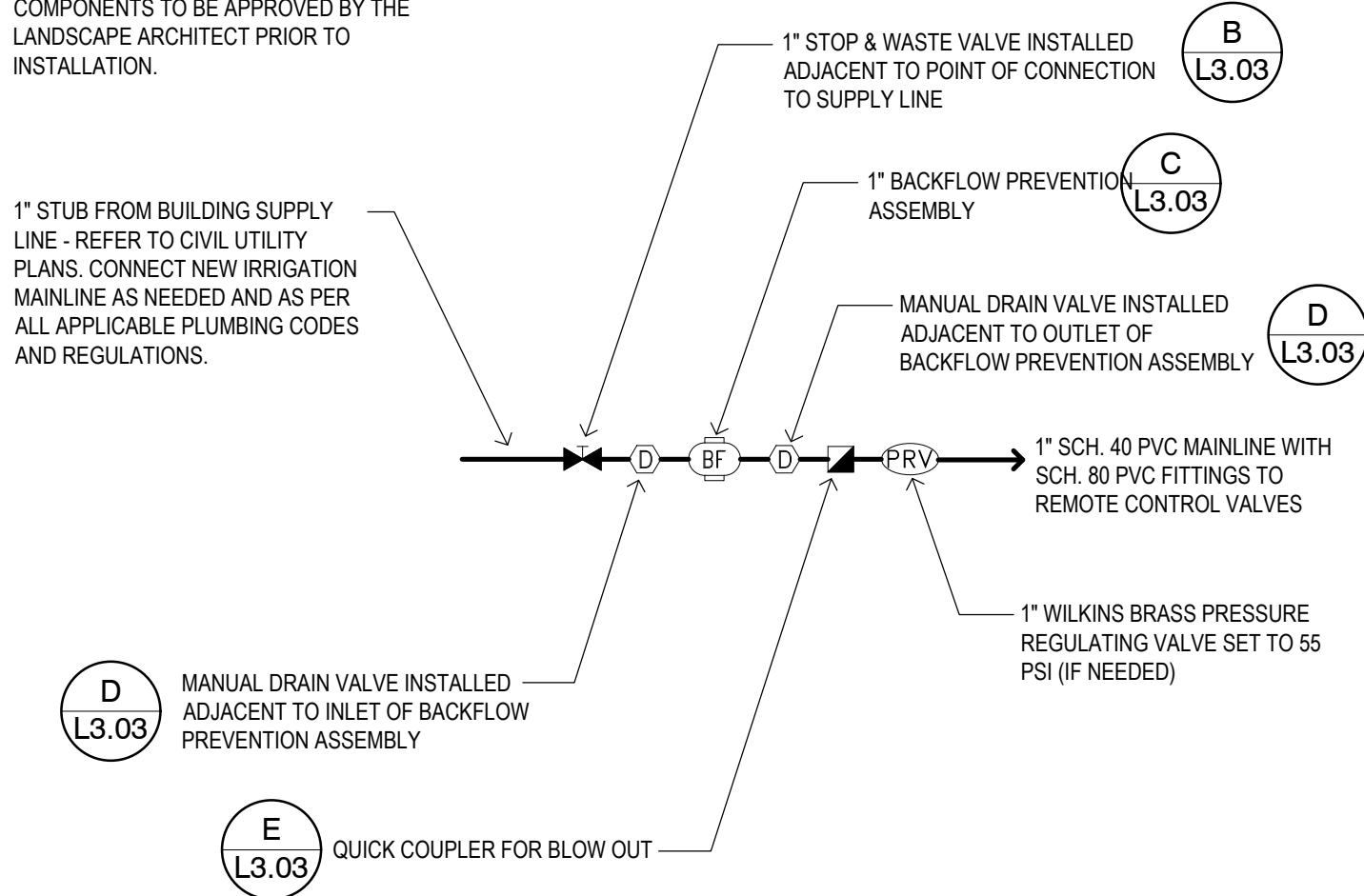
DATE: 3-4-2020

PROP NO:

LANDSCAPE
DETAILS

L3.01

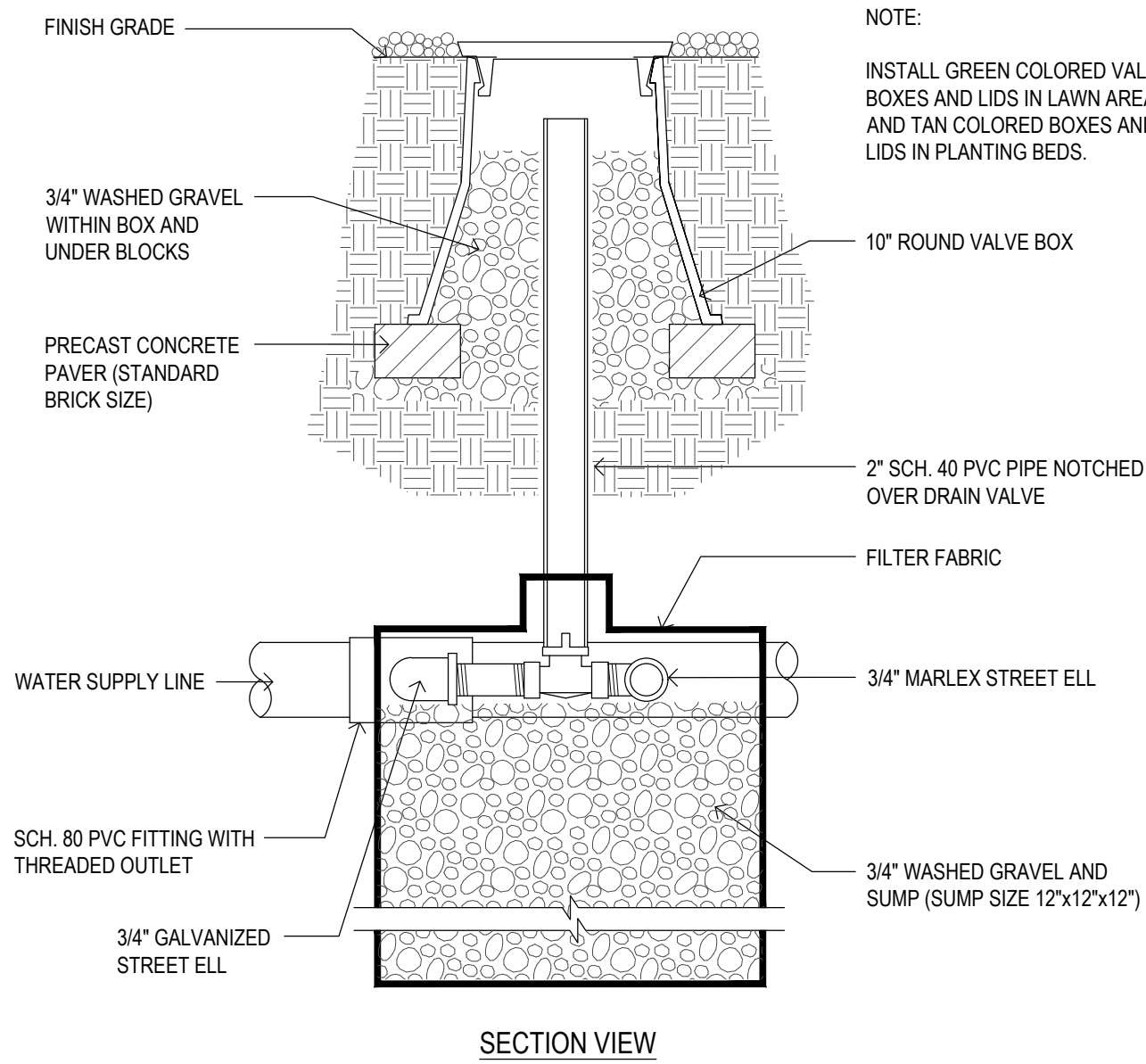
NOTE:
THIS POINT OF CONNECTION (P.O.C) DETAIL IS SCHEMATIC ONLY AND INTENDED TO SHOW THE ORDER OF THE INDIVIDUAL COMPONENTS. THE ACTUAL LAYOUT AND LOCATION OF ALL COMPONENTS TO BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.



A POC SCHEMATIC LAYOUT

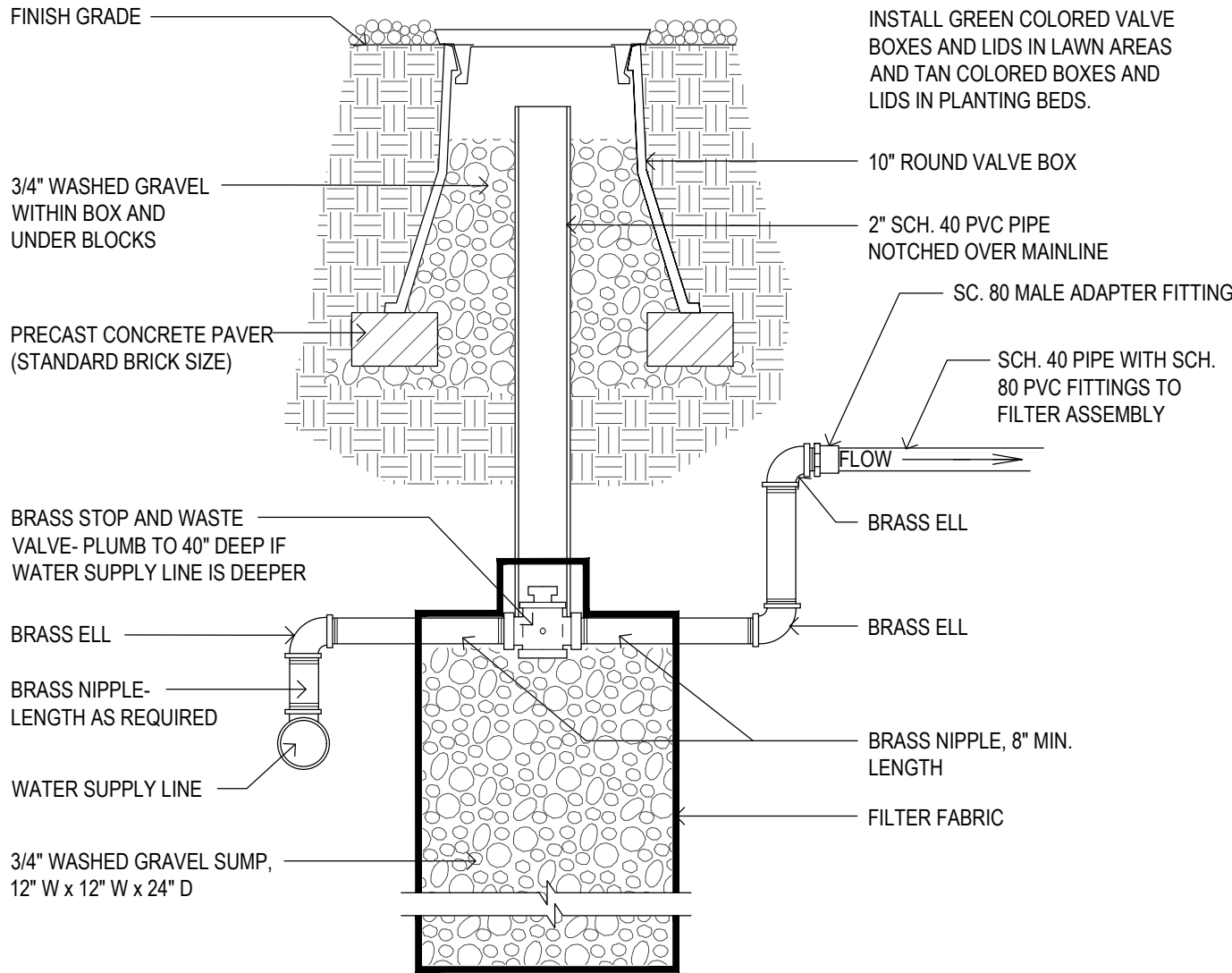
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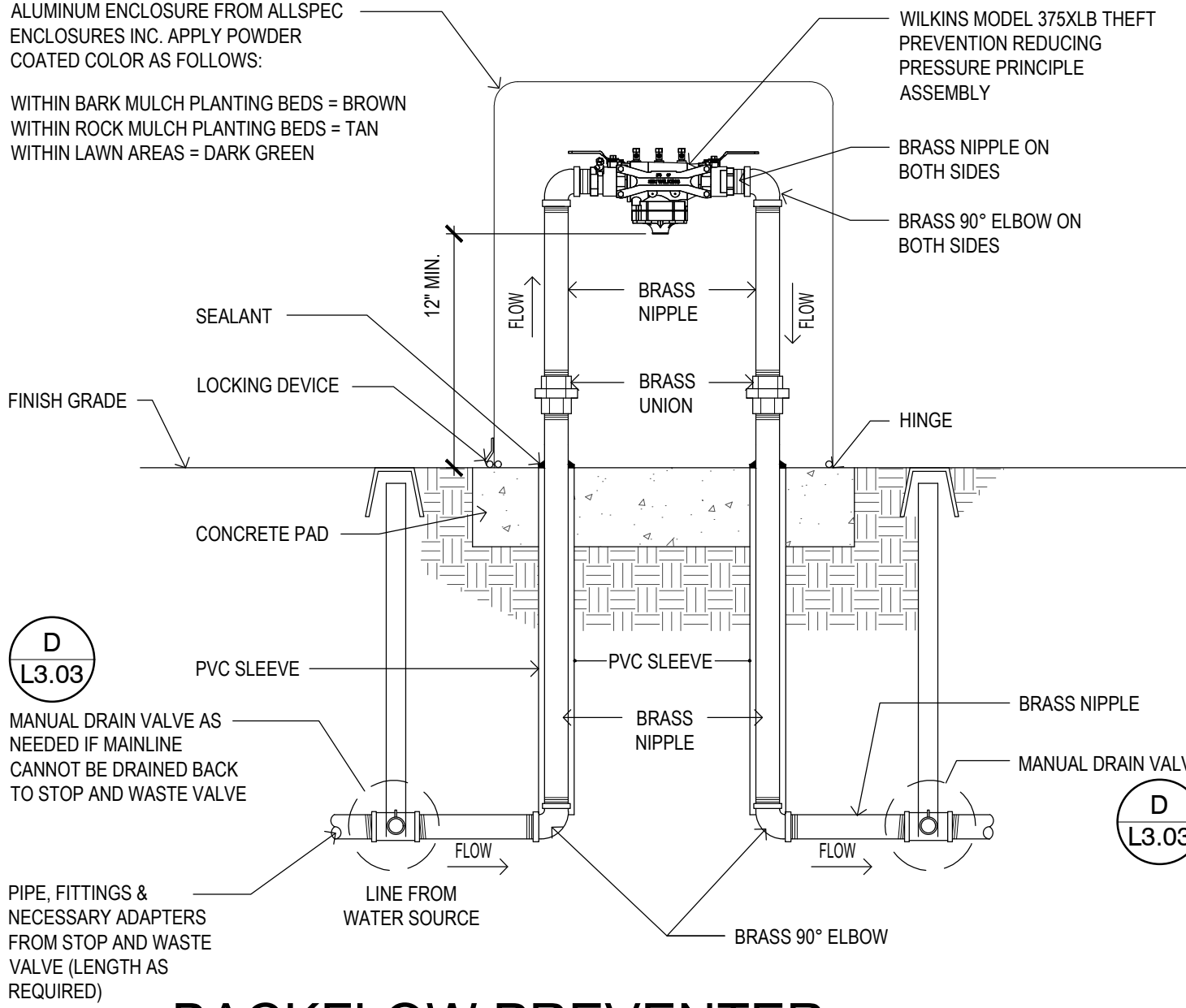
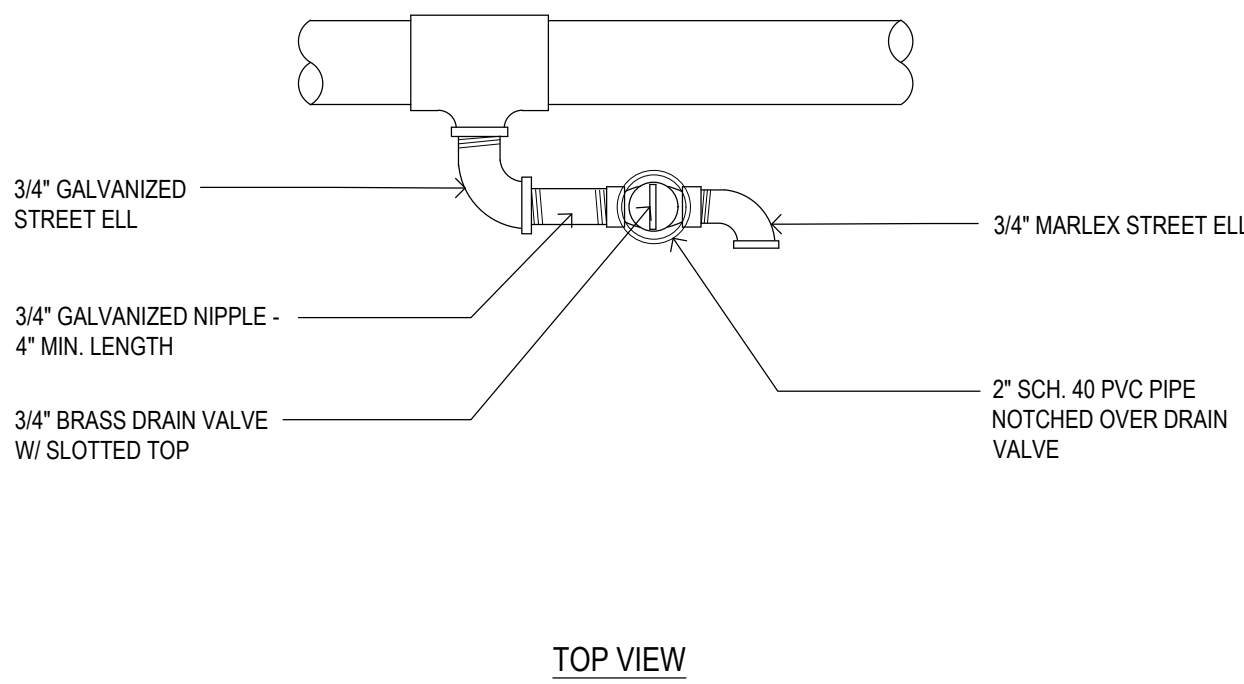
D MAINLINE DRAIN VALVE

SCALE: NO SCALE



B STOP & WASTE VALVE

SCALE: NO SCALE

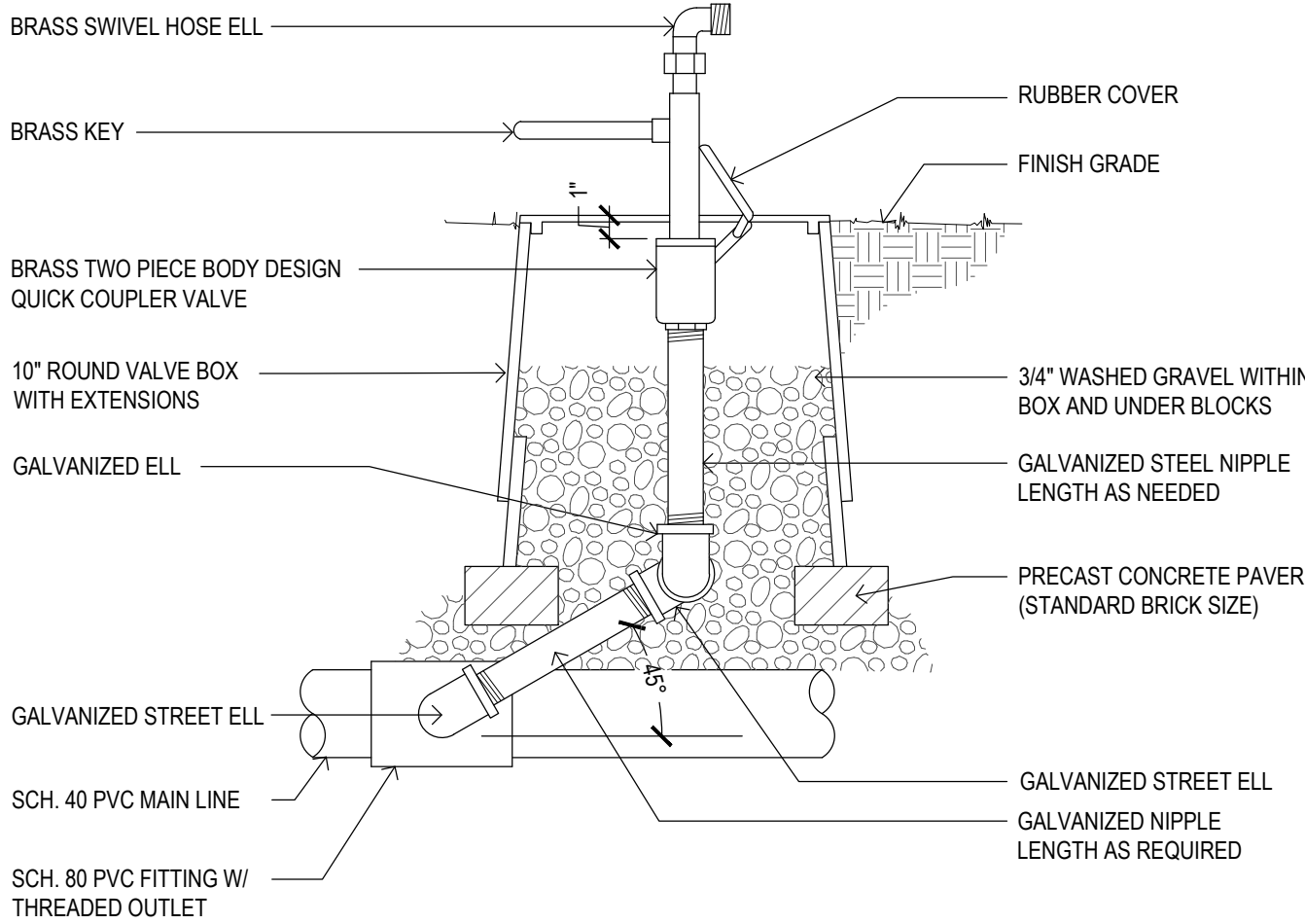


C BACKFLOW PREVENTER

SCALE: NO SCALE

NOTE:

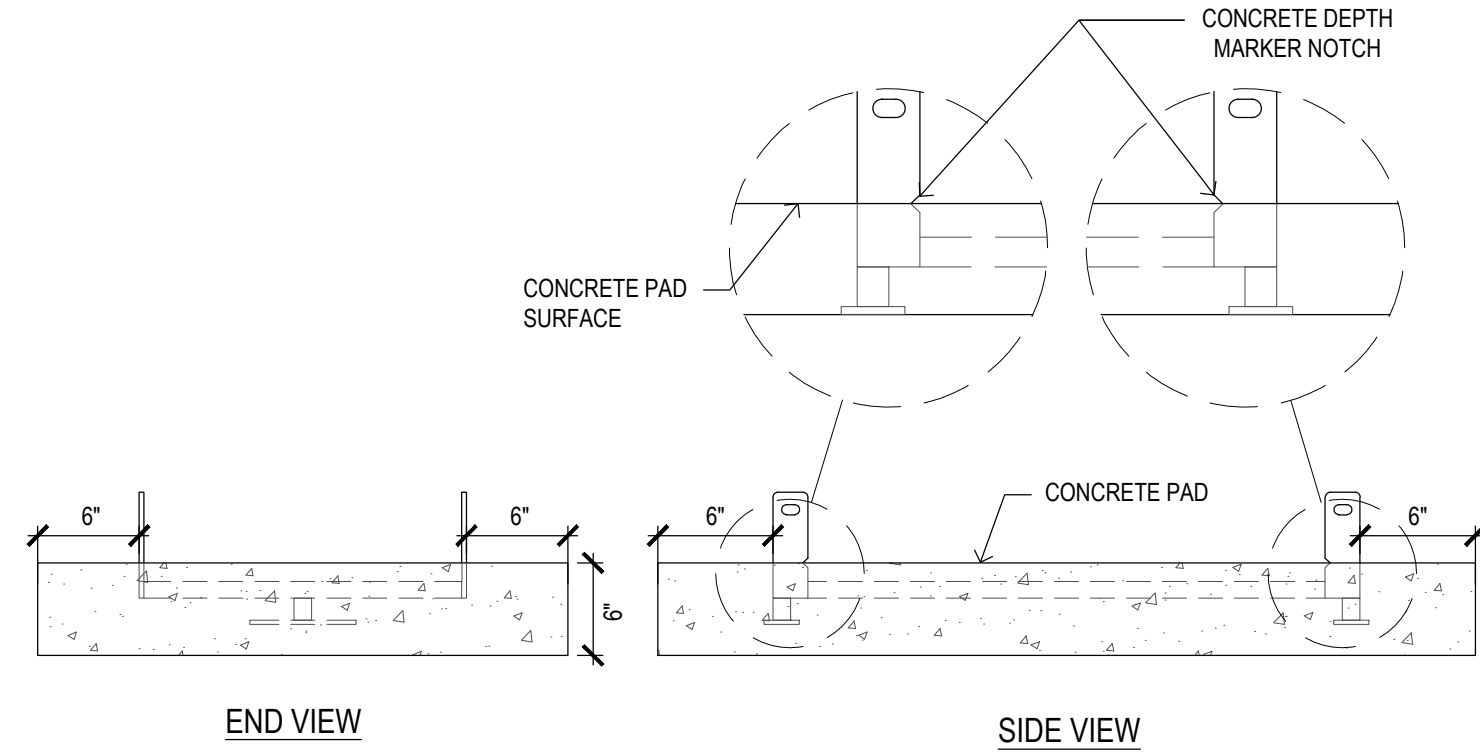
INSTALL GREEN COLORED VALVE BOXES AND LIDS IN LAWN AREAS AND TAN COLORED BOXES AND LIDS IN PLANTING BEDS.



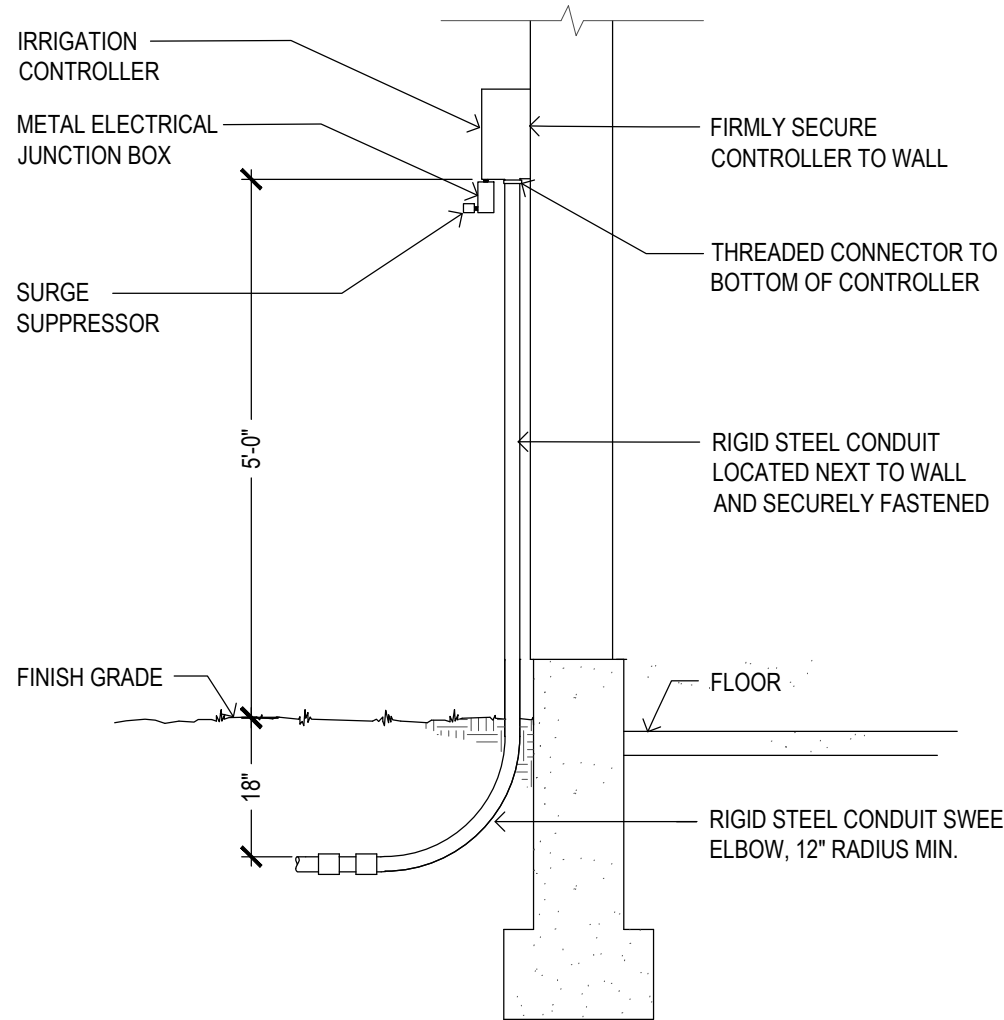
E QUICK COUPLER VALVE

SCALE: NO SCALE

ENCLOSURE INDEX			
BACKFLOW PREVENTER SIZE	ENCLOSURE MODEL NUMBER	CAGE - SETTER MODEL NUMBER	CONCRETE PAD SIZE
3/4"	BFESD-AL-2424	CSSS-2424	24" W x 36" L
1"	BFESD-AL-3024	CSSS-3024	24" W x 42" L
1-1/4"	BFESD-AL-3630	CSSS-3630	30" W x 48" L
1-1/2"	BFESD-AL-4230	CSSS-4230	30" W x 54" L
2"	BFESD-AL-4230	CSSS-4230	30" W x 54" L



CAGE - SETTER



F CONTROLLER

SCALE: NO SCALE

REVISIONS	
REV	DESCRIPTION

PROJECT NO:	19656
DRAWN BY:	TG
CHECKED BY:	SS
DATE:	3-4-2020
PROP NO:	

LANDSCAPE DETAILS

L3.03



Staff Report

Attachment E
DRC Comments



Development Review Committee

February 26, 2020

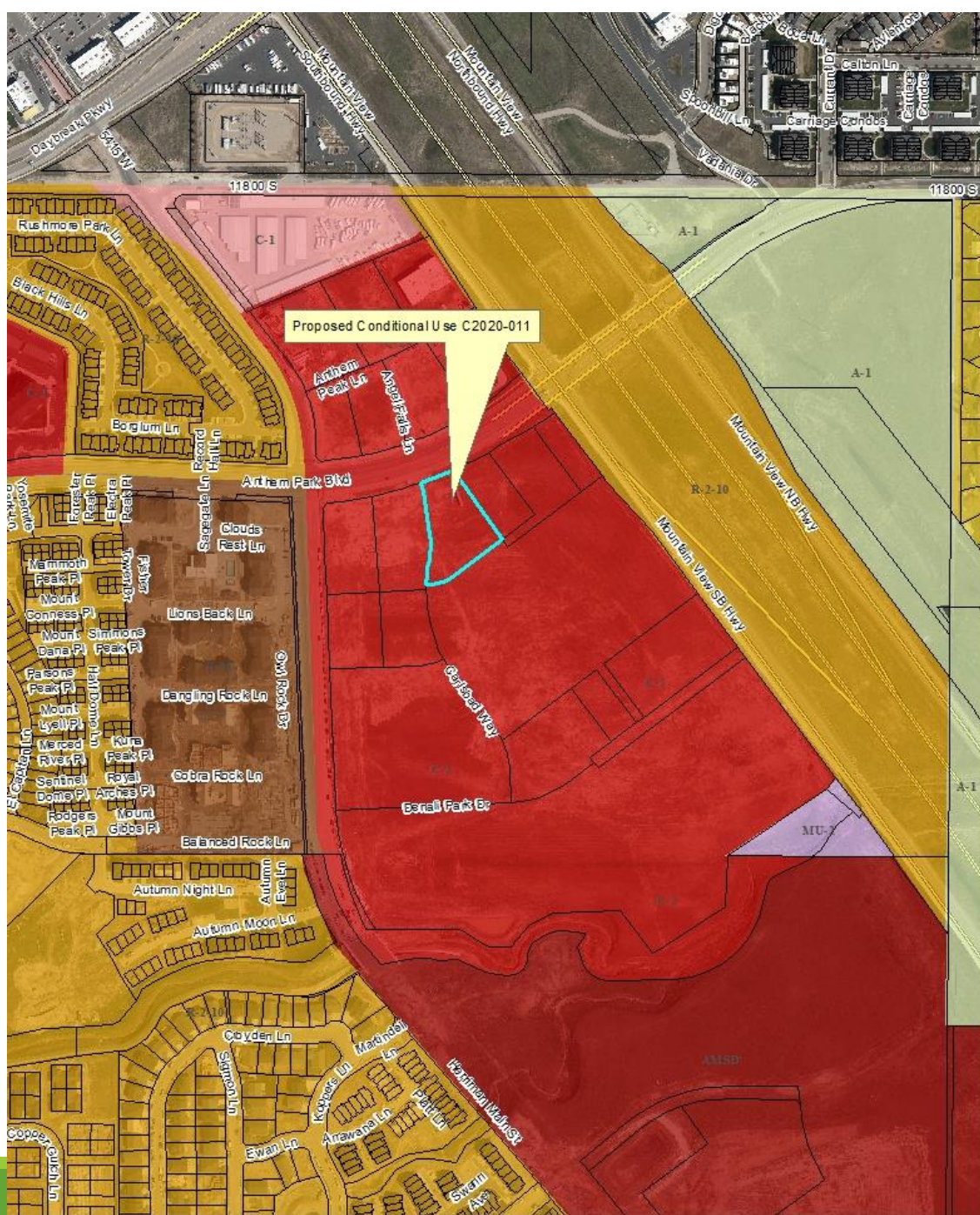
Slim Chickens

C2020-011

5223 W Anthem Parks Blvd

DATE	DEPARTMENT
2/12/2020	Submittal
<p>Submitted an application for a conditional use for a Slim Chickens fast food restaurant in the Anthem Commercial Center.</p> <p>Attendees: Robert Poirier, engineer</p>	
2/26/2020	Zoning Bryn MacDonald bmacdonald@herriman.org
<ol style="list-style-type: none"> 1. This lot is part of the Anthem commercial development (lot 403). A preliminary site plan has been approved for the entire development. 2. Building elevations must meet the Anthem Design Guidelines. 3. Install curb, gutter, sidewalk, park strip, street lights on all public streets. 4. Parking shall be provided based on the proposed uses in the building. Fast Food restaurants require 1 space per 100 square feet of floor area. Parking is in compliance. 5. Provide an exhibit showing the sidewalk connections throughout the site. Must provide ADA access to the public street. 6. Dumpster enclosures should have similar architectural features as the main building and be gated. 7. All landscaping to be completed prior to C/O for any of the building. 8. Has to go to Planning Commission for approval prior to submitting final engineering and building permits. 9. Must provide 20 feet of landscaping along Anthem Park Blvd (or 15 feet with a berm). This is not clearly indicated on the site plan or landscape plan. 10. Indicate bicycle parking on the plan. 	
2/26/2020	Unified Fire Authority Dan Devoogd ddevoogd@unifiedfire.org
<p>No comments at this time.</p>	
2/26/2020	Community Coordinator Sandra Llewellyn slllewellyn@herriman.org
<p>No neighborhood meeting is required.</p>	

2/26/2020	Water Review Justun Edwards jedwards@herriman.org
Parking lot lighting needs to match the rest of the lights in the center; needs to be the same as installed by Winco.	
2/26/2020	GIS Eric Blackett eblackett@herriman.org
No comments at this time	
2/26/2020	Parks/ Landscaping Wendy Thomas wthomas@herriman.org Heidi Shegrud hshegrud@herriman.org
Landscaping will all be owned and maintained by the developer.	
Provide landscaping out to the curb on Anthem Park Blvd. The developer is responsible to install and maintain all of the landscaping, including the parkstrip along Anthem Park.	
2/26/2020	Engineering Review Josh Petersen jpetersen@herriman.org
<ul style="list-style-type: none"> • Add interior parking lot landscape requirement to Landscape Summary Sheet <ul style="list-style-type: none"> ○ Must meet 5% of interior parking lot landscaping requirement • Move swingline connection to location allowing site to be irrigated from either culinary or secondary water. Secondary water access may be interrupted at times during the watering months. • Add note to Evergreen Tree and Deciduous Tree details to fully remove wire basket and burlap when planting. • Add ADA details to civil details for ramps and other ADA elements. • Include ADA signage where applicable. • Add sidewalk along Carlsbad Way to connect to sidewalk along Anthem Park Blvd. • Add sidewalk along south side of site to connect to Lot 402 to the east. 	



Item 2.3

Request: Conditional Use approval for a fast food restaurant

Applicant: Robert Poirier

Address: 5223 W Anthem Park Blvd

Zone: C-2 (Commercial)

Acres: 1.248

File Number: C2020-011

Process for a Conditional Use

- A fast food restaurant is a conditional use in the C-2 zone.
- The Planning Commission holds a public meeting and then makes a decision based on the applicable ordinances and standards.
- This is located in the Anthem Commercial Center.

ANTHEM COMMERCIAL 4TH AMENDED SUBDIVISION

AMENDING LOTS 302 AND 308 OF ANTHEM COMMERCIAL 3RD AMENDED SUBDIVISION

LOCATED IN THE NORTH HALF OF SECTION 25,
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH

FINAL PLAT



VICINITY MAP
NOT TO SCALE

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	120.00'	88.02'	47°32'27"	S37°00'00"W	98.96'
PC2	400.00'	79.67'	8°42'00"	N07°00'00"E	78.54'
PC3	200.00'	62.02'	16°47'48"	N07°00'00"E	61.85'
PC4	300.00'	54.87'	17°54'00"	N12°00'00"W	54.87'
PC5	200.00'	61.47'	20°30'00"	N07°00'00"W	60.20'

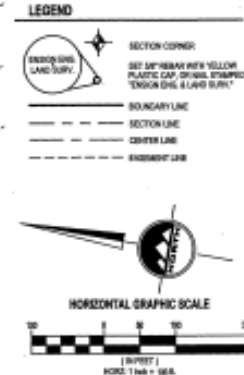
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
CB	1200.00'	111.87'	5°00'00"	N07°00'00"E	110.87'
CT	1200.00'	131.68'	6°00'00"	N07°00'00"E	130.48'
CR	1200.00'	85.47'	3°00'00"	N07°00'00"E	87.42'

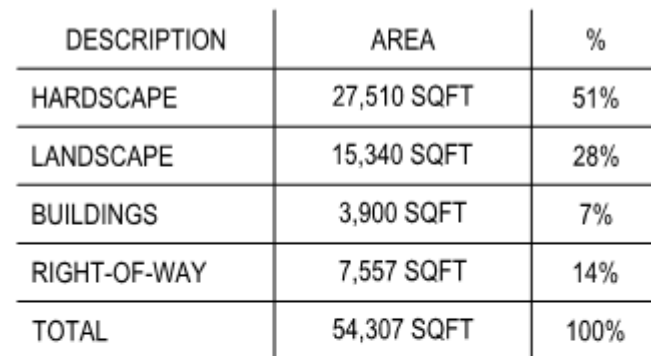


NOTES:
1. PURSUANT TO UTAH CODE ANN. § 94-5-27 THIS PLAT CONVEYS TO THE SHARING OR
OPERATIONS OF UTILITY LINES FOR A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS
AND OBLIGATIONS ATTACHED THEREUNTO.

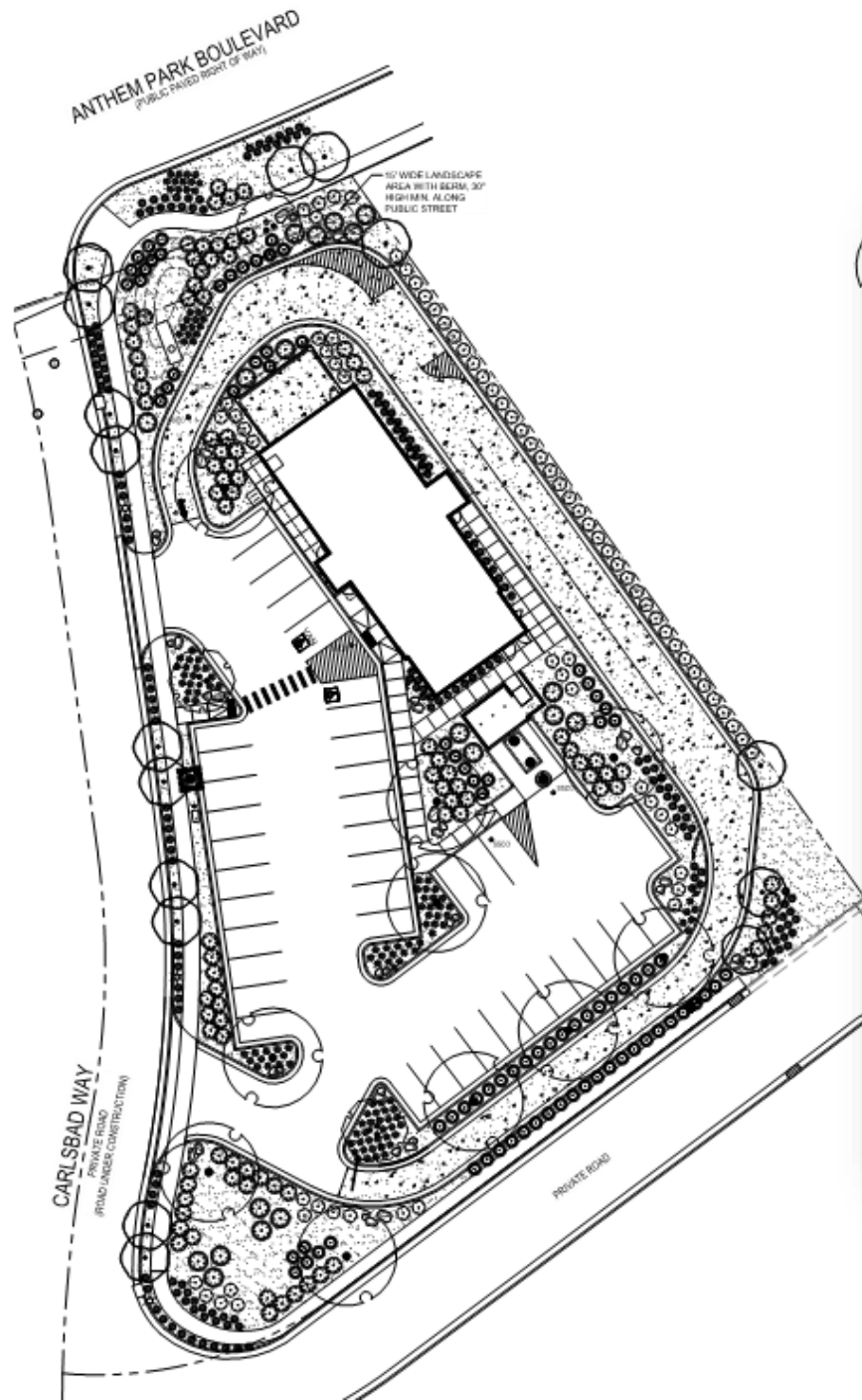
Developer: Energy Utah, Inc.
Surveyor: [Signature] Licensed Professional Surveyor, State of Utah

DEVELOPER
ANTHEM CENTER, LLC
5150 SOUTH REDWOOD ROAD
TAYLORSVILLE, UTAH





PARKING STALLS	37
ADA VAN ACCESSIBLE STALL	1
ADA ACCESSIBLE STALL	1
TOTAL PARKING STALLS	39

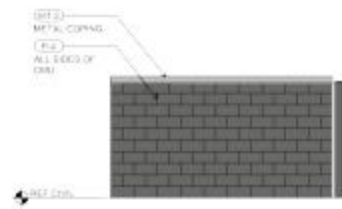


LANDSCAPE SUMMARY DATA

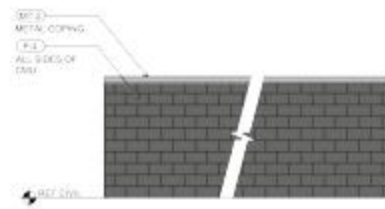
HERRIMAN, UT
CHAPTER 23

ZONED AS:	C-2	
TOTAL SITE AREA (ON-SITE ONLY):	54,349 S.F.	
TOTAL LANDSCAPE AREA ON-SITE	15,380 S.F.	
	REQUIRED	PROVIDED
GENERAL:		
LANDSCAPING ON SITE	15% MIN. = 8,152 S.F.	15,380 S.F. = 28%
PLANT COVERAGE	75% MIN.	OVER 75%
TREES - 1 PER 500 S.F.	15,612 S.F. / 500 = 31	31
BUILDING FRONTAGE ALONG STREETS TO BE LANDSCAPED	50% MIN. (3' WIDTH)	OVER 50%
PARKSTRIP:		
MINIMUM WIDTH - MAJOR STREETS	15'	YES
MINIMUM WIDTH - MINOR STREETS	10'	YES
TREES - 1 PER 30' L.F.	12	12
PARKING LOT:		
TREES - 1 PER 12 PARKING STALLS	39 / 12 = 3	4
PARKING ISLANDS - WITH 2 SHRUBS AND 1 TREE PER 10 PARKING STALL IN EACH PARKING ISLAND	5' WIDE MIN.	YES
INTERIOR PARKING LOT LANDSCAPE, 5% MIN.	15,216 S.F. x 5% = 761	938 S.F. = 6%

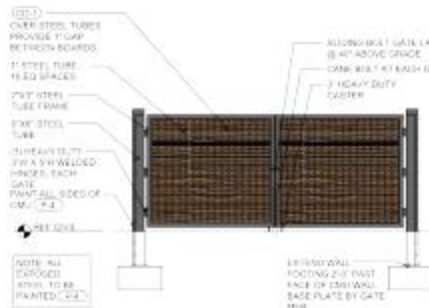




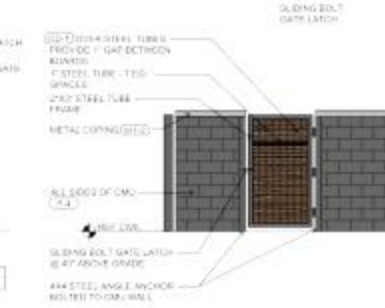
6 SIDE ELEVATION
SCALE 1/4" = 1'-0"



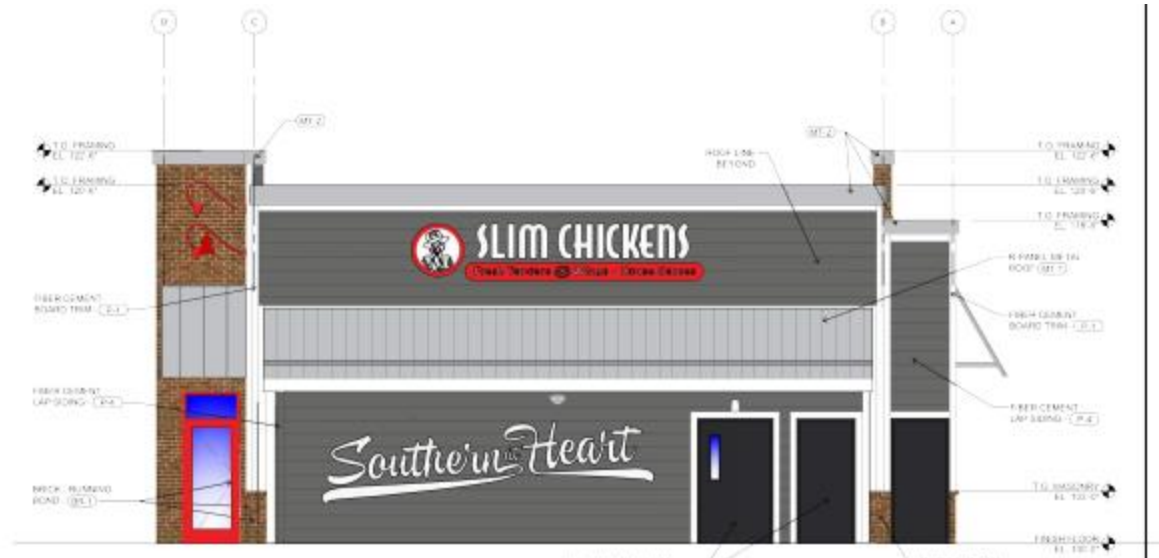
5 REAR ELEVATION
SCALE 1/4" = 1'-0"



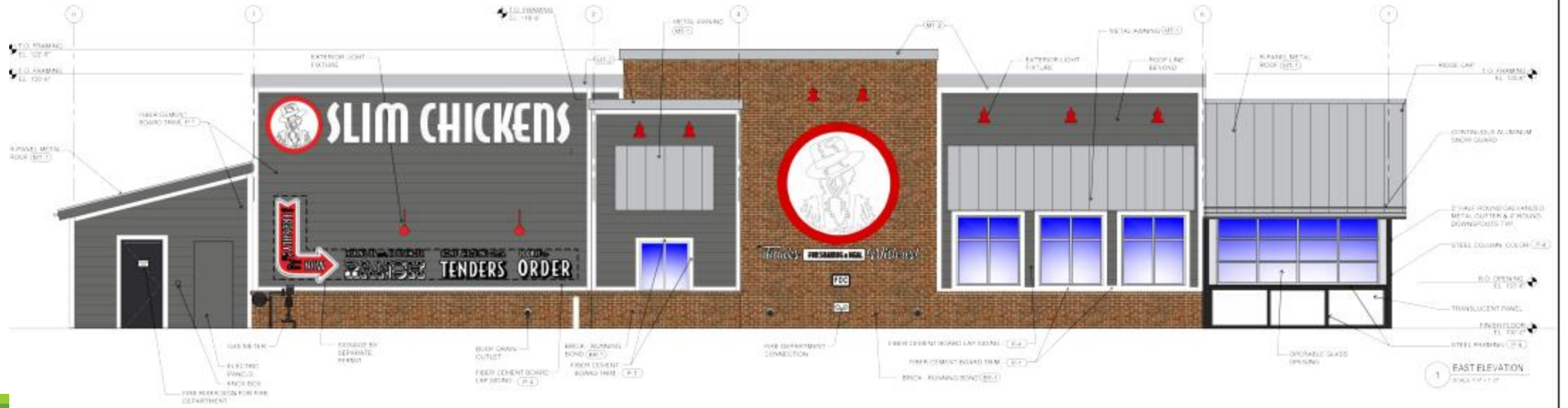
4 FRONT ELEVATION
SCALE 1/4" = 1'-0"



3 SIDE ELEVATION
SCALE 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE 1/4" = 1'-0"



1 EAST ELEVATION
SCALE 1/4" = 1'-0"



Date of Meeting: 04/02/2020	
File #	S2020-006, S2019-082, S2019-084
Applicant	Ivory Homes, Perry Homes
Address	6710 W Herriman Highway
Request	Discussion of several proposed phases of Hidden Oaks, including phase 1, phases 4-7, and phase 20



Staff Report

DATE: March 26, 2020
TO: Planning Commission
FROM: Bryn MacDonald, AICP, Assistant City Planner
MEETING: Planning Commission April 2, 2020
REQUEST: Discussion of several proposed phases of Hidden Oaks, including pod 1, pods 4-7 and pod 20, on property located at approximately 6710 W Herriman Highway

Request

This item is on for a discussion of several proposed phases of Hidden Oaks, including pod 1, pods 4-7 and pod 20, on property located at approximately 6710 W Herriman Highway.

Discussion

The Hidden Oaks Planned Development Overlay Zone and site plan was approved by the City Council in February, 2018. The overlay zone requires that a final site plan and subdivision plats be approved by the Planning Commission for each phase.

There are currently three pending applications on the Hidden Oaks development:

- ✓ S2019-082 – Hidden Oaks Pod 1 Phase 1 (Perry Development, LLC)
- ✓ S2019-084 – Hidden Oaks pod 20 (Perry Development, LLC)
- ✓ S2020-006 – Hidden Oaks Pods 4-7 (Ivory Development, LLC)

The applicant has been working through a CLOMR and MDA amendment to make some slight alterations to the site plan. Now that these issues have been resolved, they are ready to move forward with these three applications. All of them have had DRCs with staff and held neighborhood meetings.

The applicants wanted to present these pods to the Planning Commission and get any feedback on the applications. These items will be on the next PC agenda for a public hearing.

Recommendation

This item is on for discussion only.

Attachments

- A. Hidden Oaks site plan
- B. Pod 1, Phase 1 site plan
- C. Pod 20 site plan
- D. Pods 4-7 site plan



Staff Report

Attachment A Hidden Oaks Site Plan

Proposed Land Use

Site Summary

Total Site Area	371.97	acres
Total Site Area without Schools & churches	326.53	acres
Total Open Space Area	68.82	ac (21.08%)

Total Residential Units w/o schools & churches in place	1,006	units
Gross Density without schools & churches in place	2.70	du/ac

Total Residential Units w/ schools & churches in place	799	units
Net Density with schools & churches in place	2.45	du/ac

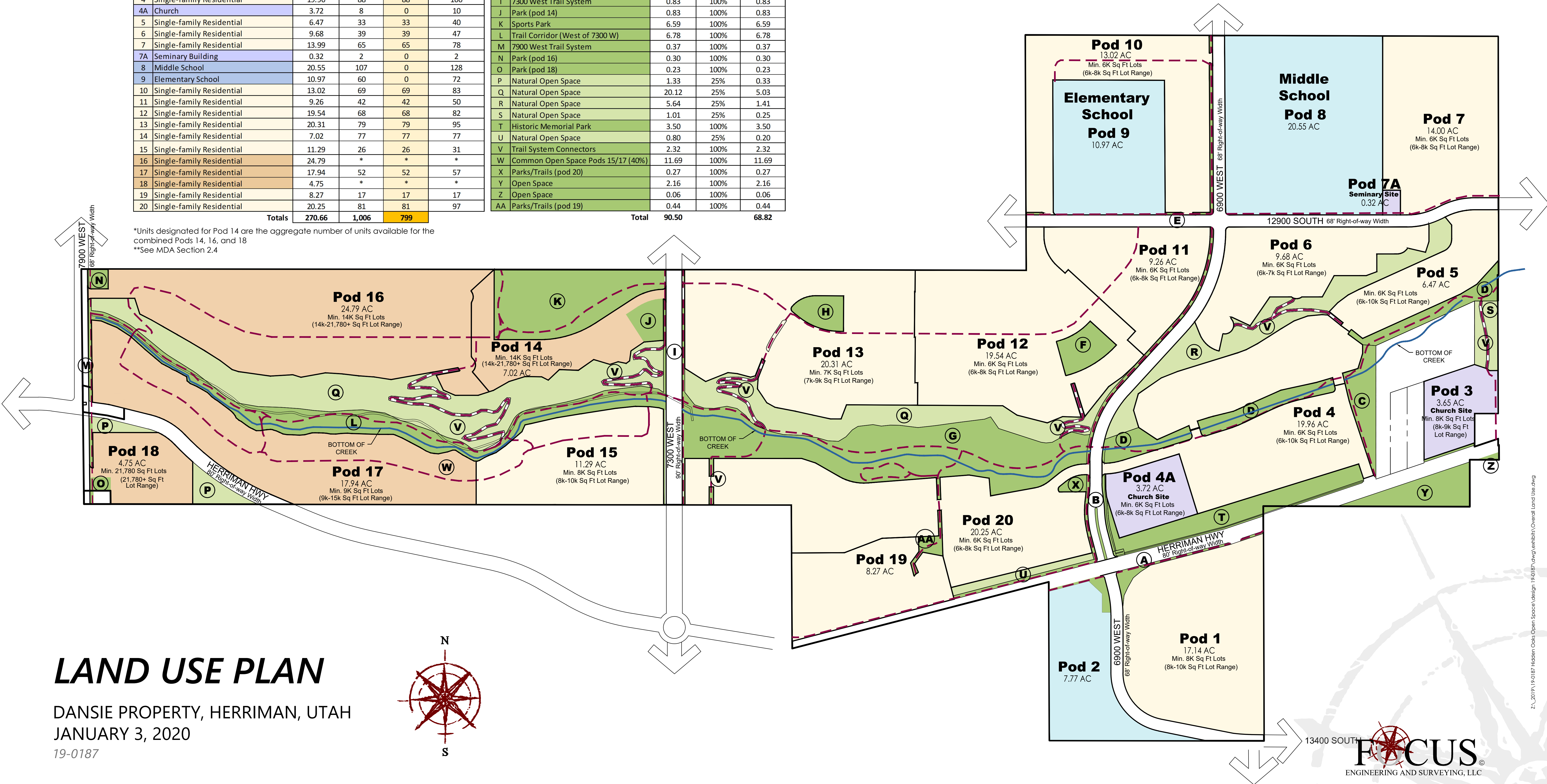
Land Use Summary

Pod	Land Use	Acres	Without Schools and Churches	With Schools and Churches	Max with Density Transfer**
1	Single-family Residential	17.14	63	63	76
2	Charter School	7.77	24	0	29
3	Church	3.65	6	0	7
4	Single-family Residential	19.96	88	88	106
4A	Church	3.72	8	0	10
5	Single-family Residential	6.47	33	33	40
6	Single-family Residential	9.68	39	39	47
7	Single-family Residential	13.99	65	65	78
7A	Seminary Building	0.32	2	0	2
8	Middle School	20.55	107	0	128
9	Elementary School	10.97	60	0	72
10	Single-family Residential	13.02	69	69	83
11	Single-family Residential	9.26	42	42	50
12	Single-family Residential	19.54	68	68	82
13	Single-family Residential	20.31	79	79	95
14	Single-family Residential	7.02	77	77	77
15	Single-family Residential	11.29	26	26	31
16	Single-family Residential	24.79	*	*	*
17	Single-family Residential	17.94	52	52	57
18	Single-family Residential	4.75	*	*	*
19	Single-family Residential	8.27	17	17	17
20	Single-family Residential	20.25	81	81	97
Totals		270.66	1,006	799	

*Units designated for Pod 14 are the aggregate number of units available for the combined Pods 14, 16, and 18
**See MDA Section 2.4

Open Space Summary

Pod	Land Use	Acres	Ratio	Weighted
A	Main Street Open Space	1.61	100%	1.61
B	6900 West Trail System	1.61	100%	1.61
C	Park (pod 4)	1.29	100%	1.29
D	Trail Corridor (East of 6900 W)	4.80	100%	4.80
E	12900 South Trail System	0.06	100%	0.06
F	Park (Pod 12)	1.30	100%	1.30
G	Trail Head Park	13.49	100%	13.49
H	Park (Pod 13)	1.06	100%	1.06
I	7300 West Trail System	0.83	100%	0.83
J	Park (pod 14)	0.83	100%	0.83
K	Sports Park	6.59	100%	6.59
L	Trail Corridor (West of 7300 W)	6.78	100%	6.78
M	7900 West Trail System	0.37	100%	0.37
N	Park (pod 16)	0.30	100%	0.30
O	Park (pod 18)	0.23	100%	0.23
P	Natural Open Space	1.33	25%	0.33
Q	Natural Open Space	20.12	25%	5.03
R	Natural Open Space	5.64	25%	1.41
S	Natural Open Space	1.01	25%	0.25
T	Historic Memorial Park	3.50	100%	3.50
U	Natural Open Space	0.80	25%	0.20
V	Trail System Connectors	2.32	100%	2.32
W	Common Open Space Pods 15/17 (40%)	11.69	100%	11.69
X	Parks/Trails (pod 20)	0.27	100%	0.27
Y	Open Space	2.16	100%	2.16
Z	Open Space	0.06	100%	0.06
AA	Parks/Trails (pod 19)	0.44	100%	0.44
Total		90.50		68.82

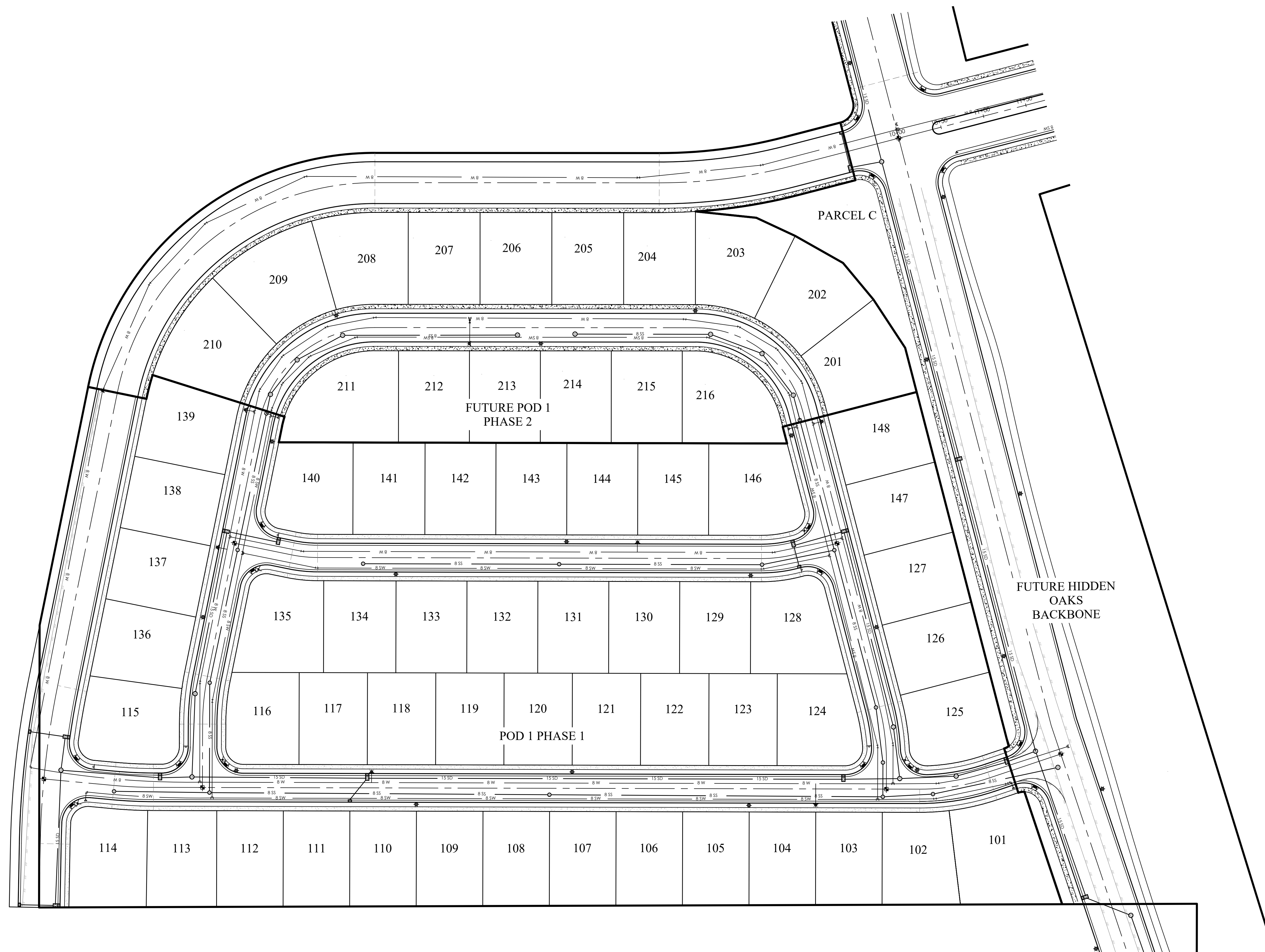




Staff Report

Attachment B

Pod 1, Phase 1 Site Plan



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



Know what's **below**.
Call 811 before you dig.





REVISION BLOCK		
#	DATE	DESCRIPTION
1	06-03-20	
2	06-03-20	
3	06-03-20	
4	06-03-20	
5	06-03-20	
6	06-03-20	

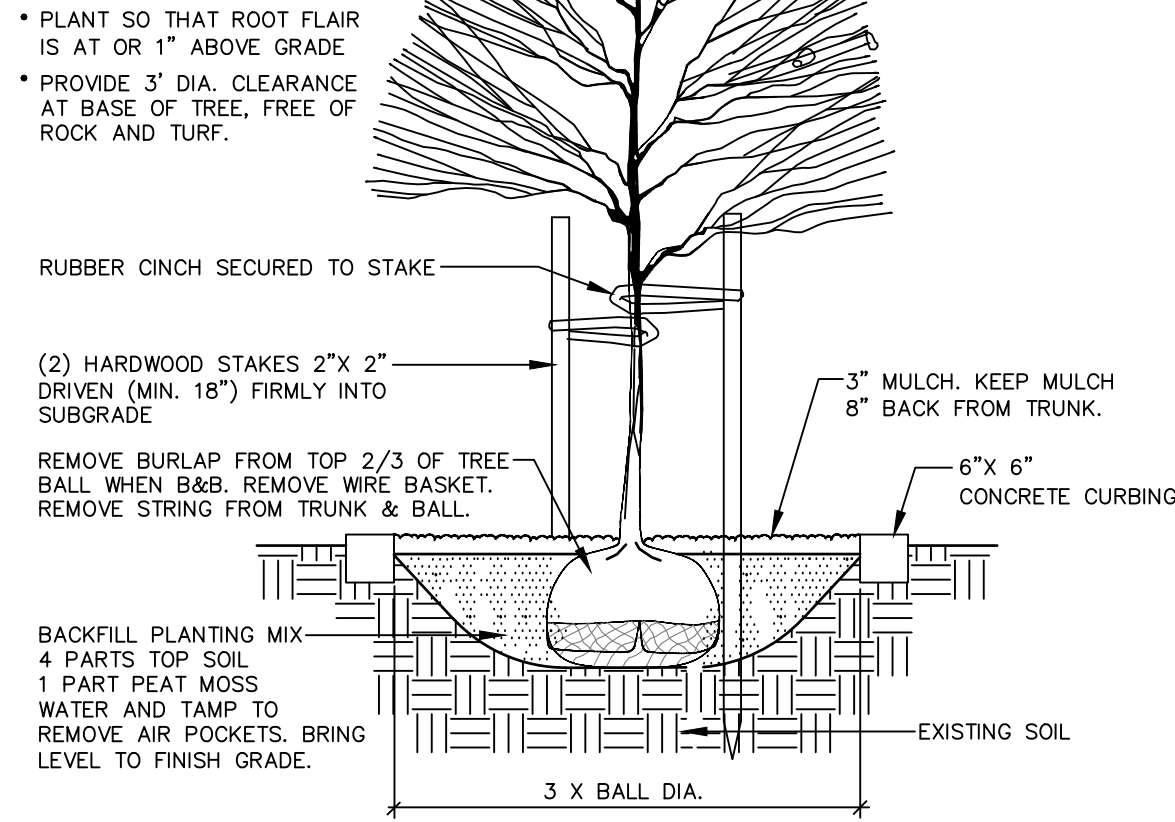
HIDDEN OAKS
POD 1
OVERALL

Scale: 1"=50'	Drawn: MEC
Date: 08/21/19	Job #: 19-0090

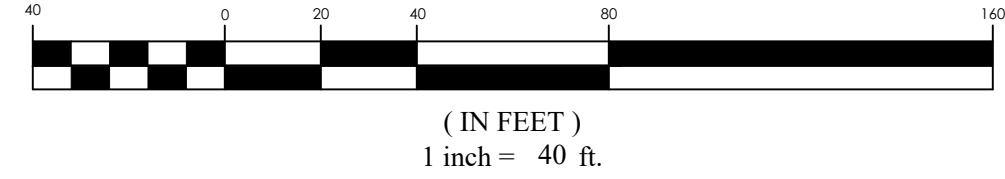
EX 1

TREE LEGEND

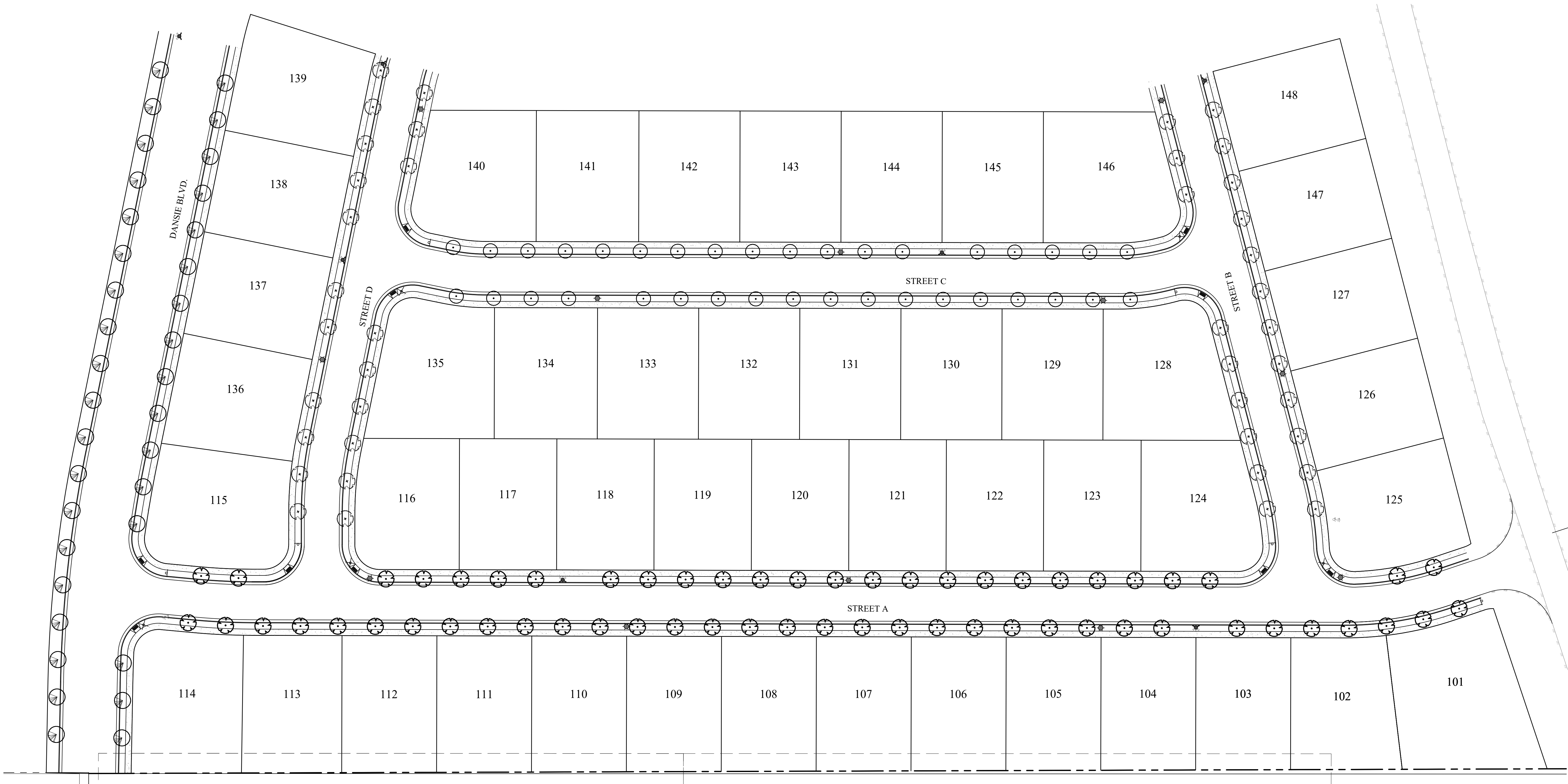
-  Cercis canadensis
Eastern Redbud 2" cal. (27 total)
-  Malus ioensis 'Prairie Rose'
Prairie Rose Flowering Crab 2" cal. (10 total)
-  Prunus virginiana 'Canada Red'
Canada Red Chokecherry 1 1/2" cal.
-  Pyrus calleryana 'Chanticleer'
Chanticleer Flowering Pear 2" cal. (49 total)



GRAPHIC SCALE



A TREE PLANTING & STAKING
NOT TO SCALE



HIDDEN OAKS POD 1
HERRIMAN CITY
LANDSCAPE PLAN

REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

LANDSCAPE PLAN

Scale: 1"=40' Drawn: MEC
Date: 08/14/19 Job #: 19-0090
Sheet: L1

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com



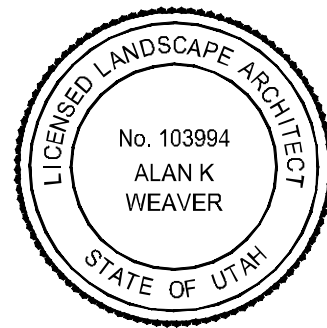
Staff Report

Attachment C Pod 20 Site Plan





FOCUS[®]
ENGINEERING AND SURVEYING, LLC
6949 S. HIGH TECH DRIVE, SUITE 200
MIDVALE, UTAH 84047 PH: (801) 552-0075
WWW.FOCUSUTAH.COM



HIDDEN OAKS POD 20 PHASE 1

HERRIMAN CITY

LANDSCAPE PLAN

REVISION BLOCK		DESCRIPTION
#	DATE	
1		
2		
3		
4		
5		
6		

LANDSCAPE PLAN

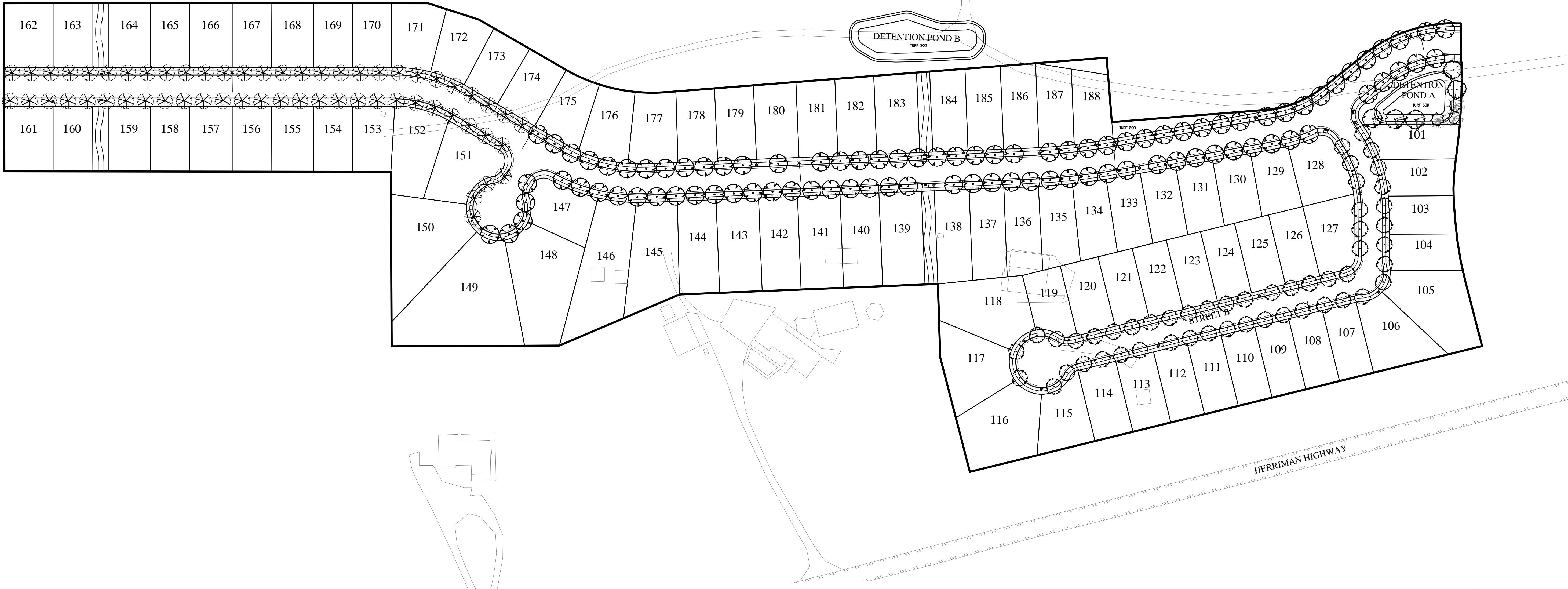
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Drawn: AW

Date: 12/9/19

Job #: 19-0156

Sheet: L1

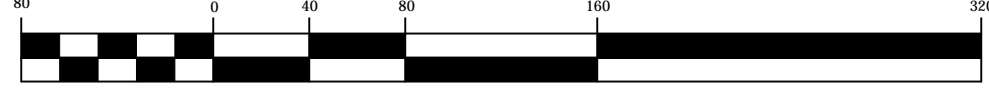




N


S


GRAPHIC SCALE





(IN FEET)
1 inch = 80 ft.


TREE LEGEND

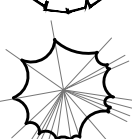
- 

Acer truncatum x platanoides 'Warrenred'
Pacific Sunset Maple 2" cal. (52 total)
- 

Gleditsia triacanthos l. 'Shademaster'
Shademaster Honeylocust 2" cal. (2 total)
- 

Quercus x macdanielii 'Clemons'
Heritage Oak 2" cal. (95 total)
- 

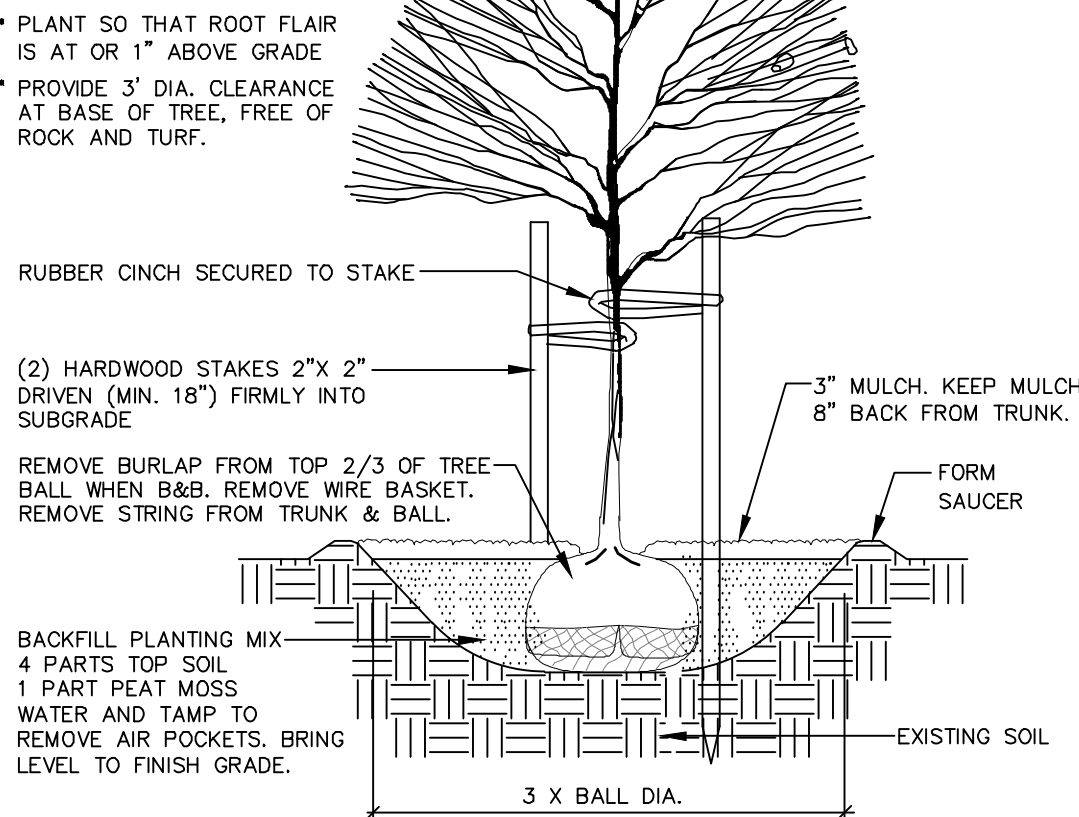
Zelkova serrata 'Green Vase'
Green Vase Zelkova 2" cal. (3 total)
- 

Zelkova serrata 'Musashino'
Musashino Zelkova 2" cal. (59 total)
- 

Pinus nigra
Austrian Pine 6' ht. (3 total)

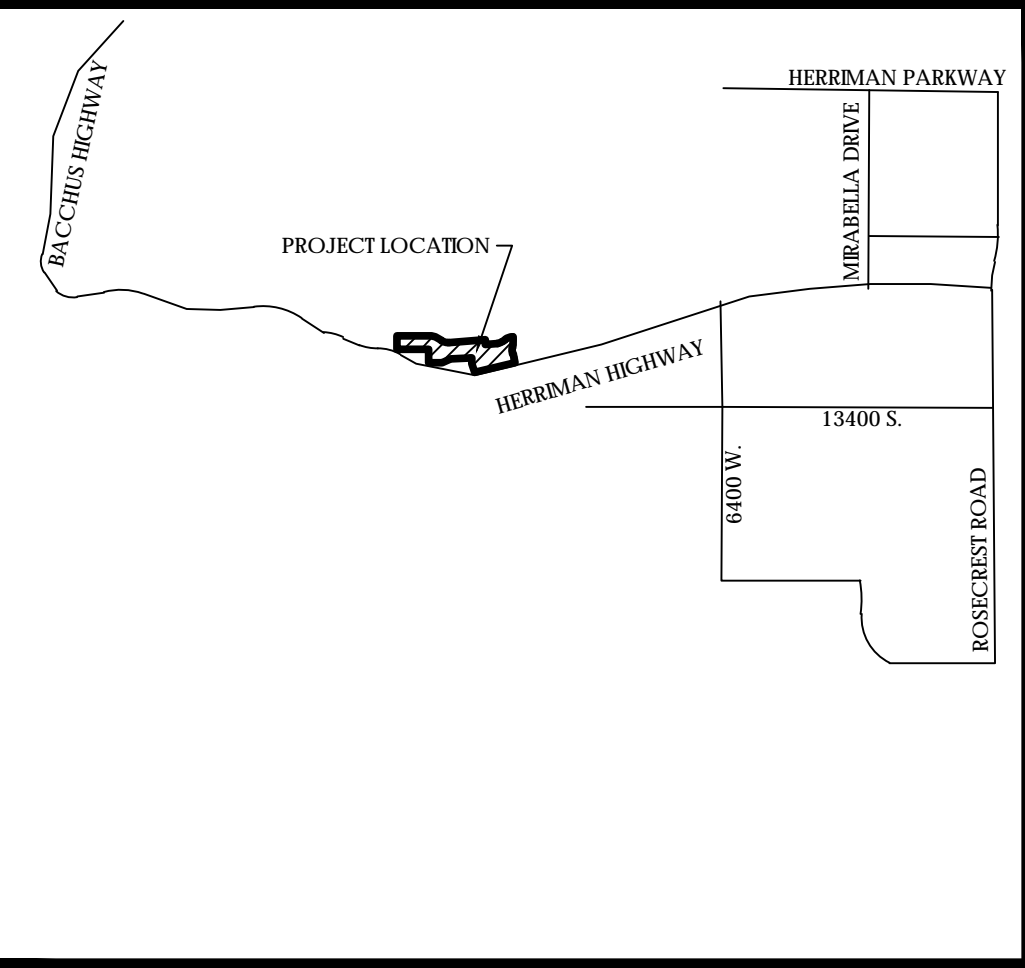
LANDSCAPE NOTES:

1. LAWN AREAS WILL BE SODDED WITH KENTUCKY BLUEGRASS BLEND OVER 4 INCHES GOOD GRADE TOPSOIL.

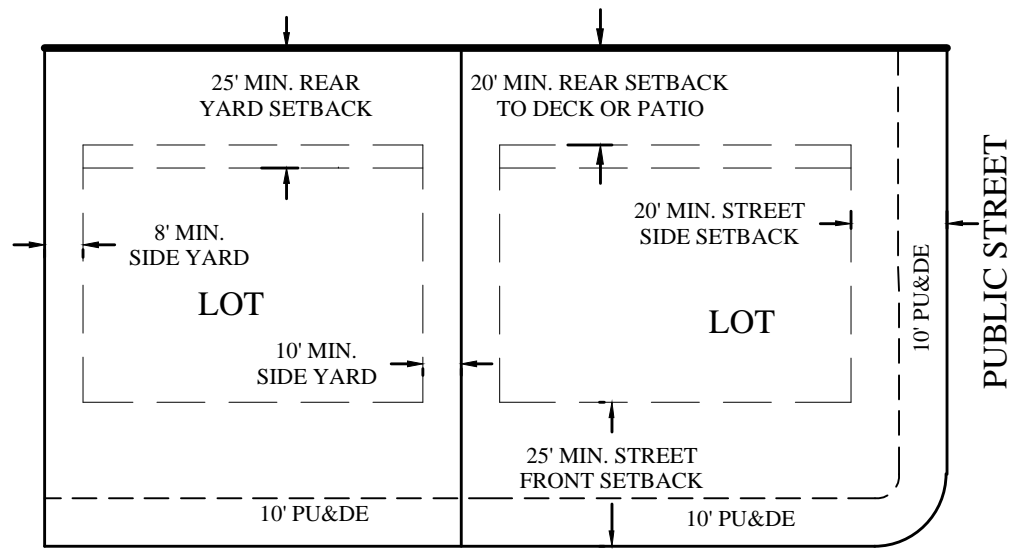


TREE PLANTING & STAKING

NOT TO SCALE



VICINITY MAP

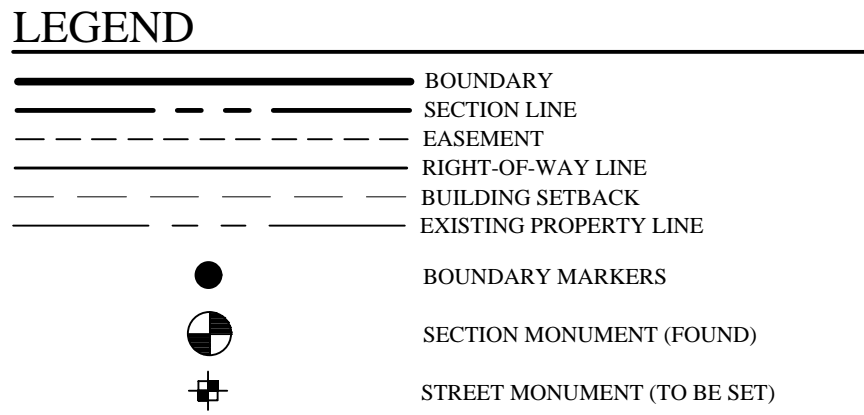


TYPICAL BUILDING SETBACKS

N.T.S.

NOTES:

1. #5 REBAR AND CAP SET AT ALL REAR LOT CORNERS. PIN OR NAIL SET IN CURB AT EXTENSION OF SIDE LOT LINES IN LIEU OF SETTING THE FRONT LOT CORNER.
2. REAR YARD SETBACK TO BE 25' FROM LOT LINE TO DWELLING AND 20' FROM LOT LINE TO ANY PORTION OF PATIO OR DECK.
3. ALL PARCELS ARE HERE DEDICATED TO HERRIMAN CITY AS OPEN SPACE.



HIDDEN OAKS POD 20

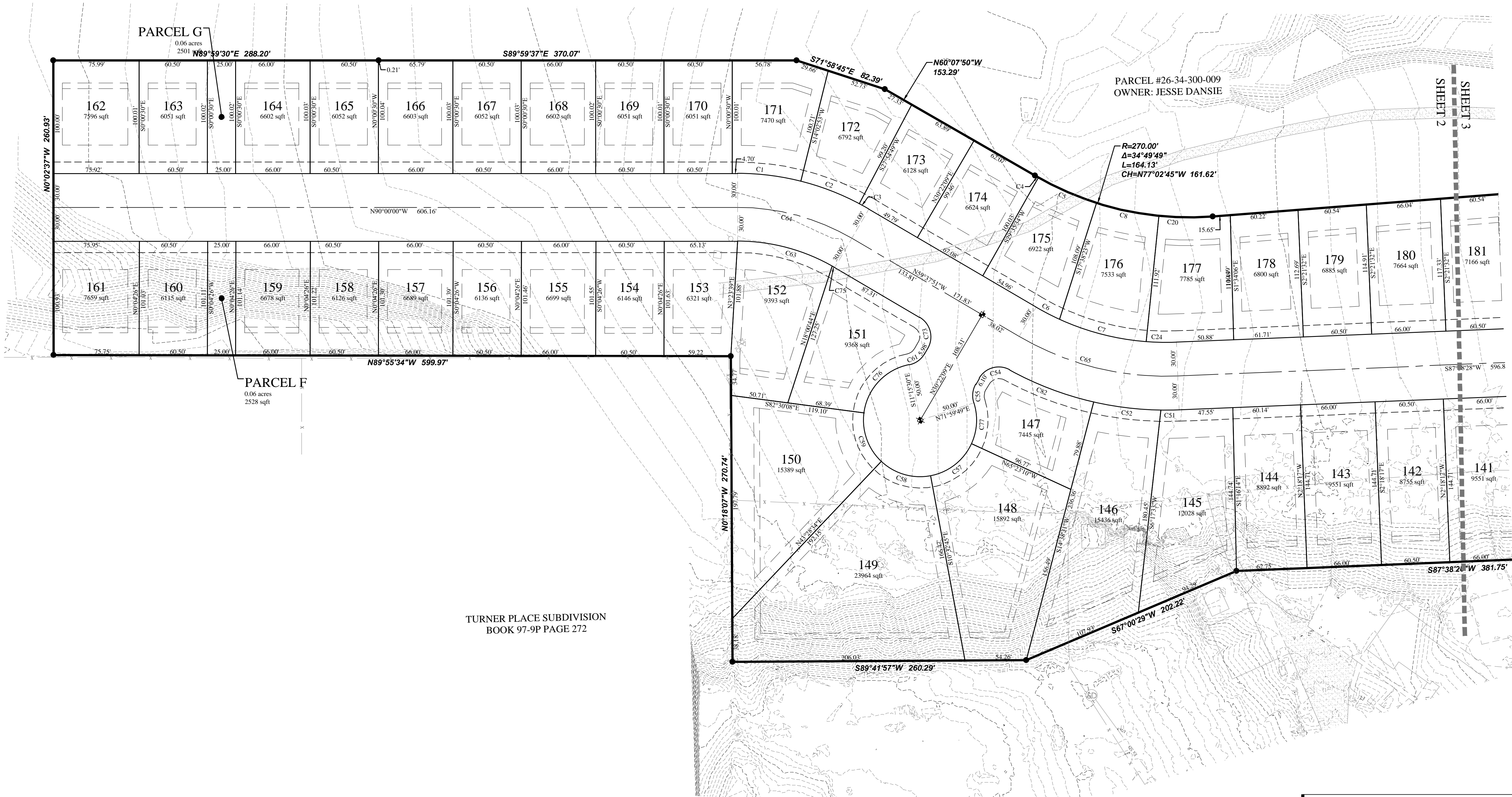
PHASE I
SUBDIVISION
PRELIMINARY PLAT - NOT TO BE RECORDED
LOCATED IN THE SW 1/4 OF SECTION 34, T3S, R2W,
SALT LAKE BASE & MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH



GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



TURNER PLACE SUBDIVISION
BOOK 97-9P PAGE 272

PREPARED FOR
OWNER/DEVELOPER
PERRY HOMES
17 EAST WINCHESTER STREET,
SUITE 200
MURRAY, UTAH 84107
(801) 608-8040
CONTACT: DAN REEVE

PREPARED BY



HIDDEN OAKS POD 20
PHASE I
SUBDIVISION
LOCATED IN THE SW 1/4 OF SECTION 34, T3S, R2W,
SALT LAKE BASE & MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH

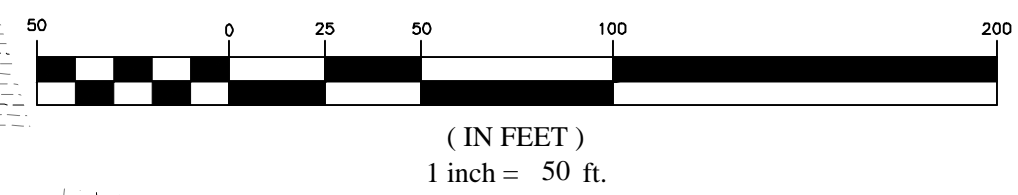
PRELIMINARY PLAT - NOT TO BE RECORDED

HIDDEN OAKS POD 20

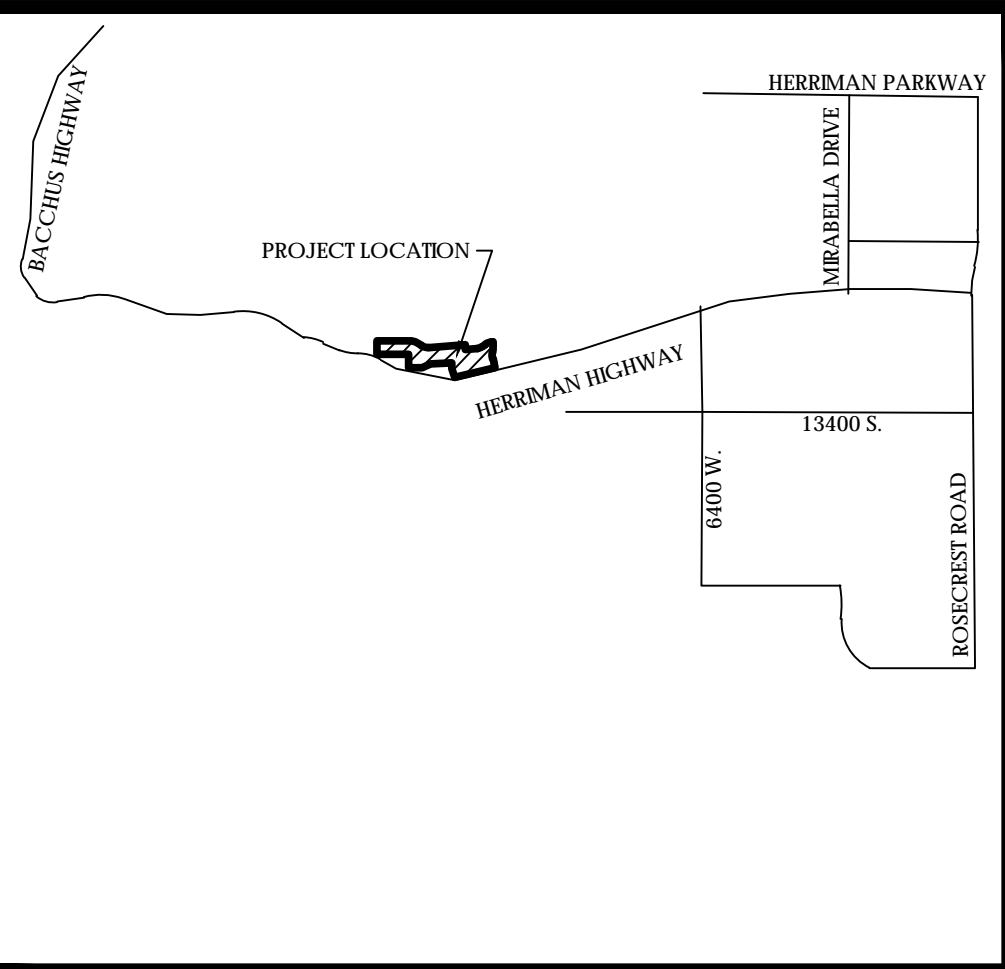
PHASE 1
SUBDIVISION
PRELIMINARY PLAT - NOT TO BE RECORDED
LOCATED IN THE SW 1/4 OF SECTION 34, T3S, R2W,
SALT LAKE BASE & MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH



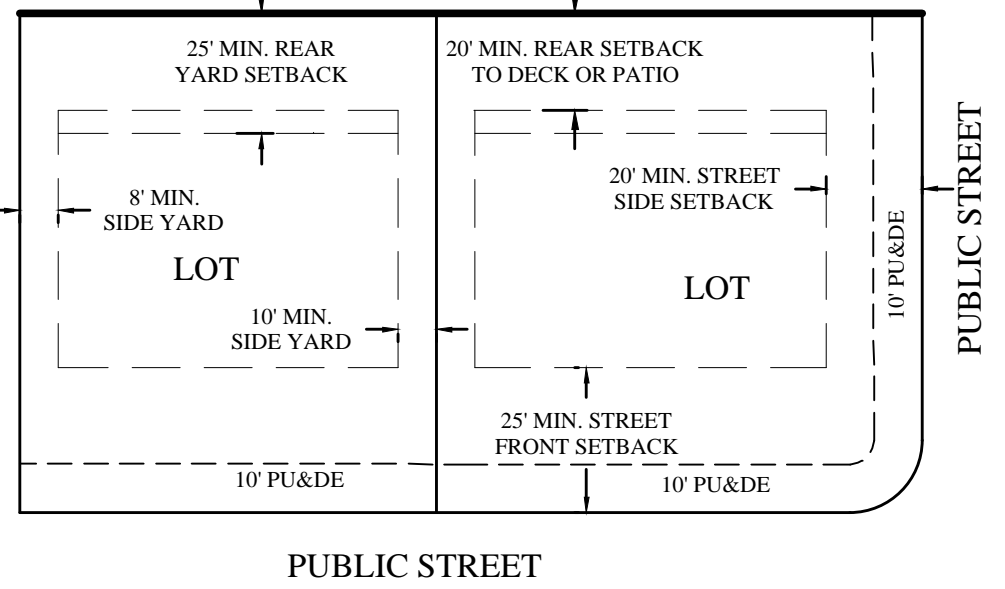
GRAPHIC SCALE



- LEGEND**
- BOUNDARY
 - SECTION LINE
 - EASEMENT
 - RIGHT-OF-WAY LINE
 - BUILDING SETBACK
 - EXISTING PROPERTY LINE
 - BOUNDARY MARKERS
 - SECTION MONUMENT (FOUND)
 - STREET MONUMENT (TO BE SET)



VICINITY MAP



TYPICAL BUILDING SETBACKS

N.T.S.

NOTES:

- #5 REBAR AND CAP SET AT ALL REAR LOT CORNERS. PIN OR NAIL SET IN CURB AT EXTENSION OF SIDE LOT LINES IN LIEU OF SETTING THE FRONT LOT CORNER.
- REAR YARD SETBACK TO BE 25' FROM LOT LINE TO DWELLING AND 20' FROM LOT LINE TO ANY PORTION OF PATIO OR DECK.
- ALL PARCELS ARE HERE DEDICATED TO HERRIMAN CITY AS OPEN SPACE.



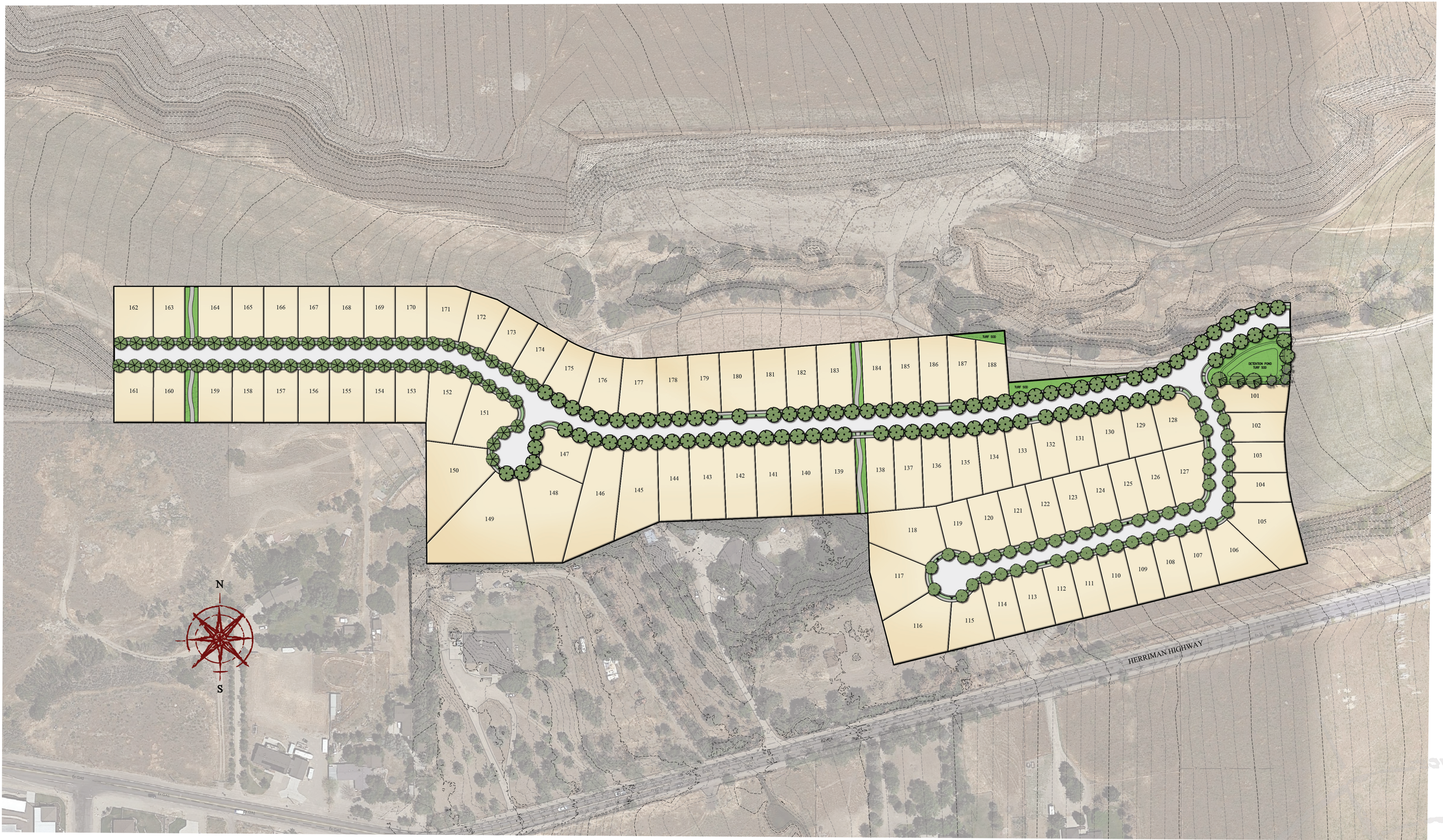
PREPARED FOR
OWNER/DEVELOPER
PERRY HOMES
17 EAST WINCHESTER STREET,
SUITE 200
MURRAY, UTAH 84107
(801) 608-8040
CONTACT: DAN REEVE

PREPARED BY



HIDDEN OAKS POD 20
PHASE 1
SUBDIVISION
LOCATED IN THE SW 1/4 OF SECTION 34, T3S, R2W,
SALT LAKE BASE & MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH

PRELIMINARY PLAT - NOT TO BE RECORDED



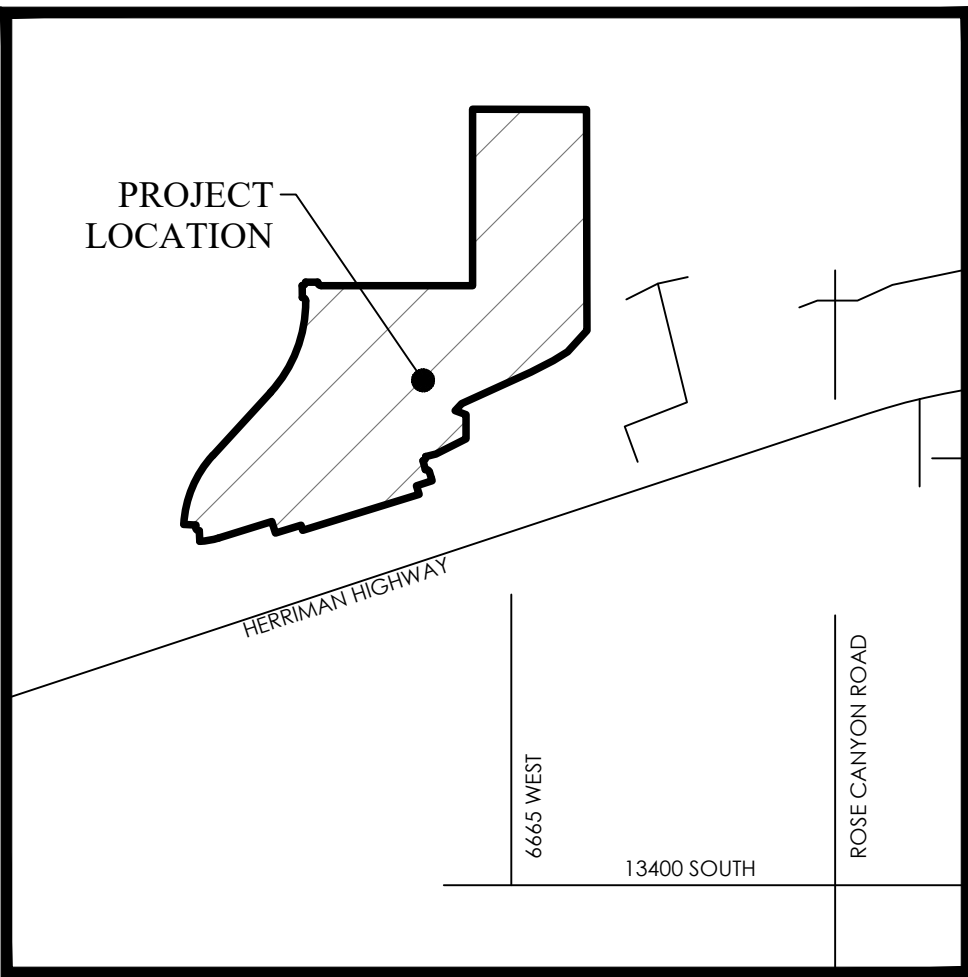
HIDDEN OAKS pod 20

HERRIMAN, SALT LAKE COUNTY
12/9/2019
19-0156



Staff Report

Attachment D Pods 4-7 Site Plan



VICINITY MAP
N.T.S.

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS

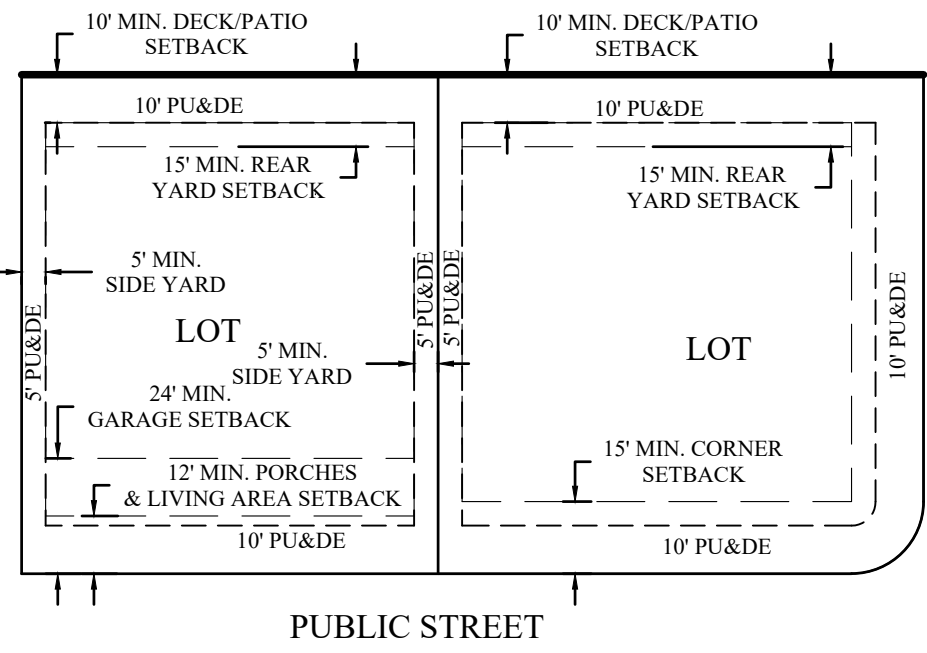
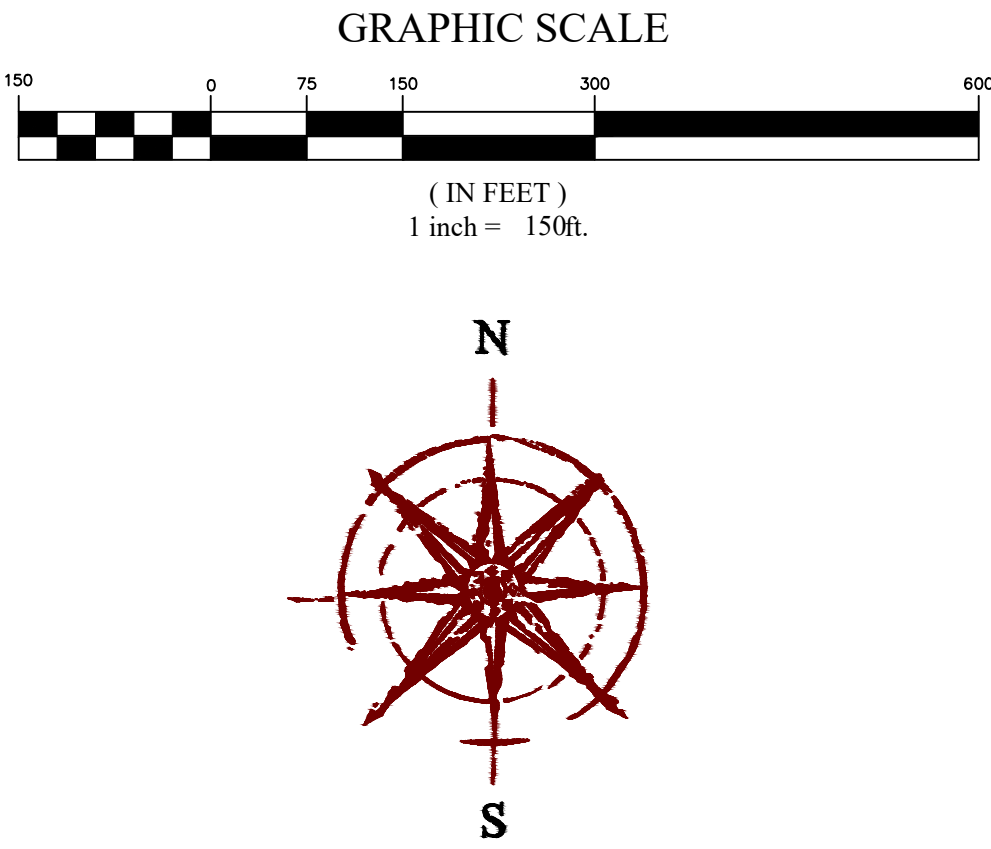
NOTES:

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- PARCEL A, B, C, AND D IS HEREBY DEDICATED TO HERRIMAN CITY AS OPEN SPACE.

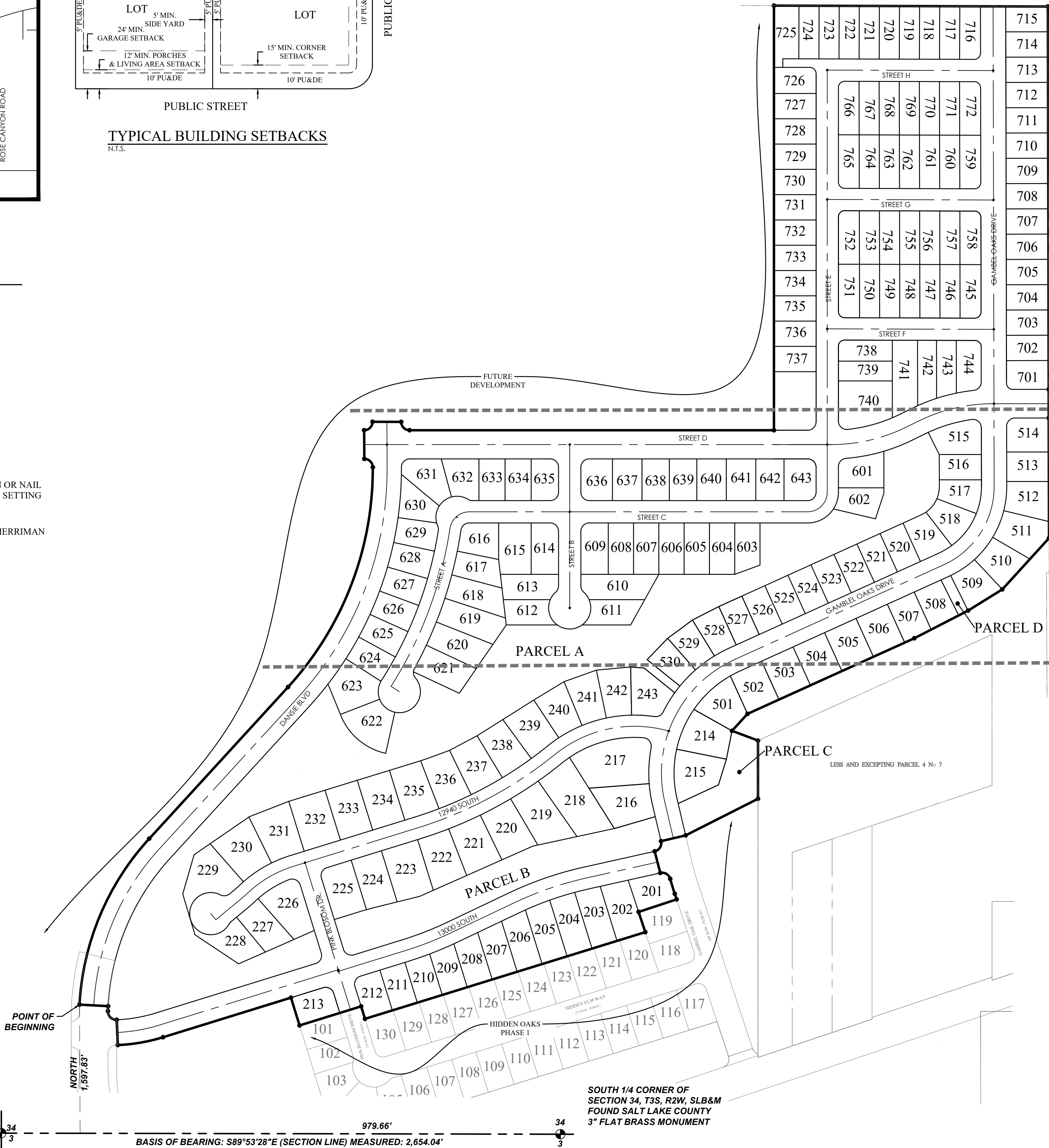
HIDDEN OAKS PODS 4,5,6,7

PRELIMINARY PLAT

LOCATED IN THE SE1/4 & SW 1/4 OF SECTION 34, T3S, R2W,
SALT LAKE BASE & MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH



TYPICAL BUILDING SETBACKS
N.T.S.

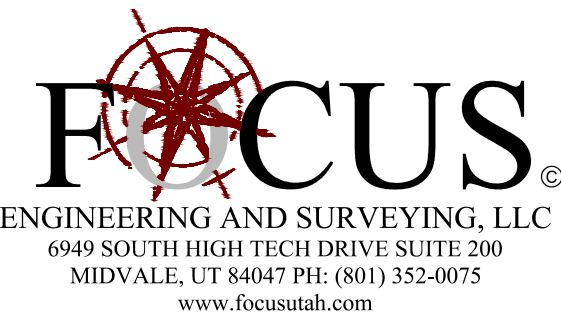


TABULATIONS:

- TOTAL PLAT ACREAGE: 58.08 AC
- TOTAL LOT ACREAGE: 31.46 AC
- TOTAL ACREAGE IN STREETS: 779,100 SF
- TOTAL ACREAGE IN OPEN SPACE: 9.23 AC
- AVERAGE LOT SIZE: .16 AC
- NUMBER OF LOTS: 188
- DENSITY: 3.23 UNITS/ACRE

01/21/2020

PREPARED BY



HEALTH DEPARTMENT

APPROVED THIS _____ DAY OF _____
A.D. 20____ BY HEALTH DEPARTMENT

DIRECTOR, SALT LAKE CO. HEALTH DEPARTMENT

CHECKED FOR ZONING

ZONE: _____ DATE: _____
AREA: _____ WIDTH: _____
NAME: _____

COMCAST

APPROVED THIS _____ DAY OF _____
A.D. 20____ BY COMCAST

COMCAST

PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____
A.D. 20____ BY HERRIMAN PLANNING COMMISSION

CHAIRMAN, HERRIMAN PLANNING COMMISSION

CENTURY LINK COMMUNICATIONS

APPROVED THIS _____ DAY OF _____
A.D. 20____ BY CENTURY LINK COMMUNICATIONS

CENTURY LINK COMMUNICATIONS

HERRIMAN CITY MUNICIPAL WATER

APPROVED THIS _____ DAY OF _____
A.D. 20____ BY HERRIMAN CITY MUNICIPAL WATER

HERRIMAN CITY

ROCKY MOUNTAIN POWER

APPROVED THIS _____ DAY OF _____
A.D. 20____ BY ROCKY MOUNTAIN POWER

ROCKY MOUNTAIN POWER

HERRIMAN CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE

DATE _____ HERRIMAN CITY ENGINEER

SOUTH VALLEY SEWER DISTRICT

APPROVED THIS _____ DAY OF _____
A.D. 20____ BY S.V.S.D.

S.V.S.D.

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____
A.D. 20____

HERRIMAN CITY ATTORNEY

DOMINION ENERGY

APPROVED THIS _____ DAY OF _____
A.D. 20____ BY DOMINION ENERGY

DOMINION ENERGY

HERRIMAN CITY

APPROVED THIS _____ DAY OF _____
A.D. 20____ BY HERRIMAN CITY.

ATTEST: _____ RECORDER _____ PLANNING DIRECTOR _____

SURVEYOR'S CERTIFICATE

I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NUMBER 10516507 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

HIDDEN OAKS PODS 4,5,6,7
SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

Date _____

BOUNDARY DESCRIPTION

A portion of Section 34, Township 3 South, Range 2 West, Salt Lake Base and Meridian, Herriman, Utah, more particularly described as follows:

Beginning at a point located N89°53'28"W along the Section line 979.66 feet and North 1,597.83 feet from the South 1/4 Corner of Section 34, T3S, R2W, SLB&M; thence Northeasterly along the arc of a 634.00 feet radius non-tangent curve to the right (radius bears: S86°53'20"E) 435.63 feet through a central angle of 39°22'06" (chord: N22°47'43"E 427.11 feet); thence N42°28'46"E 487.83 feet; thence along the arc of a curve to the left with a radius of 766.00 feet a distance of 572.09 feet through a central angle of 42°47'29" Chord: N21°05'01"E 558.88 feet to a point of compound curvature; thence along the arc of a curve to the left with a radius of 20.00 feet a distance of 31.31 feet through a central angle of 89°41'17" Chord: N45°09'22"W 28.21 feet; thence N00°31'07"W 68.00 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 20.00 feet (radius bears: North) a distance of 31.53 feet through a central angle of 90°19'35" Chord: N44°50'12"E 28.36 feet; thence S89°48'29"E 68.00 feet; thence Southeasterly along the arc of a non-tangent curve to the left having a radius of 20.00 feet (radius bears: N89°40'25"E) a distance of 31.30 feet through a central angle of 89°40'25" Chord: S45°09'48"E 28.20 feet; thence East 864.61 feet; thence North 1,007.47 feet to the 1/16th (40 acre) line; thence S89°49'23"E along the 1/16th (40 acre) line 650.03 feet to the Northeast corner of the SW1/4 of the NE1/4 of said Section 34; thence S00°07'34"E along the 1/16th (40 acre) line 1,261.46 feet; thence S42°20'26"W 164.55 feet; thence S58°14'15"W 95.64 feet; thence S62°45'19"W 143.49 feet; thence S65°37'45"W 434.53 feet; thence S42°30'52"W 54.63 feet; thence S69°31'03"E 66.00 feet to the Westerly line of COLTON SUBDIVISION, according to the Official Plat thereof recorded August 15, 1997 as Entry No. 6715025 in Book 97-8 of Plats at Page 248 of the Official Records of Salt Lake County; thence South along said plat 138.10 feet; thence S63°09'20"W 192.49 feet; thence S76°46'06"W 60.00 feet; thence Southwesterly along the arc of a non-tangent curve to the right having a radius of 20.00 feet (radius bears: S76°46'06"W) a distance of 31.64 feet through a central angle of 90°39'13" Chord: S32°05'42"W 28.45 feet; thence S14°35'31"E 53.03 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 20.00 feet (radius bears: S12°34'41"E) a distance of 30.32 feet through a central angle of 86°51'04" Chord: S59°09'09"E 27.50 feet to a point of reverse curvature; thence along the arc of a curve to the left having a radius of 826.50 feet a distance of 36.98 feet through a central angle of 02°33'49" Chord: S17°00'32"E 36.98 feet; thence S18°17'27"E 13.90 feet; thence S71°42'33"W 95.00 feet; thence S18°17'27"E 50.52 feet; thence S72°48'42"W 696.29 feet; thence N17°11'18"W 31.00 feet; thence S72°48'42"W 153.00 feet; thence N17°11'18"W 69.00 feet; thence S72°48'42"W 317.55 feet; thence along the arc of a curve to the right with a radius of 426.50 feet a distance of 109.47 feet through a central angle of 14°42'20" Chord: S80°09'52"W 109.17 feet; thence N02°28'58"W 60.00 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 20.00 feet (radius bears: N02°28'58"W) a distance of 32.96 feet through a central angle of 94°24'35" Chord: N45°16'40"W 29.35 feet to a point of compound curvature; thence along the arc of a curve to the right with a radius of 566.00 feet a distance of 11.70 feet through a central angle of 01°11'02" Chord: N02°31'08"E 11.70 feet; thence N86°53'20"W 68.00 feet to the point of beginning.

Contains: 58.08 acres +/-

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCEL, AND STREETS TO BE HEREAFTER KNOWN AS

HIDDEN OAKS PODS 4,5,6,7
SUBDIVISION

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITY LINES AND FACILITIES.

IN WITNESS WHEREOF _____ HAVE HEREUNTO SET
HAND THIS _____ DAY OF _____ A.D. 20____

CHRISTOPHER P. GAMVROULAS, PRESIDENT
IVORY DEVELOPMENT, LLC

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE _____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AN FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, CHRISTOPHER P. GAMVROULAS, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT LLC, A UTAH LLC AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY

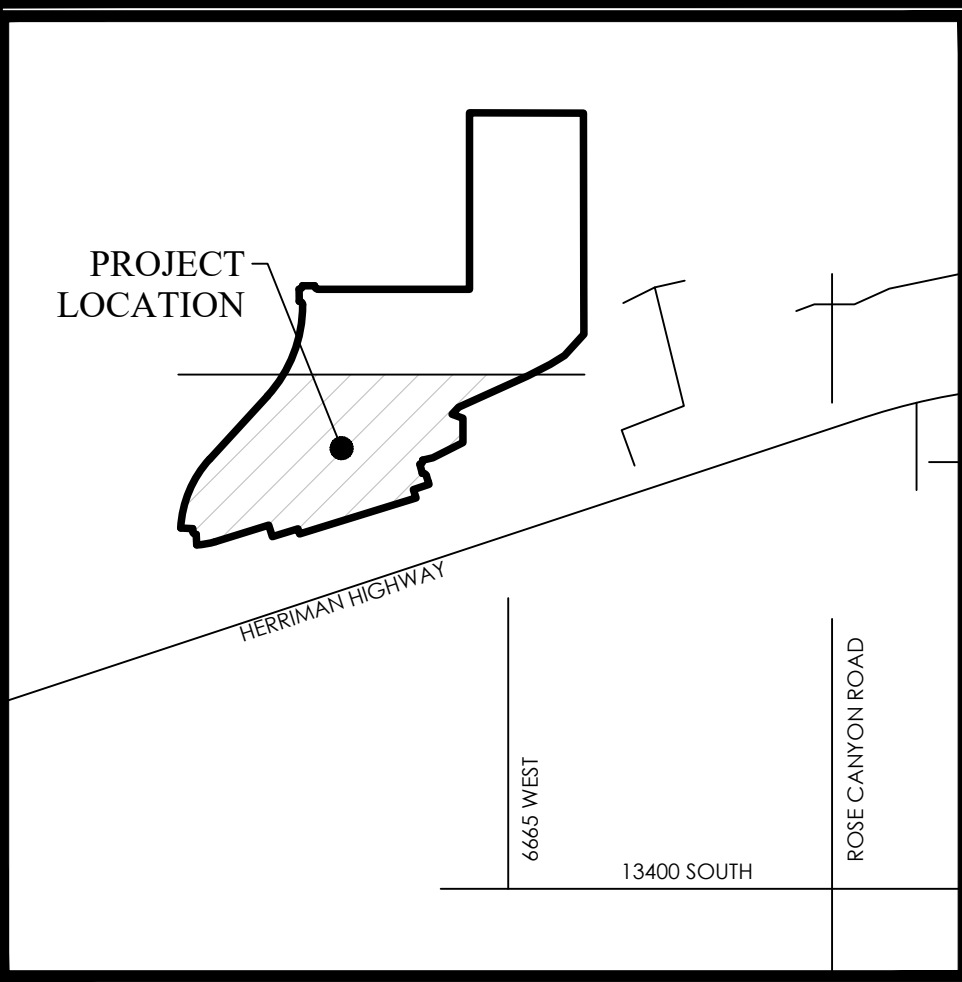
MY COMMISSION No. _____ PRINTED FULL NAME OF NOTARY _____

HIDDEN OAKS PODS 4,5,6,7
PRELIMINARY PLAT
LOCATED IN THE SE1/4 & SW1/4 OF SECTION 34, T3S, R2W,
SALT LAKE BASE & MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH

RECORDED #
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

\$ _____
FEE _____ SALT LAKE COUNTY RECORDER



VICINITY MAP
N.T.S.

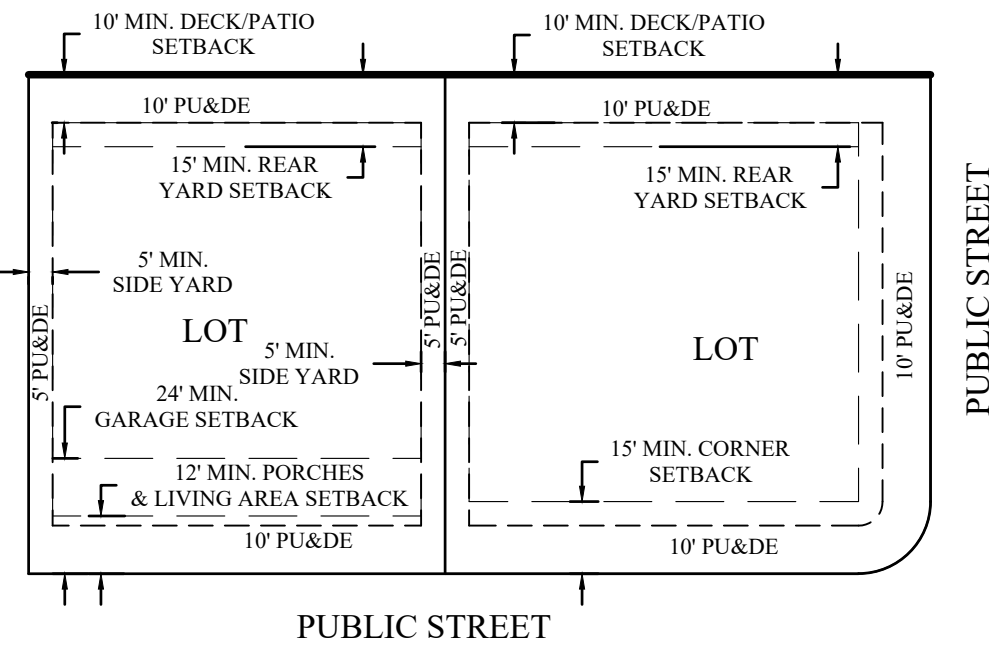
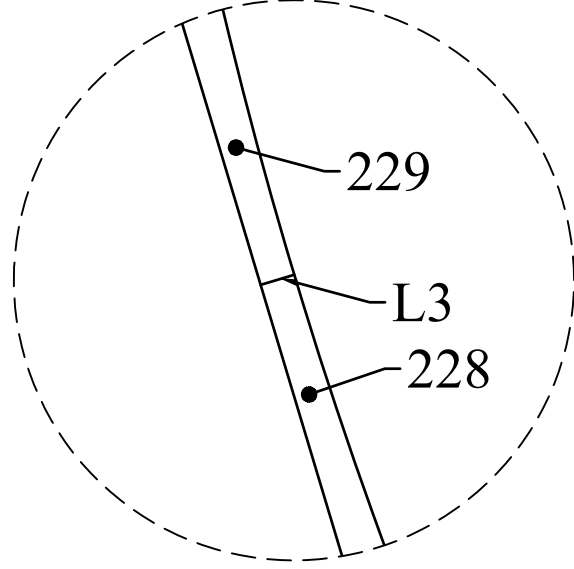
LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS

NOTES:

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- PARCEL A, B, C, AND D IS HEREBY DEDICATED TO HERRIMAN CITY AS OPEN SPACE.

DETAIL A



TYPICAL BUILDING SETBACKS
N.T.S.

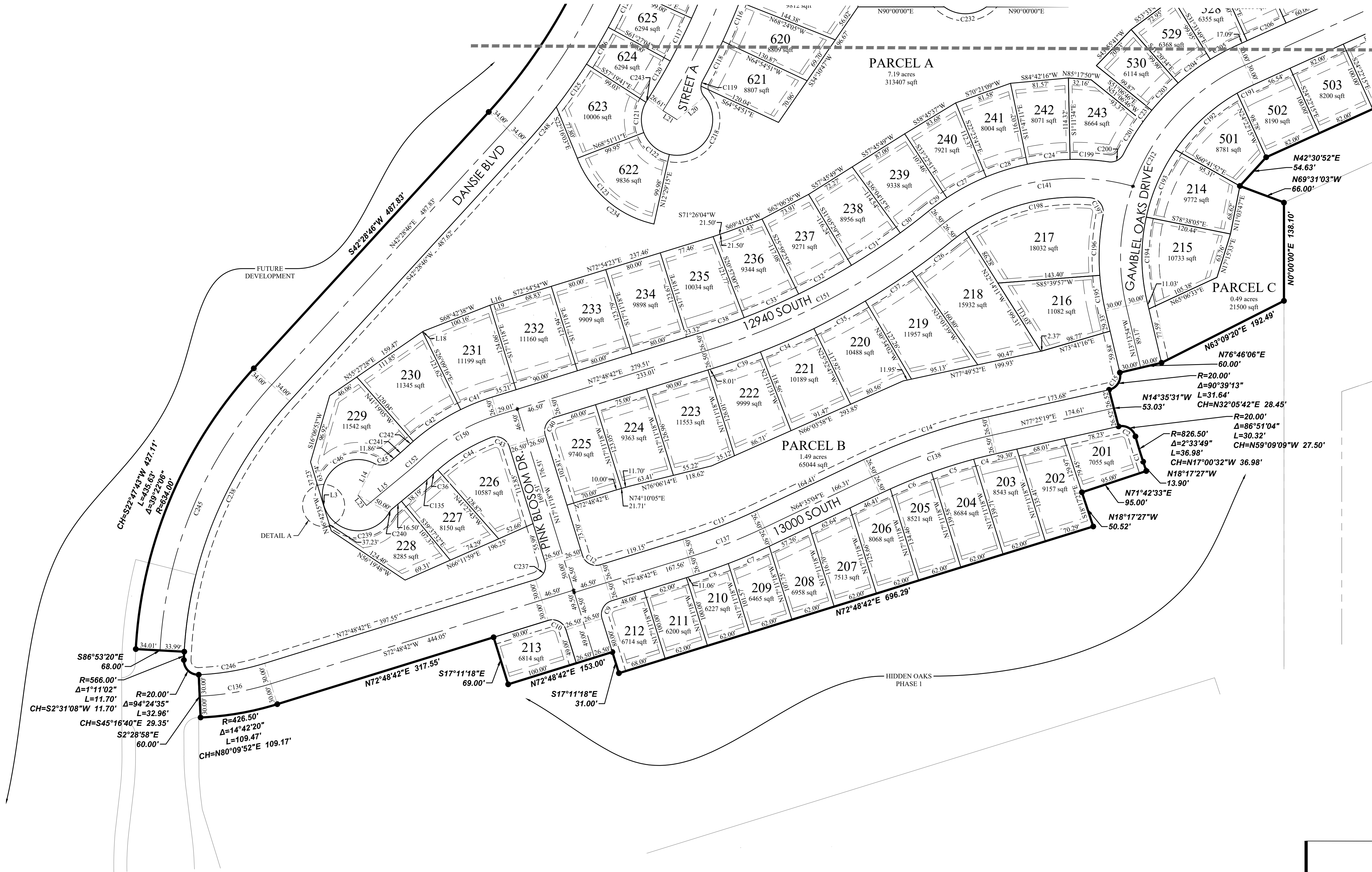
HIDDEN OAKS PODS 4,5,6,7

PRELIMINARY PLAT

LOCATED IN THE SE1/4 & SW 1/4 OF SECTION 34, T3S, R2W,
SALT LAKE BASE & MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH



(IN FEET)
1 inch = 80 ft.



SHEET 3
SHEET 2

HIDDEN OAKS PODS 4,5,6,7

PRELIMINARY PLAT

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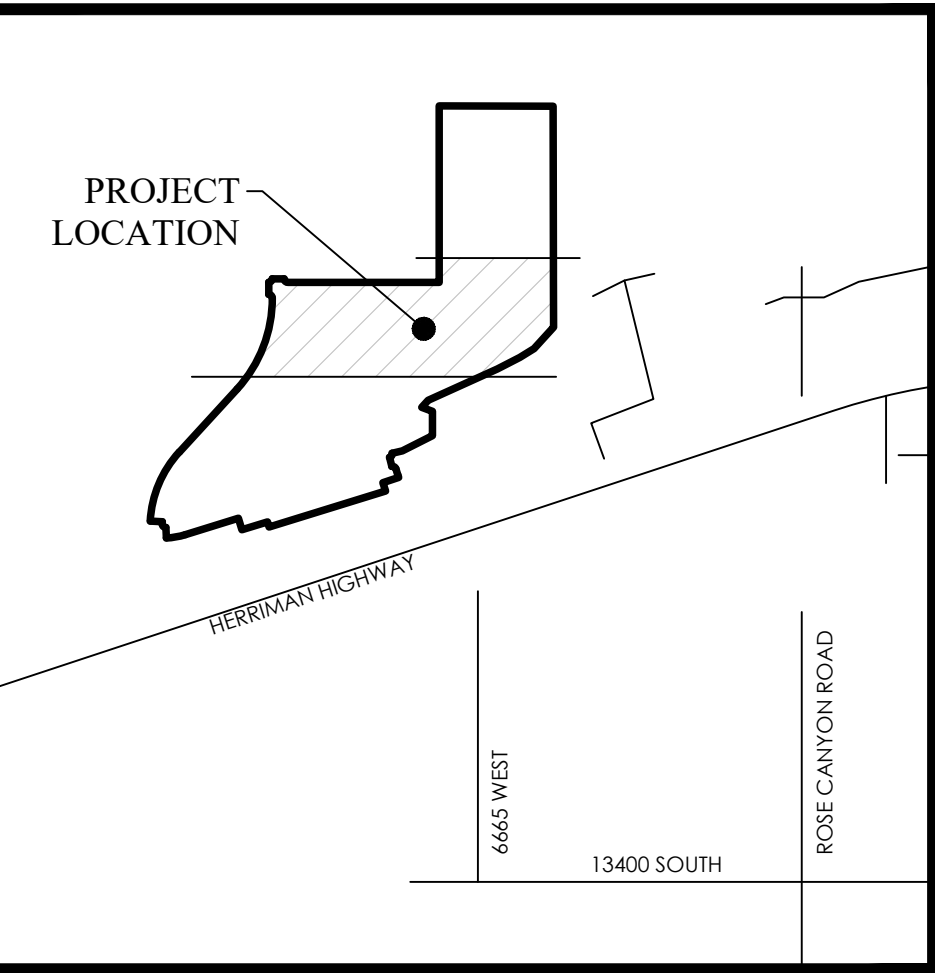
\$ FEE SALT LAKE COUNTY RECORDER

SHEET 2 OF 4

01/21/2020

PREPARED BY

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

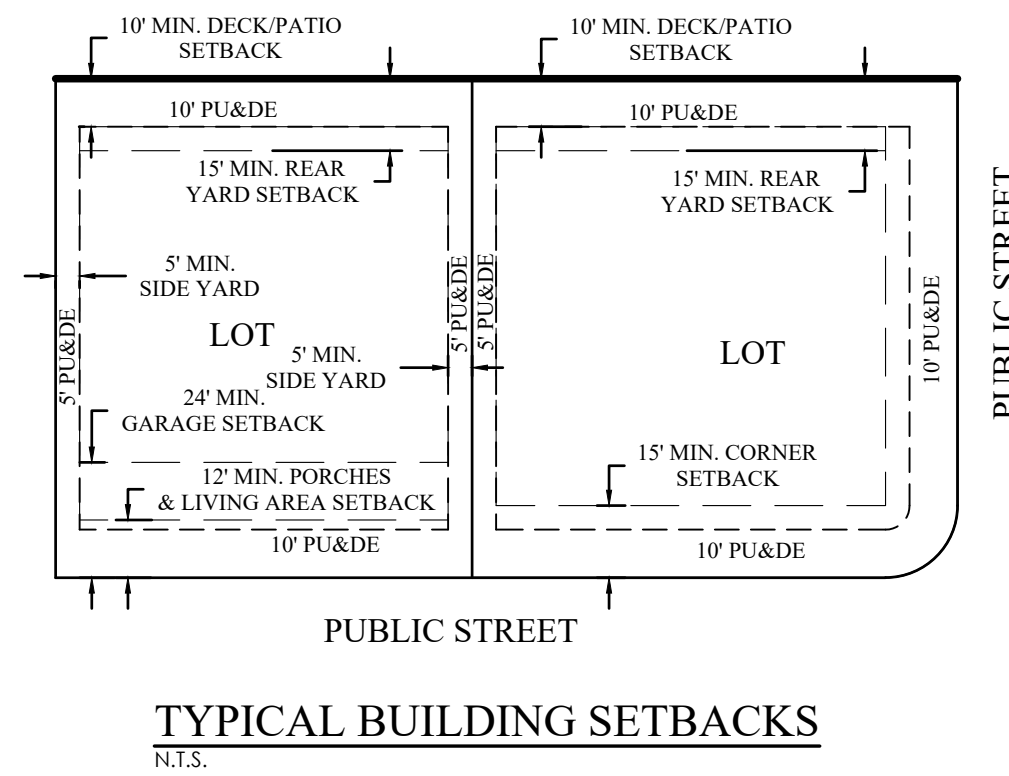
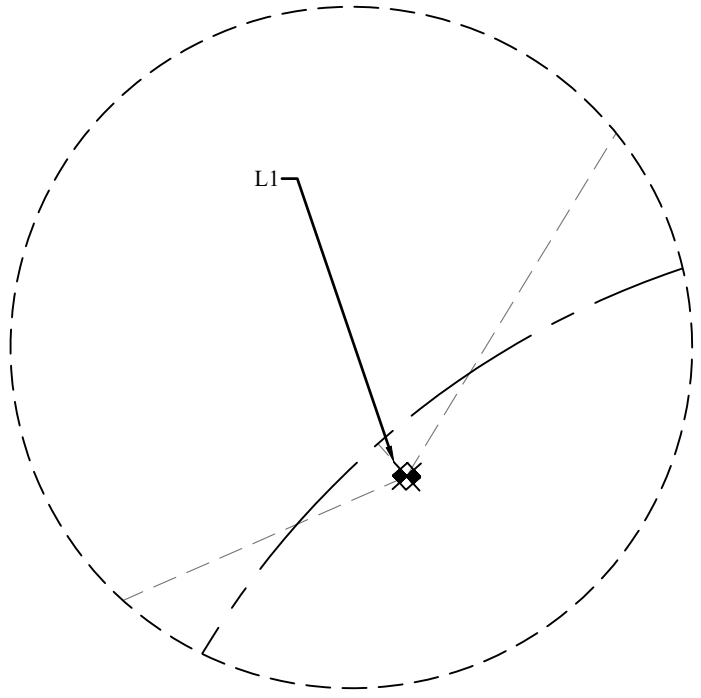


VICINITY MAP
N.T.S.

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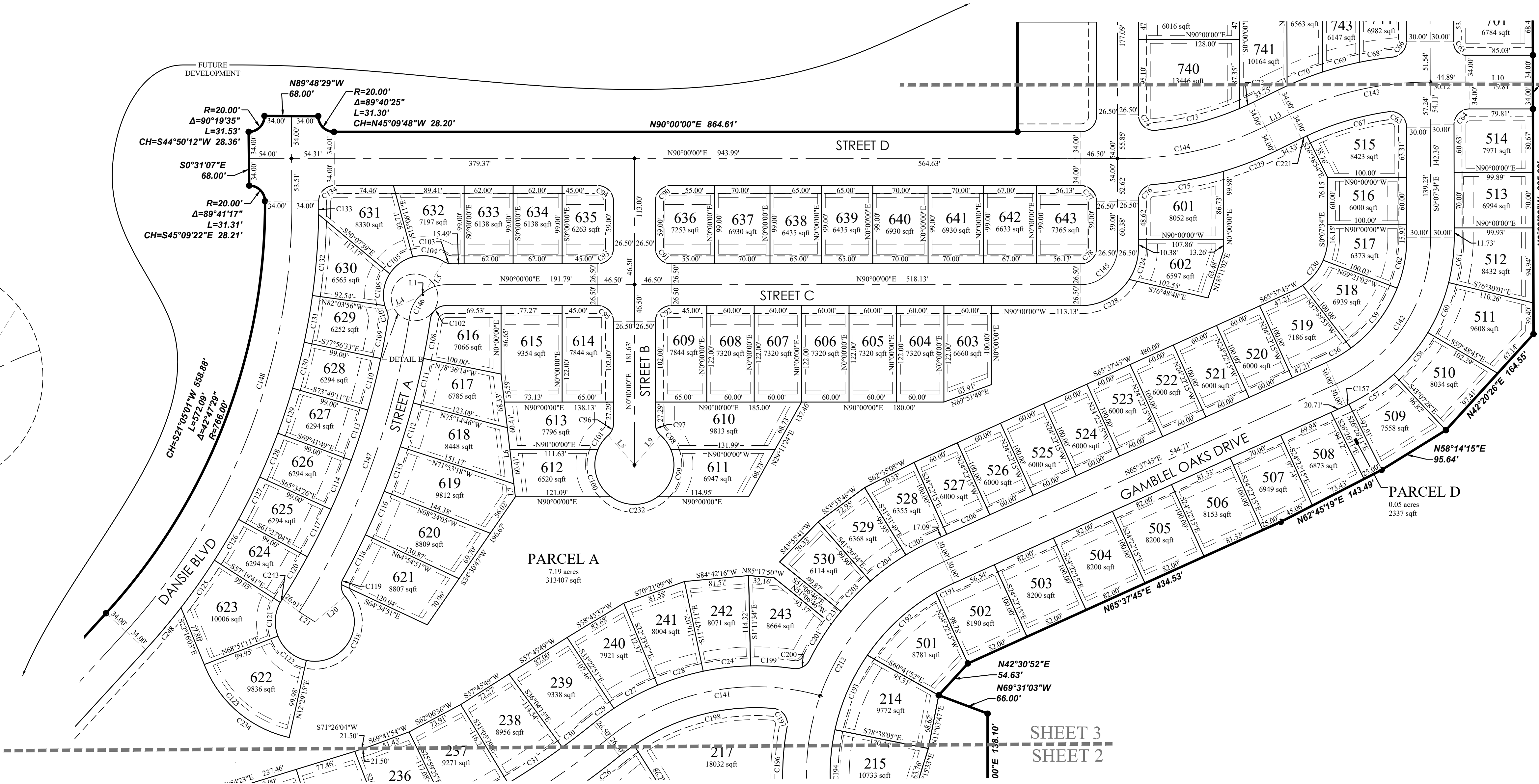
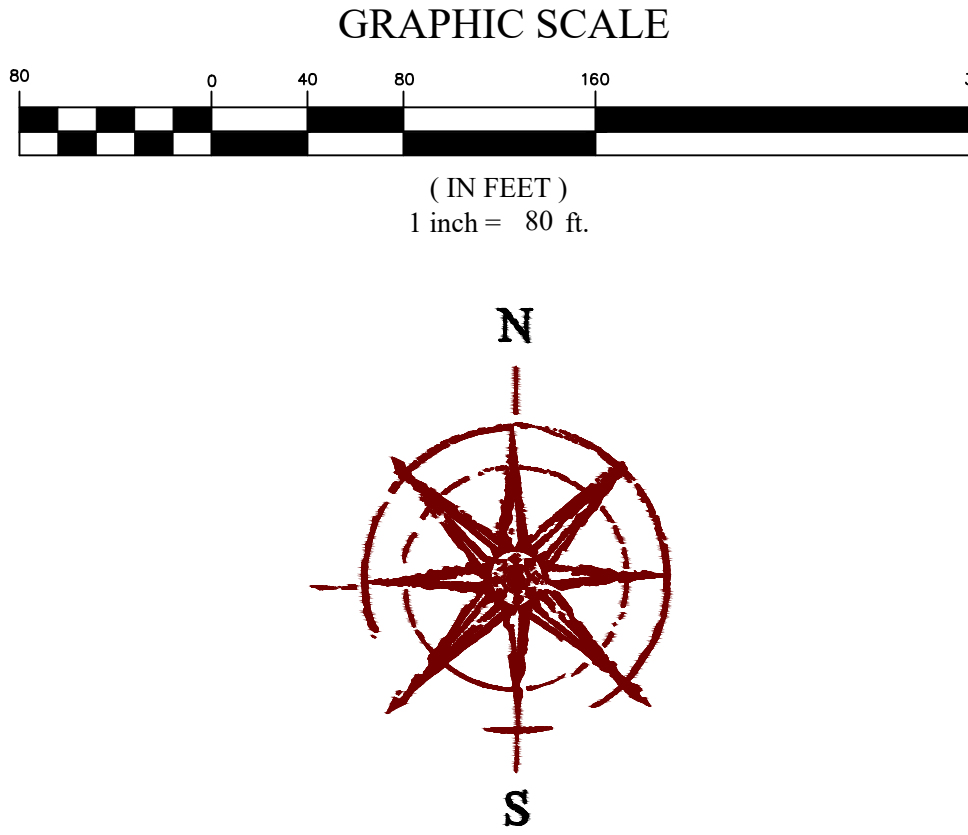
DETAIL B



HIDDEN OAKS PODS 4,5,6,7

PRELIMINARY PLAT

LOCATED IN THE SE1/4 & SW 1/4 OF SECTION 34, T3S, R2W,
SALT LAKE BASE & MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH



SHEET 4
SHEET 3

SHEET 3
SHEET 2

HIDDEN OAKS PODS 4,5,6,7

PRELIMINARY PLAT

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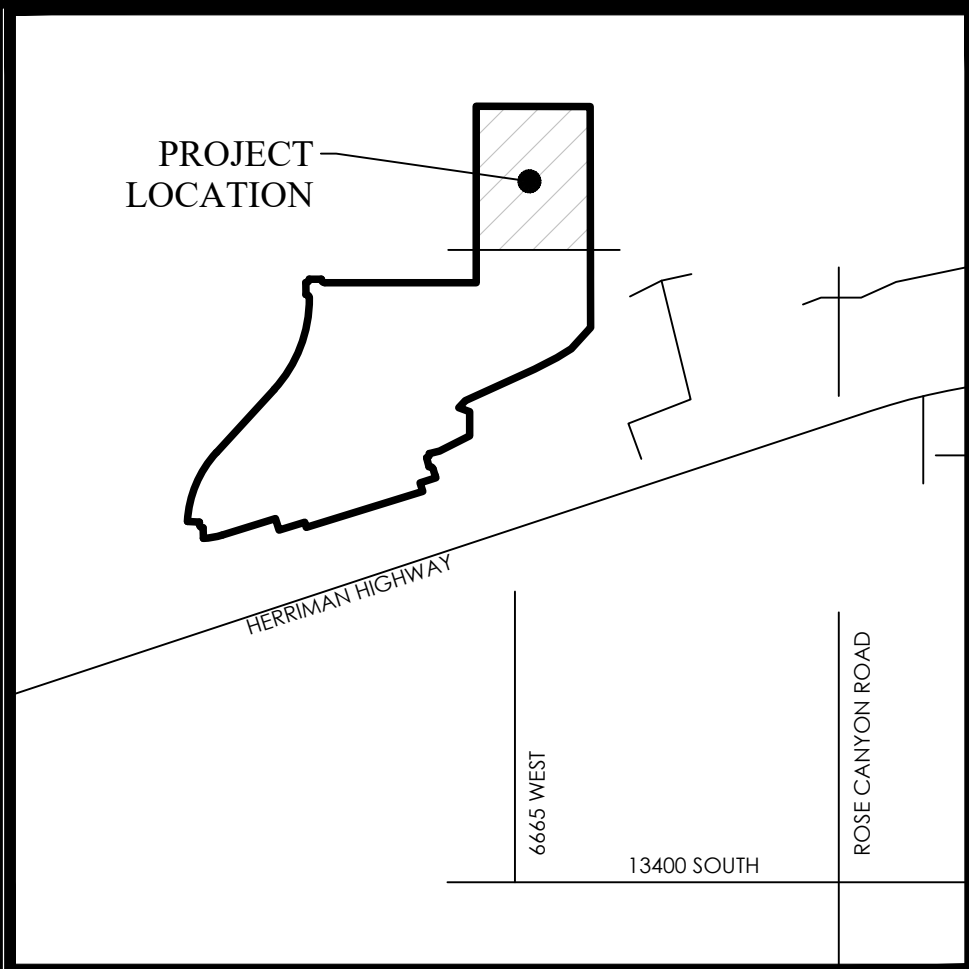
DATE: TIME: BOOK: PAGE:

\$
FEE SALT LAKE COUNTY RECORDER

01/21/2020

PREPARED BY





VICINITY MAP
N.T.S.

LEGEND

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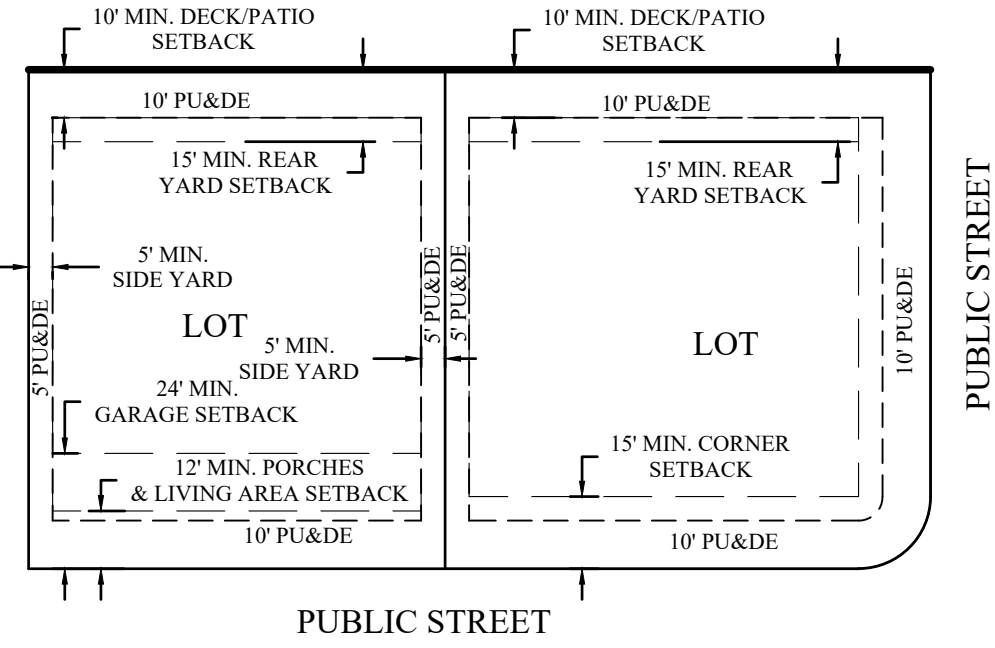
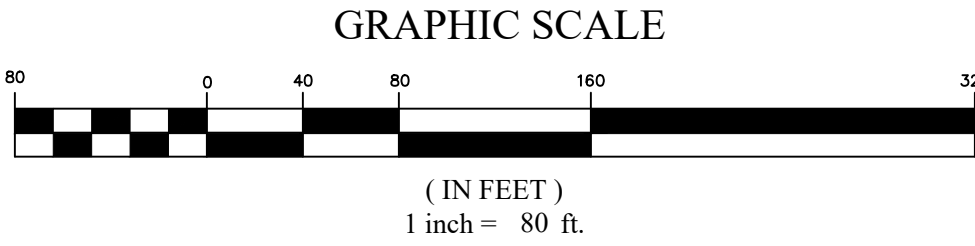
PREPARED BY



HIDDEN OAKS PODS 4,5,6,7

PRELIMINARY PLAT

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SALT LAKE BASE & MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH



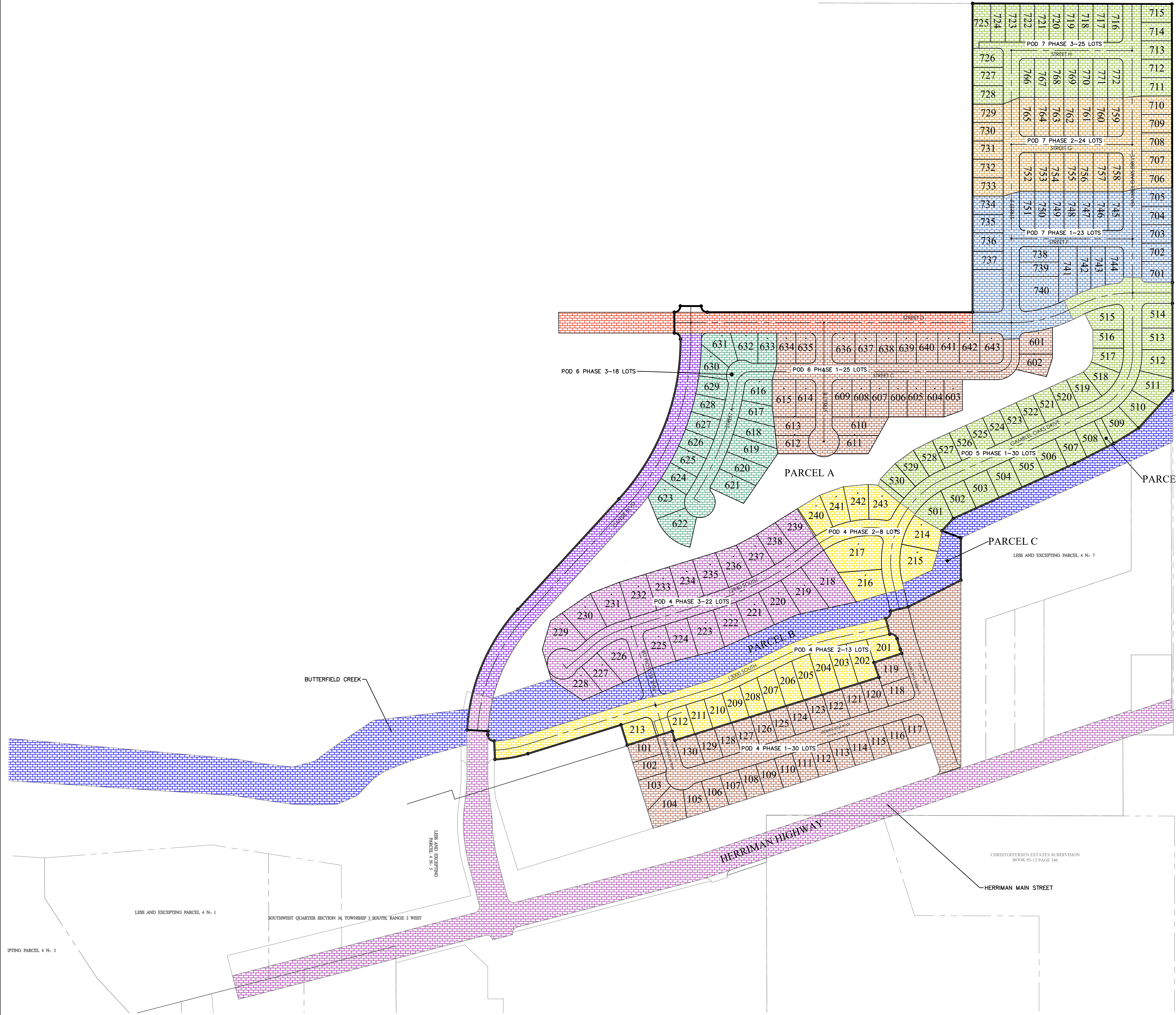
TYPICAL BUILDING SETBACKS
N.T.S.

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	826.50	2°33'49"	36.98	N17°00'32"W	36.98
C2	20.00	86°51'04"	30.32	N59°09'09"W	27.50
C4	773.50	2°26'01"	32.86	S76°12'18"W	32.85
C5	773.50	4°35'38"	62.02	S72°41'29"W	62.00
C6	773.50	4°36'34"	62.23	S68°05'23"W	62.21
C7	826.50	4°19'13"	62.32	S67°07'04"W	62.31
C8	826.50	3°32'01"	50.97	S71°02'41"W	50.96
C9	20.00	90°00'00"	31.42	S27°48'42"W	28.28
C10	20.00	90°00'00"	31.42	N62°11'18"W	28.28
C12	20.00	90°00'00"	31.42	S62°11'18"E	28.28
C13	800.00	8°13'38"	114.87	N68°41'53"E	114.78
C14	826.50	12°50'16"	185.18	N71°00'11"E	184.80
C15	20.00	90°39'13"	31.64	N32°05'42"E	28.45
C24	300.00	11°31'58"	60.39	N83°30'56"E	60.28
C26	1000.00	4°02'01"	70.40	S52°57'21"W	70.39
C27	300.00	11°57'30"	62.61	N62°06'16"E	62.50
C28	300.00	11°33'04"	60.48	N72°54'27"E	60.38
C29	300.00	6°10'57"	32.37	N53°46'03"E	32.36
C30	947.00	2°59'25"	49.42	N52°26'03"E	49.42
C31	947.00	4°58'46"	82.30	N56°25'08"E	82.27
C32	947.00	5°06'04"	84.31	N61°27'33"E	84.28
C33	947.00	5°02'25"	83.31	N66°31'47"E	83.28
C34	1000.00	4°41'16"	81.82	S66°27'51"W	81.79
C35	1000.00	4°41'16"	81.82	S61°46'35"W	81.79
C36	250.00	2°12'39"	9.65	S47°25'57"W	9.65
C37	1000.00	4°27'36"	77.84	S57°12'09"W	77.82
C38	947.00	3°45'42"	62.17	N70°55'51"E	62.16
C39	1000.00	4°00'12"	69.87	S70°48'36"W	69.86
C40	20.00	90°00'00"	31.42	S27°48'42"W	28.28
C41	303.00	8°57'58"	47.42	N68°19'43"E	47.37
C42	303.00	15°09'49"	80.19	N56°15'49"E	79.96
C43	20.00	94°21'37"	32.94	N64°22'07"W	29.34
C44	250.00	19°54'48"	86.89	S58°29'41"W	86.45
C45	20.00	66°44'44"	23.30	N83°44'50"E	22.00
C46	50.00	133°49'47"	116.79	N59°12'19"E	91.99
C56	173.50	11°58'22"	36.26	N59°38'34"E	36.19
C57	233.50	16°44'27"	68.22	S56°12'04"W	67.98
C58	233.50	16°49'17"	68.55	S39°25'12"W	68.31
C59	173.50	32°02'48"	97.04	N37°37'59"E	95.78
C60	233.50	16°53'26"	68.83	S22°33'51"W	68.59
C61	233.50	14°14'42"	58.05	S06°59'47"W	57.90
C62	173.50	21°44'09"	65.82	N10°44'31"E	65.43
C63	20.00	97°51'16"	34.16	N49°03'12"E	30.16
C64	20.00	90°07'34"	31.46	S44°56'13"W	28.32
C65	15.00	89°52'26"	23.53	S45°03'47"E	21.19
C66	20.00	84°01'19"	29.33	N41°53'05"E	26.77
C67	366.00	16°56'46"	108.25	S73°32'47"W	107.86
C68	434.00	5°29'45"	41.63	N81°08'52"E	41.61
C69	434.00	6°25'04"	48.61	N75°11'28"E	48.59
C70	434.00	6°22'12"	48.25	N68°47'50"E	48.23

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C71	434.00	1°45'57"	13.38	N64°43'45"E	13.38
C72	400.00	2°47'09"	19.45	N65°19'02"E	19.45
C73	400.00	15°43'25"	109.77	N75°22'21"E	109.43
C74	20.00	96°05'05"	33.54	S48°02'33"E	29.75
C75	400.00	13°04'06"	91.23	S79°22'15"W	91.04
C76	20.00	85°21'32"	29.80	S42°40'46"W	27.12
C77	20.00	90°00'00"	31.42	N45°00'00"W	28.28
C78	20.00	90°00'00"	31.42	N45°00'00"E	28.28
C79	15.00	90°18'11"	23.64	N45°01'31"E	21.27
C80	15.00	89°49'23"	23.52	S44°54'42"E	21.18
C81	15.00	90°10'37"	23.61	S45°05'18"W	21.25
C82	15.00	90°10'37"	23.61	S45°05'18"W	21.25
C83	15.00	89°41'49"	23.48	N44°58'29"W	21.16
C84	15.00	90°18'11"	23.64	N45°01'31"E	21.27
C85	15.00	89°49'23"	23.52	S44°54'42"E	21.18
C86	15.00	90°10'37"	23.61	S45°05'18"W	21.25
C87	15.00	90°00'00"	23.56	N45°00'00"W	21.21
C88	15.00	90°18'11"	23.64	N45°01'31"E	21.27
C89	15.00	89°41'49"	23.48	N44°58'29"W	21.16
C90	20.00	90°00'00"	31.42	S45°00'00"W	28.28
C91	20.00	90°00'00"	31.42	S45°00'00"E	28.28
C92	20.00	90°00'00"	31.42	S45°00'00"W	28.28
C93	20.00	90°00'00"	31.42	N45°00'00"E	28.28
C94	20.00	90°00'00"	31.42	N45°00'00"W	28.28
C95	20.00	90°00'00"	31.42	N45°00'00"W	28.28
C96	20.00	48°22'21"	16.89	N24°11'10"E	16.39
C97	20.00	48°22'43"	16.89	S24°11'21"E	16.39
C98	50.00	25°16'21"	22.05	S35°44'40"E	21.88
C99	50.00	76°57'29"	67.16	S15°21'40"W	62.22
C100	50.00	76°57'29"	67.16	N15°21'40"W	62.22
C101	50.00	25°16'30"	22.06	N35°44'44"E	21.88
C102	20.00	81°32'42"	28.46	S49°13'39"W	26.12
C103	20.00	31°23'52"	10.96	S74°18'04"E	10.82
C104	50.00	46°30'02"	40.58	S81°51'09"E	39.47
C105	50.00	42°10'03"	36.80	N53°48'48"E	35.97
C106	50.00	48°03'13"	41.93	N08°42'10"E	40.72
C107	20.00	32°38'22"	11.39	N07°19'26"W	11.24
C108	959.50	3°01'16"	50.59	S09°55'30"W	50.59
C109	933.00	3°03'41"	49.85	N10°31'36"E	49.85
C110	933.00	4°07'22"	67.14	N14°07'08"E	67.12
C111	959.50	3°27'02"	57.78	S13°04'27"W	57.78
C112	959.50	3°27'02"	57.78	S16°25'57"W	57.78
C113	933.00	4°07'22"	67.14	N18°14'30"E	67.12
C114	933.00	4°07'22"	67.14	N22°21'53"E	67.12
C115	959.50	3°35'00"	60.01	S19°51'19"W	60.00
C116	959.50	3°35'00"	60.01	S23°20'35"E	60.00
C117	933.00	4°07'22"	67.14	N26°29'15"E	67.12
C118	959.50	3°42'02"	61.97	S26°53'15"W	61.96
C119	20.00	23°30'53"	8.21	S16°55'52"W	8.15
C120	933.00	3°48'13"	61.94	N30°27'03"E	61.93

Curve Table					
CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C121	50.00	50°27'12"	44.03	N04°02'31"E	42.62
C122	50.00	56°24'49"	49.23	N49°21'39"W	47.27
C123	150.00	56°21'56"	147.56	S49°19'47"E	141.69
C124	73.00	33°02'13"	42.09	S16°31'06"W	41.51
C125	834.00	5°02'55"	73.49	S35°11'46"W	73.46
C126	834.00	4°07'22"	60.01	S30°36'37"W	60.00
C127	834.00	4°07'22"	60.01	S26°29'15"W	60.00
C128	834.00	4°07'22"	60.01	S22°21'53"W	60.00
C129	834.00	4°07'22"	60.01	S18°14'30"W	60.00
C130	834.00	4°07'22"	60.01	S14°07'08"W	60.00
C131	834.00	4°07'22"	60.01	S09°59'45"W	60.00
C132	834.00	7°04'24"	102.96	S04°23'52"W	102.89
C133	834.00	1°08'02"	16.50	S00°17'40"W	16.50
C134	20.00	90°16'21"	31.51	S44°51'49"W	28.35
C135	276.50	4°02'50"	19.53	S48°21'03"W	19.53
C136	396.50	14°42'20"	101.77	N80°09'52"E	101.49
C137	800.00	8°13'38"	114.87	N68°41'53"E	114.78
C138	800.00	12°50'16"	179.25	S71°00'11"W	178.87
C141	300.00	54°47'40"	286.90	S78°20'10"W	276.09
C142	203.50	65°45'19"	233.55	N32°45'05"E	220.94
C143	400.00	26°09'13"	182.59	S76°55'23"W	181.01
C144	400.00	26°09'13"	182.59	N76°55'23"E	181.01
C145	46.50	90°00'00"	73.04	N45°00'00"E	65.76
C146	46.50	81°32'37"	66.18	S49°13'41"W	60.73
C147	959.50	24°02'30"	402.61	N20°28'38"E	399.67
C148	800.00	42°48'21"	597.68	N21°04'35"E	583.88
C150	276.50	26°17'42"	126.90	S59°39'51"W	125.78
C151	973.50	21°52'22"	371.63	N61°52'31"E	369.38
C152	303.00	3°51'28"	20.40	N48°26'44"E	20.40
C157	233.50	1°03'27"	4.31	S65°06'01"W	4.31
C191	266.00	5°29'34"	25.50	S62°52'58"W	25.49
C192	266.00	25°31'11"	118.48	S47°22'36"W	117.50
C193	266.00	22°16'59"	103.45	S23°28'31"W	102.80
C194	266.00	25°41'04"	119.24	S00°30'30"E	118.25
C195	326.00	8°50'23"	50.30	N08°48'43"W	50.25
C196	326.00	15°02'33"	85.59	N03°07'45"E	85.34
C197	20.00	96°08'46"	33.56	N37°25'21"W	29.76
C198	273.50	38°48'01"	185.21	S75°06'15"W	181.69
C199	300.00	10°21'24"	54.23	S86°25'31"E	54.15
C200	20.00	71°53'24"	25.09	N62°23'21"E	23.48
C201	326.00	9°21'33"	53.25	N31°07'25"E	53.19
C203	326.00	9°22'51"	53.38	N44°00'37"E	53.32
C204	326.00	9°49'47"	55.93	N53°36'56"E	55.86
C205	326.00	7°10'16"	40.80	N62°06'57"E	40.77
C212	296.00	78°51'39"	407.41	S26°11'55"W	376.00
C218	50.00	142°50'42"	124.66	S31°06'59"W	94.79
C227	366.50	14°42'20"	94.07	N80°09'52"E	93.81
C228	73.00	56°57'47"	72.58	S61°31'06"W	69.62
C229	400.00	10°21'40"	72.33	S68°38'05"W	72.24
C230	73.50	32°32'19"	41.74	N39°11'10"E	41.18

Line Table		
LINE	DIRECTION	LENGTH
L1	N41°15'35"W	2.27
L3	N73°17'25"E	0.37
L4	N66°21'24"E	50.00
L5	S31°23'52"W	50.00
L6	S06°40'04"E	71.55
L7	N06°40'04"W	16.54
L8	N41°37'08"W	50.01
L9	N41°37'17"E	50.01
L10	N90°00'00"E	85.03
L11	N90°00'00"W	21.00
L12	N00°00'00"E	20.40
L13	N63°50'47"E	34.30
L14	N27°07'12"E	50.00
L15	N50°22'28"E	77.92
L18	N55°27'28"E	1.56
L19	N87°44'42"E	21.17
L20	N49°47'03"E	50.03
L21	N57°30'07"W	23.47
L23	S39°33'37"E	18.86



LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- STREET MONUMENT (TO BE SET)
- BOUNDARY MARKERS

N

S

GRAPHIC SCALE

(IN FEET)
1 inch = 150ft.

FOCUS
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 552-6075
www.focusutah.com

HIDDEN OAKS PODS 4-7

HERRIMAN CITY

PHASING EXHIBIT

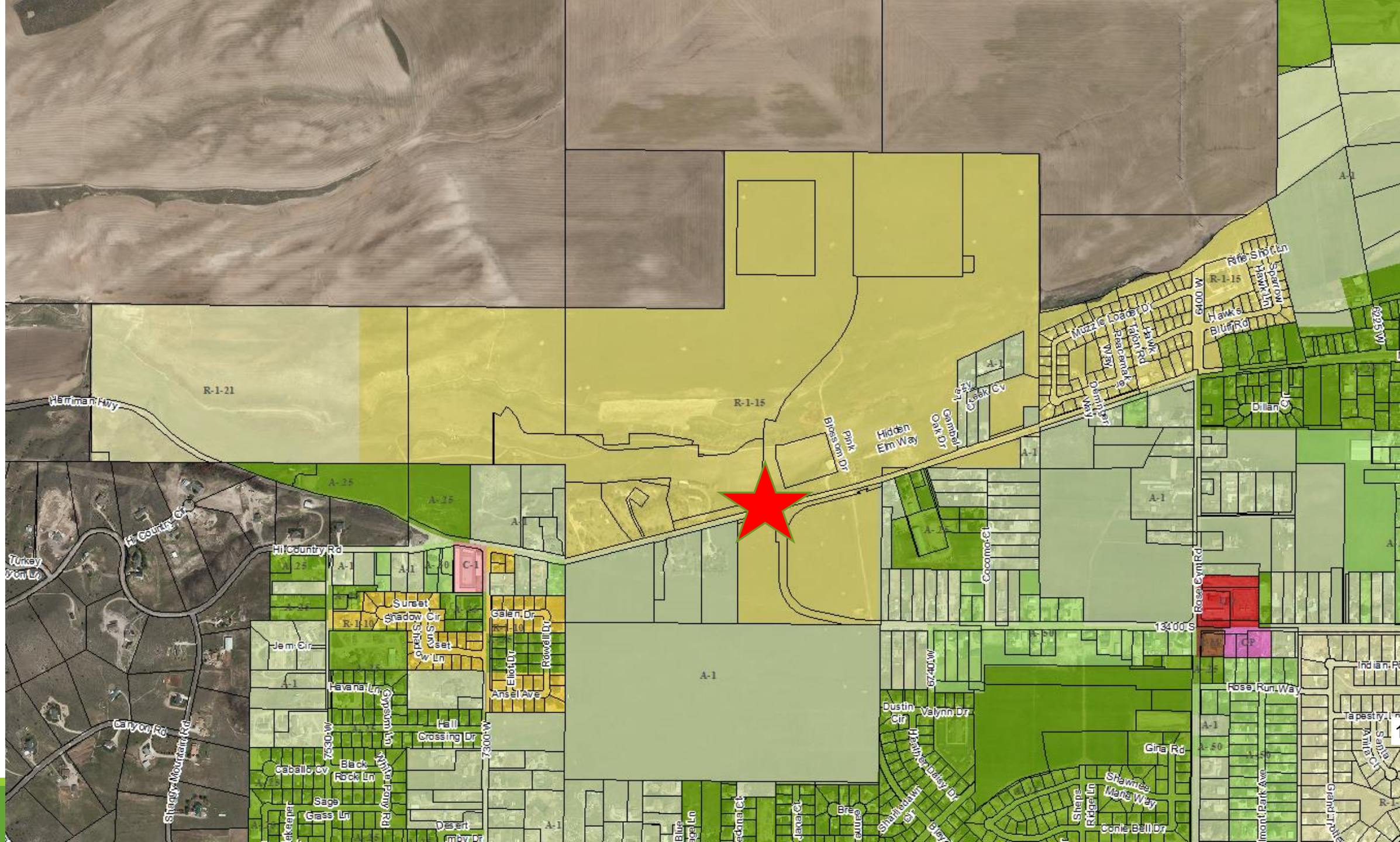
REVISION BLOCK	
#	DESCRIPTION
1	
2	
3	
4	
5	
6	

PHASING EXHIBIT

Scale: 1"=150' Drawn: BBD
Date: 2/28/20 Job #: 20-0006
Sheet: 01

Item 2.4

Discussion of several proposed phases of Hidden Oaks, including pod 1, pods 4-7 and pod 20, on property located at approximately 6710 W Herriman Highway



Proposed Land Use

Site Summary

Total Site Area	371.97 acres
Total Site Area without Schools & churches	326.53 acres
Total Open Space Area	68.82 ac (21.08%)
Total Residential Units w/o schools & churches in place	3,006 units
Gross Density without schools & churches in place	2.70 du/ac
Total Residential Units w/ schools & churches in place	799 units
Net Density with schools & churches in place	2.45 du/ac

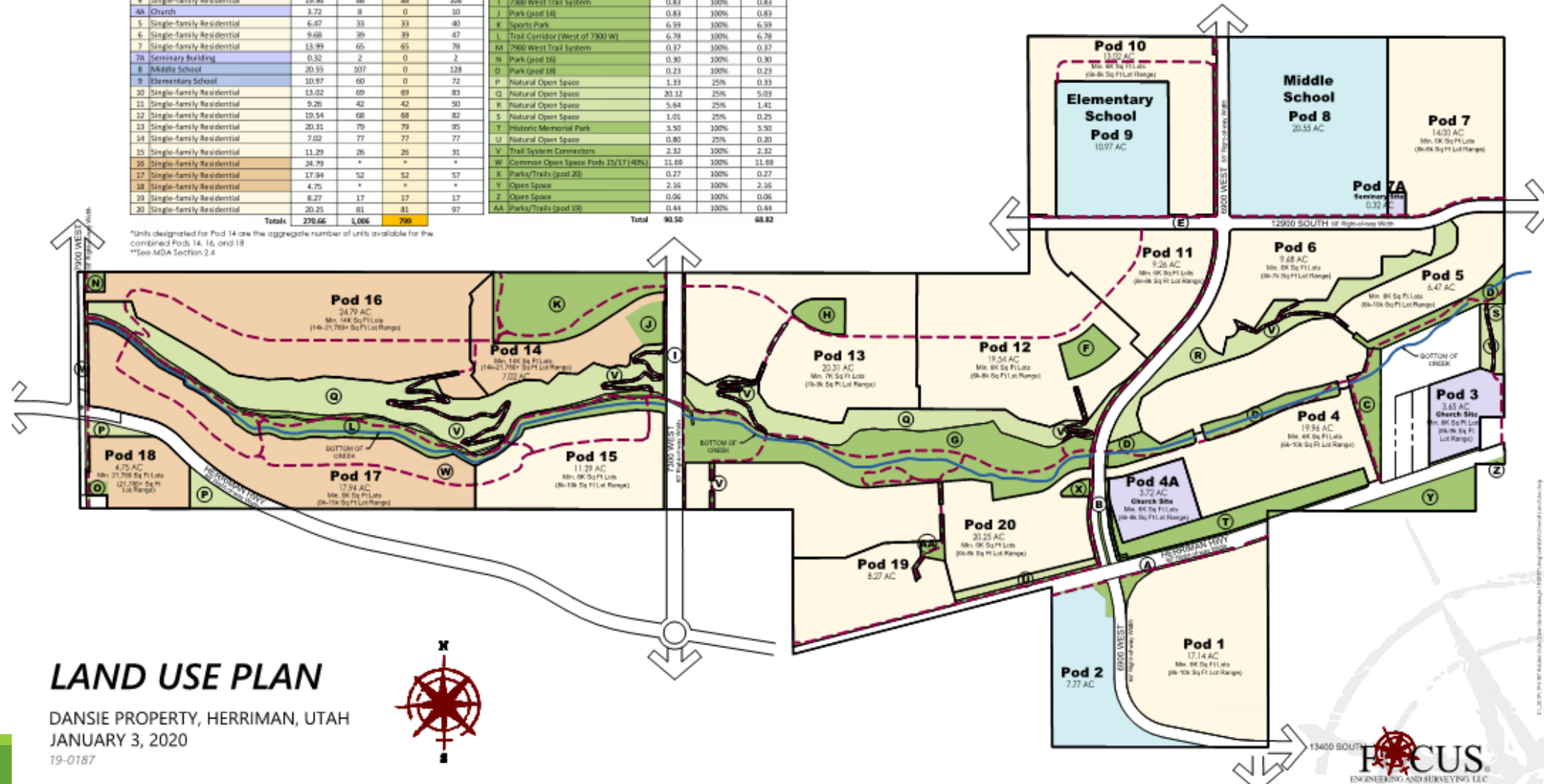
Land Use Summary

Pod	Land Use	Acres	Without Schools and Churches	With Schools and Churches	Mon with Density Transfer**
1	Single-family Residential	17.54	63	63	76
2	Charter School	7.77	24	0	29
3	Church	3.65	6	0	7
4	Single-family Residential	19.96	88	88	106
4A	Church	3.72	8	0	10
5	Single-family Residential	6.47	33	33	40
6	Single-family Residential	9.68	39	39	47
7	Single-family Residential	13.99	65	65	78
7A	Seminary Building	0.32	2	0	2
8	Middle School	20.55	107	0	128
9	Elementary School	10.97	60	0	72
10	Single-family Residential	13.02	69	69	83
11	Single-family Residential	9.26	42	42	50
12	Single-family Residential	10.54	68	68	82
13	Single-family Residential	20.31	79	79	95
14	Single-family Residential	7.02	77	77	92
15	Single-family Residential	11.29	26	26	31
16	Single-family Residential	24.79	*	*	*
17	Single-family Residential	17.94	52	52	57
18	Single-family Residential	4.75	*	*	*
19	Single-family Residential	8.27	17	17	17
20	Single-family Residential	20.25	81	81	97
Totals		278.66	3,006	799	

*Units designated for Pod 14 are the aggregate number of units available for the combined Pods 14, 16, and 18
 **See MDA Section 2.4

Open Space Summary

Pod	Land Use	Acres	Acres	Weighted
A	Main Street Open Space	1.61	100%	1.61
B	6900 West Trail System	1.61	100%	1.61
C	Park (pod 4)	1.29	100%	1.29
D	Trail Corridor (East of 6900 W)	4.80	100%	4.80
E	12900 South Trail System	0.06	100%	0.06
F	Park (Pod 12)	1.30	100%	1.30
G	Trail Head Park	13.48	100%	13.48
H	Park (Pod 13)	1.06	100%	1.06
I	7300 West Trail System	0.83	100%	0.83
J	Park (pod 14)	0.83	100%	0.83
K	Sports Park	6.59	100%	6.59
L	Trail Corridor (West of 7300 W)	6.78	100%	6.78
M	7600 West Trail System	0.37	100%	0.37
N	Park (pod 16)	0.30	100%	0.30
O	Park (pod 18)	0.23	100%	0.23
P	Natural Open Space	1.33	25%	0.33
Q	Natural Open Space	20.12	25%	5.03
R	Natural Open Space	5.64	25%	1.41
S	Natural Open Space	1.01	25%	0.25
T	Historic Memorial Park	3.50	100%	3.50
U	Natural Open Space	0.80	25%	0.20
V	Trail System Connections	2.32	100%	2.32
W	Common Open Space Pods 15/17/18	11.69	100%	11.69
X	Parks/Trails (pod 20)	0.27	100%	0.27
Y	Open Space	2.36	100%	2.36
Z	Open Space	0.06	100%	0.06
AA	Parks/Trails (pod 19)	0.44	100%	0.44
Total		90.50		68.82

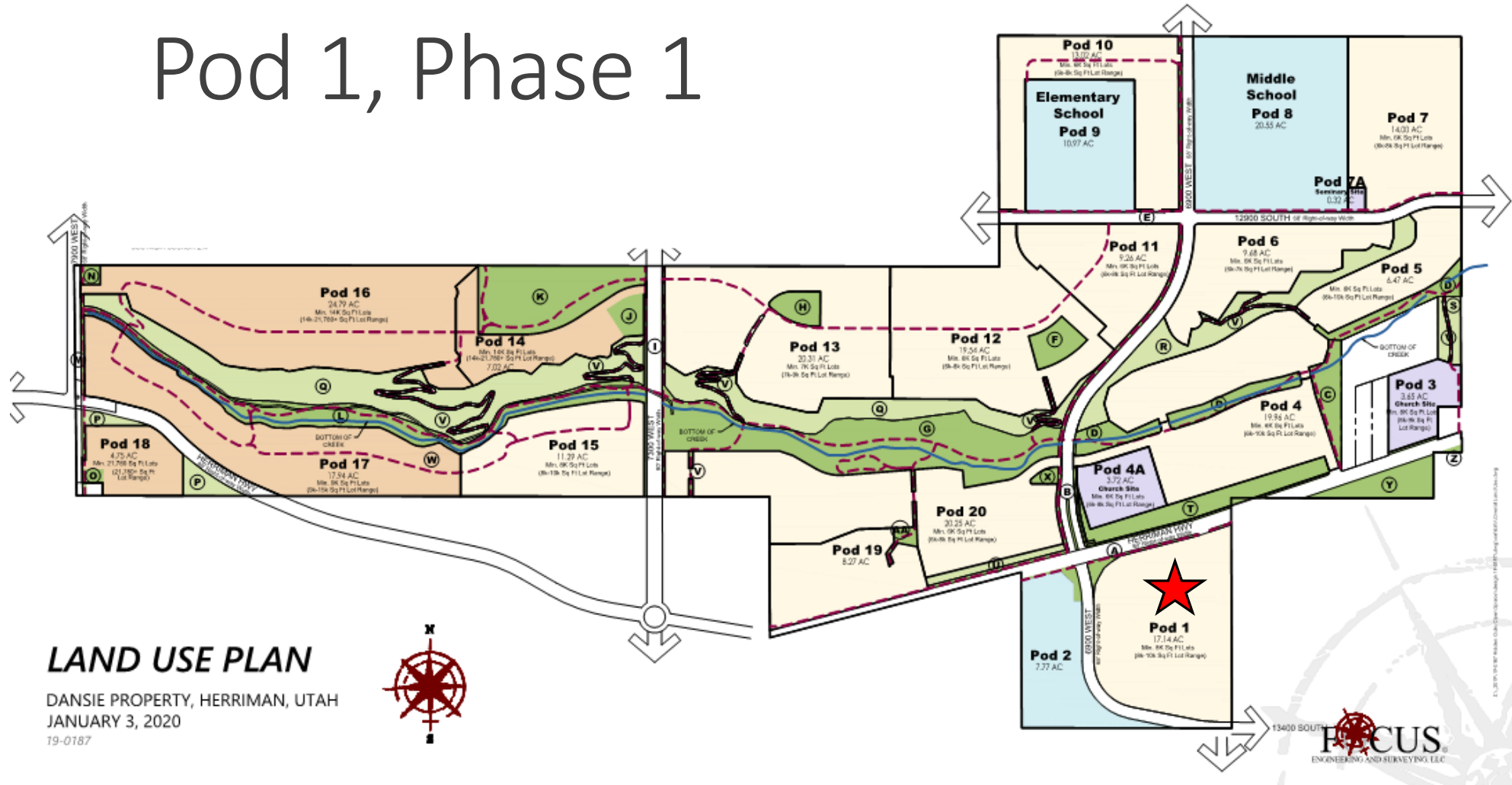


LAND USE PLAN

DANSIE PROPERTY, HERRIMAN, UTAH
 JANUARY 3, 2020
 19-0187



Pod 1, Phase 1



Pod 20

LAND USE PLAN

DANSIE PROPERTY, HERRIMAN, UTAH
JANUARY 3, 2020
19-0187

Pod 20
30.25 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 1
17.14 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 2
7.77 AC

Pod 3
3.85 AC
Church Site
Min. 9K Sq Ft Lot
(9K-10K Sq Ft Lot Range)

Pod 4
17.55 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 4A
3.72 AC
Church Site
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 5
8.47 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 6
9.68 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 7
14.03 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 7A
6.32 AC
Seminary Site

Pod 8
20.55 AC
Middle School

Pod 9
10.97 AC
Elementary School

Pod 10
13.02 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 11
9.26 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 12
19.56 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 13
20.31 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 14
7.02 AC
Min. 14K Sq Ft Lots
(14K-21.75K+ Sq Ft Lot Range)

Pod 15
11.29 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 16
24.79 AC
Min. 14K Sq Ft Lots
(14K-21.75K+ Sq Ft Lot Range)

Pod 17
17.54 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 18
4.75 AC
Min. 11.75K Sq Ft Lots
(11.75K-21.75K+ Sq Ft Lot Range)

Pod 19
8.27 AC

Pod 20 (highlighted with a red star)

Pod 21
17.14 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 22
7.77 AC

Pod 23
3.85 AC
Church Site
Min. 9K Sq Ft Lot
(9K-10K Sq Ft Lot Range)

Pod 24
17.55 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 25
8.47 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 26
9.68 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 27
14.03 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 28
6.32 AC
Seminary Site

Pod 29
20.55 AC
Middle School

Pod 30
10.97 AC
Elementary School

Pod 31
13.02 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 32
9.26 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 33
19.56 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 34
20.31 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 35
7.02 AC
Min. 14K Sq Ft Lots
(14K-21.75K+ Sq Ft Lot Range)

Pod 36
11.29 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 37
17.54 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 38
4.75 AC
Min. 11.75K Sq Ft Lots
(11.75K-21.75K+ Sq Ft Lot Range)

Pod 39
8.27 AC

Pod 40
30.25 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 41
17.14 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 42
7.77 AC

Pod 43
3.85 AC
Church Site
Min. 9K Sq Ft Lot
(9K-10K Sq Ft Lot Range)

Pod 44
17.55 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 45
8.47 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 46
9.68 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 47
14.03 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 48
6.32 AC
Seminary Site

Pod 49
20.55 AC
Middle School

Pod 50
10.97 AC
Elementary School

Pod 51
13.02 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 52
9.26 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 53
19.56 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 54
20.31 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 55
7.02 AC
Min. 14K Sq Ft Lots
(14K-21.75K+ Sq Ft Lot Range)

Pod 56
11.29 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 57
17.54 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 58
4.75 AC
Min. 11.75K Sq Ft Lots
(11.75K-21.75K+ Sq Ft Lot Range)

Pod 59
8.27 AC

Pod 60
30.25 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 61
17.14 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 62
7.77 AC

Pod 63
3.85 AC
Church Site
Min. 9K Sq Ft Lot
(9K-10K Sq Ft Lot Range)

Pod 64
17.55 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 65
8.47 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 66
9.68 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 67
14.03 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 68
6.32 AC
Seminary Site

Pod 69
20.55 AC
Middle School

Pod 70
10.97 AC
Elementary School

Pod 71
13.02 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 72
9.26 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 73
19.56 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 74
20.31 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 75
7.02 AC
Min. 14K Sq Ft Lots
(14K-21.75K+ Sq Ft Lot Range)

Pod 76
11.29 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 77
17.54 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 78
4.75 AC
Min. 11.75K Sq Ft Lots
(11.75K-21.75K+ Sq Ft Lot Range)

Pod 79
8.27 AC

Pod 80
30.25 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 81
17.14 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 82
7.77 AC

Pod 83
3.85 AC
Church Site
Min. 9K Sq Ft Lot
(9K-10K Sq Ft Lot Range)

Pod 84
17.55 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 85
8.47 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 86
9.68 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 87
14.03 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 88
6.32 AC
Seminary Site

Pod 89
20.55 AC
Middle School

Pod 90
10.97 AC
Elementary School

Pod 91
13.02 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

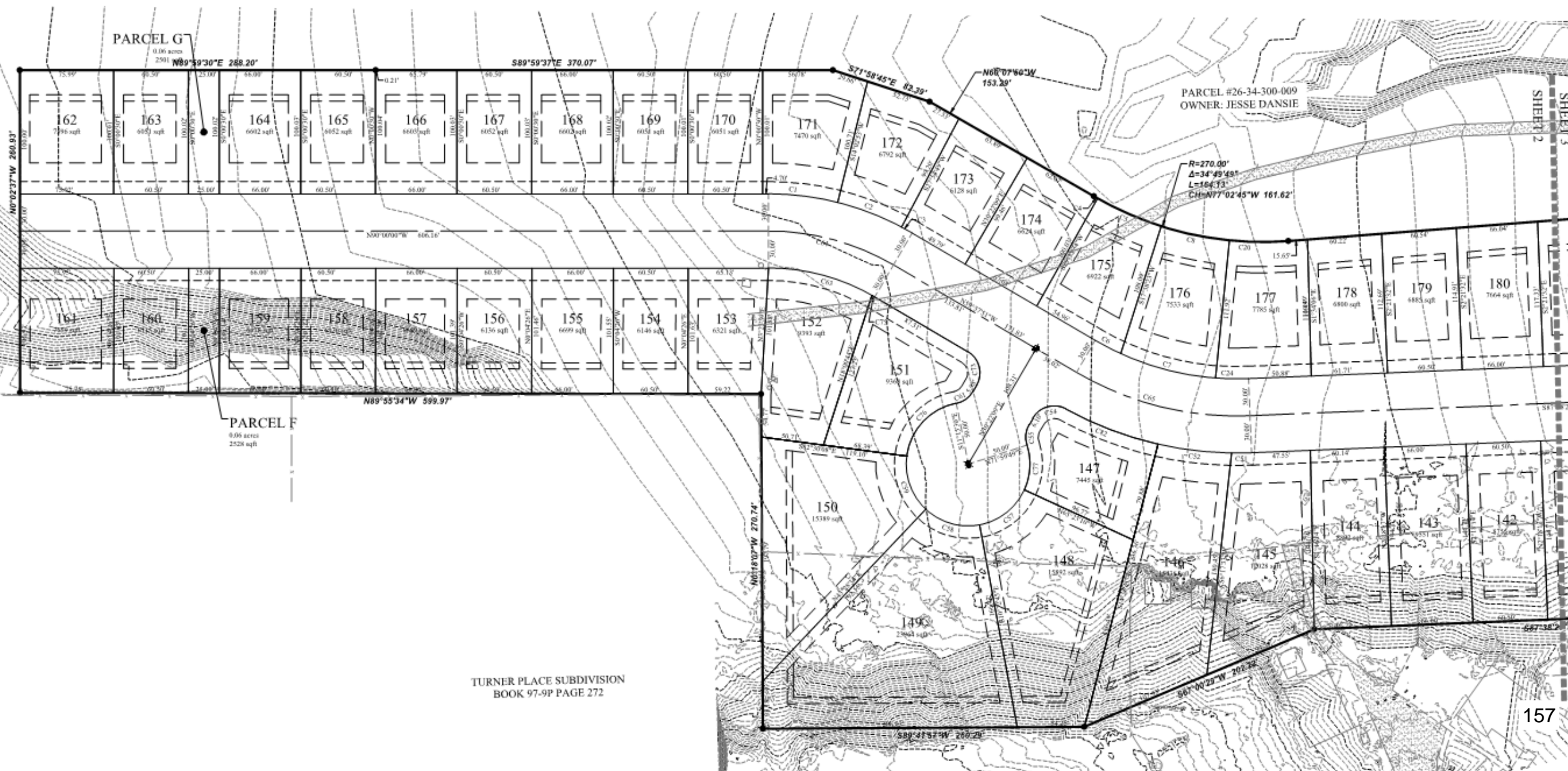
Pod 92
9.26 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 93
19.56 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 94
20.31 AC
Min. 9K Sq Ft Lots
(9K-10K Sq Ft Lot Range)

Pod 95

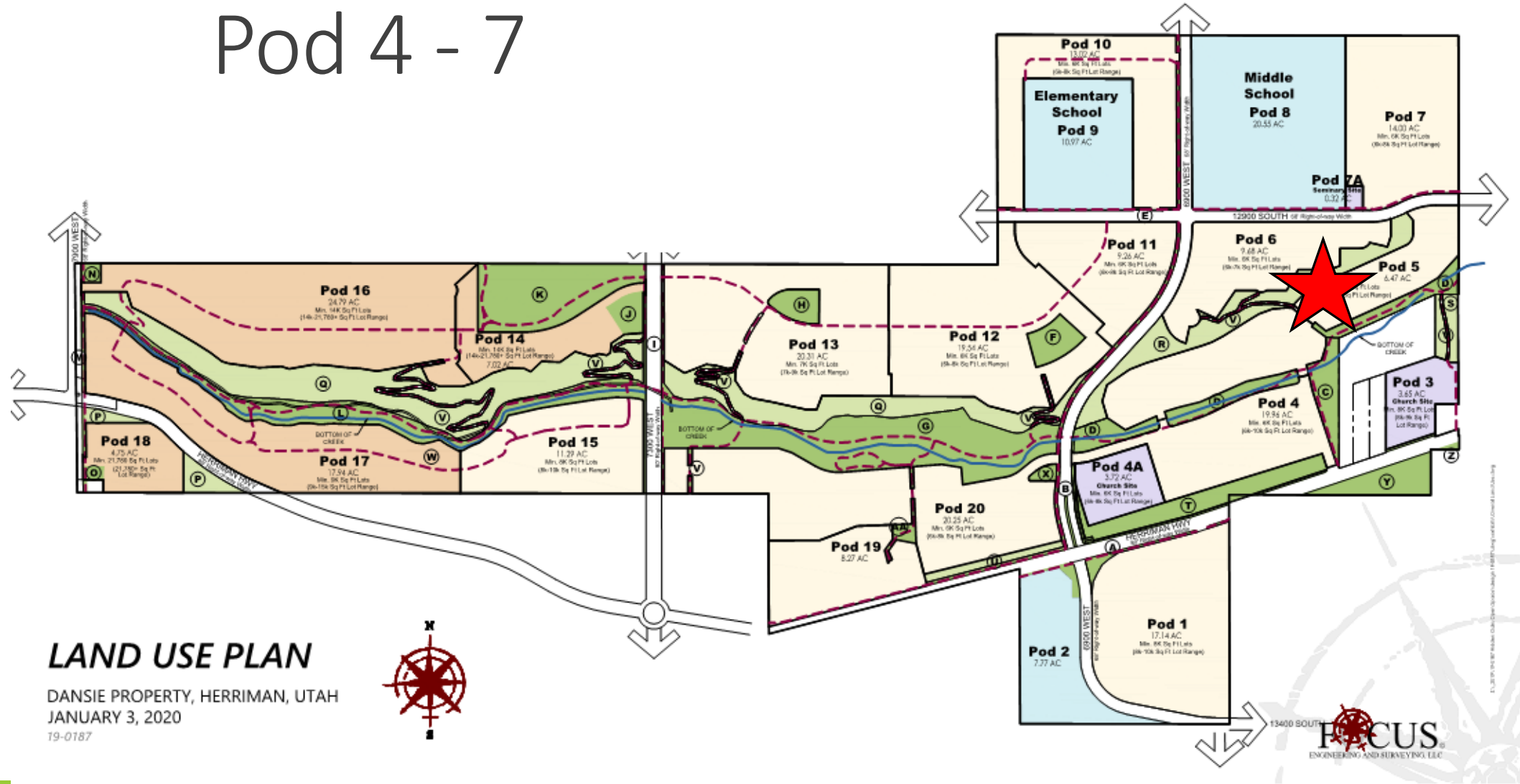




TURNER PLACE SUBDIVISION
BOOK 97-9P PAGE 272



Pod 4 - 7



LOCATED IN THE SE1/4 & SW 1/4 OF SECTION 34, T3S, R2W,
SALT LAKE BASE & MERIDIAN
HERRIMAN CITY, SALT LAKE COUNTY, UTAH



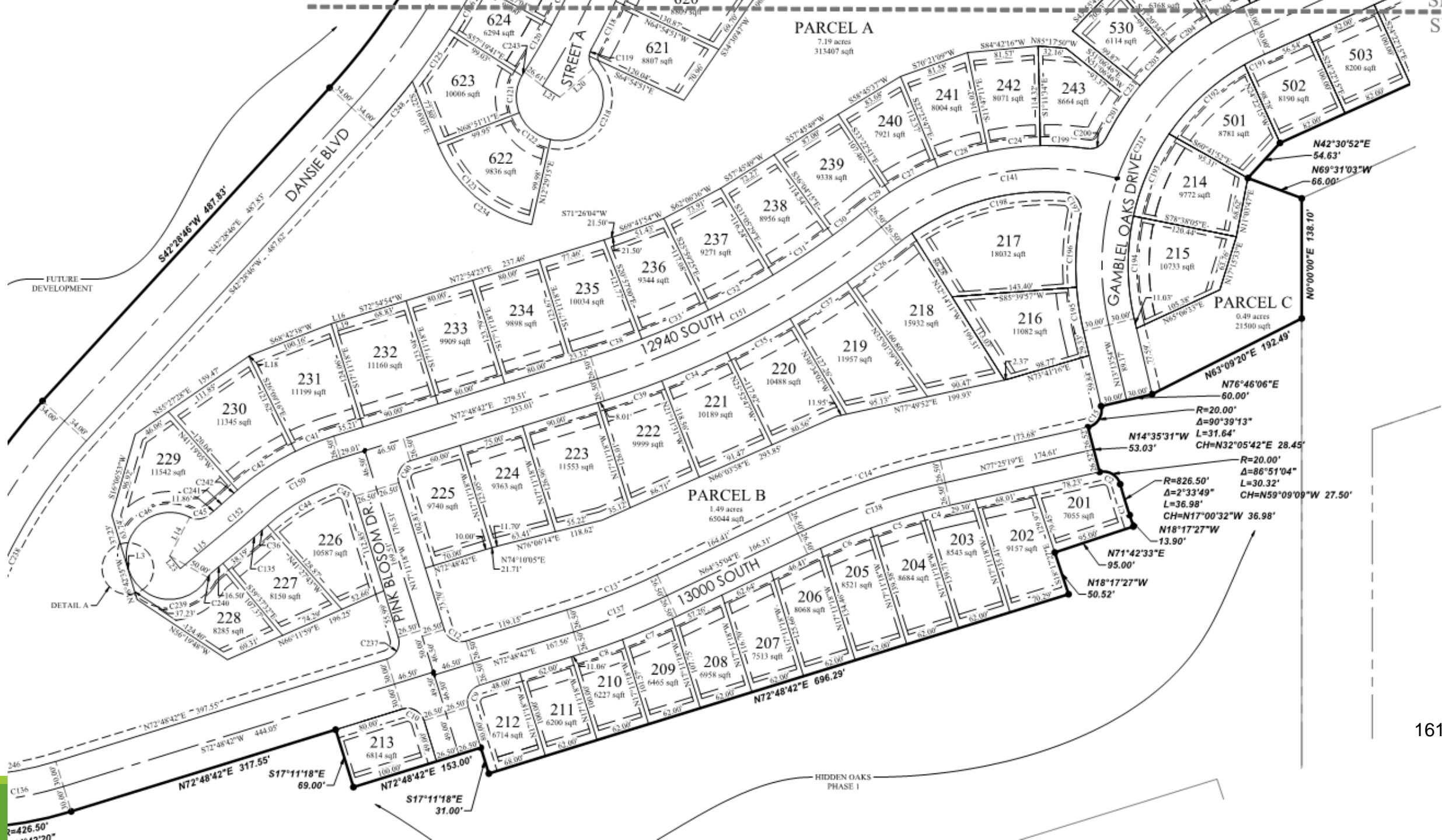
SHEET 3

SHEET 2

SOUTH 1/4 CORNER OF
SECTION 34, T35, R2W, S15E8
FOUND SALT LAKE COUNTY
3" FLAT BRASS MONUMENT

979.66'

BASIS OF BEARING: S69°53'28"E (SECTION LINE) MEASURED: 2,654.64'



Legend

 Herriman City Limit

Road Phasing

 April, 2020

 May, 2020

 July, 2020

 September, 2020

 April, 2022

**FUTURE
ELEMENTARY
SCHOOL
SITE
(OPEN FALL, 2022)**

POD 7

IMPACT FEE ELIGIBLE ROAD
CLOSED

POD 6

POD 5

POD 4

POD 4

Herriman Hwy

Lazy Creek Ck

Cocomo Ct

Muzzle Loader Dr

Peacemaker Way

6400 W

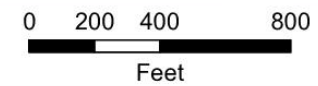
Hawks Bluff Rd

Main St

Rose Cyn Rd



**HIDDEN OAKS
ROAD PHASING PLAN**





Date of Meeting: 04/02/2020	
File #	C2015-045-03
Applicant	AFJS Holdings LLC
Address	14199 S 4800 W
Request	Discussion of a conditional use amendment for the Belle Veia Site Plan



Staff Report

DATE: March 26, 2020
TO: Planning Commission
FROM: Bryn MacDonald, AICP, Assistant City Planner
MEETING: Planning Commission April 2, 2020
REQUEST: Conditional use amendment for the Belle Veia site plan
Applicant: AFJS Holdings LLC
Address: 14199 S 4800 W
Zone: MU-2 (Mixed Use)
Acres: 14.73
File Number: C2015-045-03

Request

The applicant has requested an amendment to the site plan for the Belle Veia Development. They are asking for feedback on some proposed changes to the plan. This item is on for discussion only.

Discussion

This property is located in East Herriman, adjacent to the future Salt Lake Community College Campus. This property is zoned MU-2, so a master plan is required. The master plan was originally approved in 2015.

The applicant is proposing to amend their site plan in order to work better with the slope of the property and also to make adjustments to the approved building elevations. During the meeting on March 5, 2020, the Planning Commission had concerns about the proposed site plan and building elevations.

The applicant has worked through some of the issues and would like to show the Planning Commission the changes that have been made. These revisions were received on March 25th, and have not been analyzed by staff. The applicant would like to go through the changes with the PC to determine if they are moving in the right direction.

Recommendation

This item is on for discussion only.

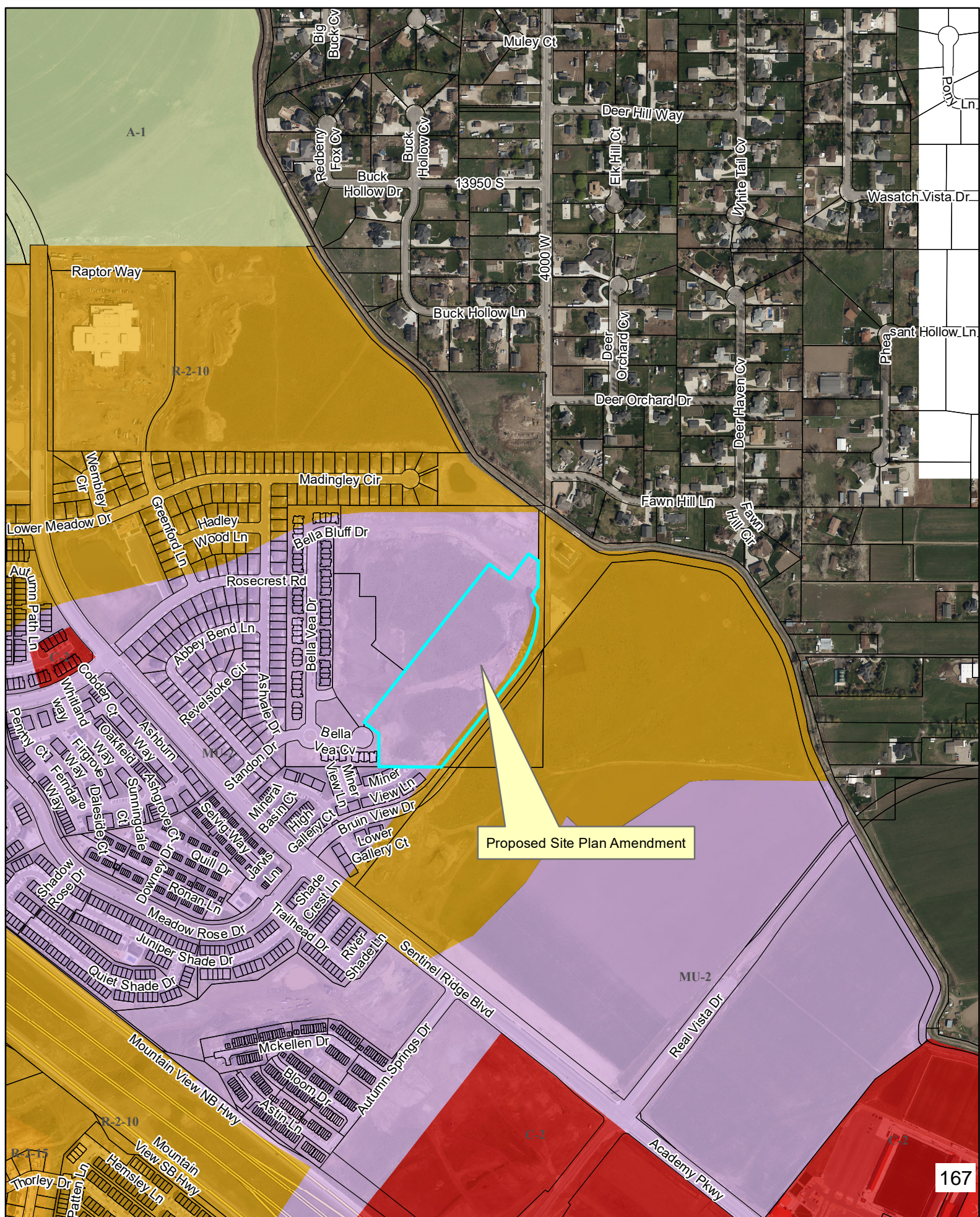
Attachments

- A. Vicinity Map
- B. Site plan
- C. Height Exhibit
- D. Building Elevations



Staff Report

Attachment A Vicinity Map



Proposed Site Plan Amendment





Staff Report

Attachment B

Site Plan

Project Summary

Gross Site Area	14.734 Ac
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Building Summary

Total Building Floor Area (Courtyard Units)	128,744 SF
Total Building Footprint Area (Courtyard Units)	18,392 SF
Total Building Floor Area (Stacked Flat Buildings)	511,572 SF
Total Building Footprint Area (Stacked Flat Buildings)	72,920 SF

Total Units	360
Total Residential Density	24.43 du/ac

Required Parking

Unit Type	Qty	%	Parking Ratio	Total Resident Parking	Guest Ratio	Total Guest Parking	Total Parking
1-Bedroom Units	196	54.4%	1.5	294	0.25	49	343
2-Bedroom Units	143	39.7%	2	286	0.25	36	322
3-Bedroom Units	21	5.8%	2.5	53	0.25	6	59
Total Units	360	100%		633		91	724

Commercial / Office	30k Sq Ft
Retail Parking (per Parking Study)	22
Total Required Parking	746

Parking Provided

Surface Spaces	692
Tuck-under Garages	31
Stand-alone Garages	48
Total Parking Provided	771

Landscape Summary

Total Landscape Area	147,560 Sq Ft
Total Walks / Amenities	70,396 Sq Ft
Total Open Space	217,956 Sq Ft (33.94%)

Total Parking Area	7.339 Ac
Total Parking Lot Landscape	0.727 Ac (9.90%)

Total Right-of-Way Area	37,721.22 Sq Ft
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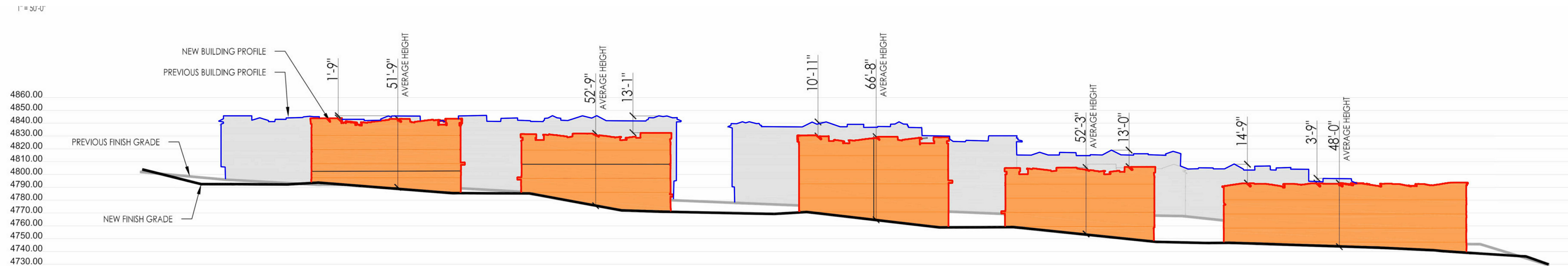




Staff Report

Attachment C Height Exhibit

CONDITION OF APPROVAL #13 - The height of each portion of the building shall be as shown in the "Building Height Exhibit dated March 3, 2016 - **HEIGHT COMPARISON SHOWN BELOW AND IN PAGES TO FOLLOW**





Staff Report

Attachment D Building Elevations



ELEVATION
3/16" = 1'-0"

1
D311



ELEVATION
3/16" = 1'-0"

2
D311



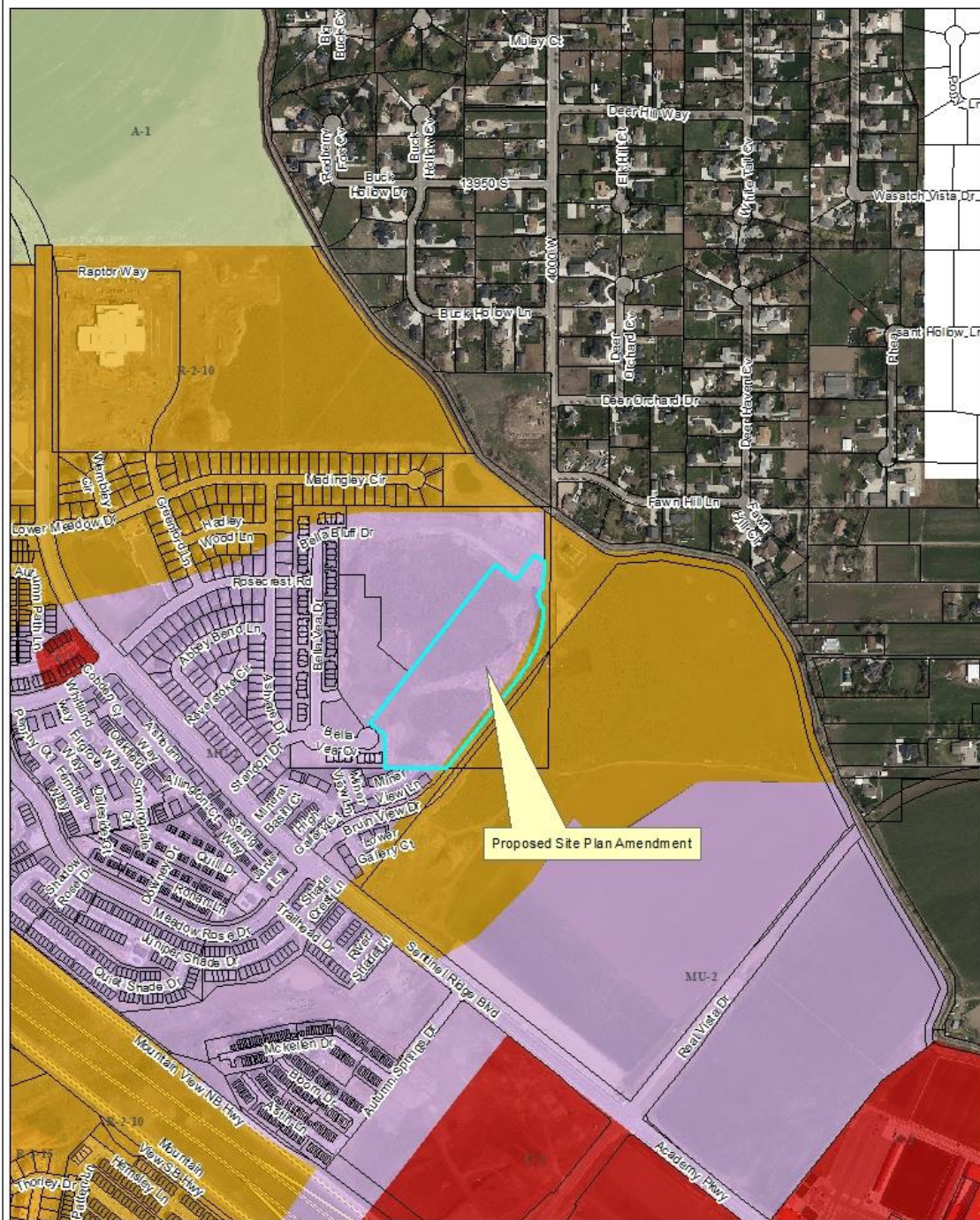
ELEVATION
3/16" = 1'-0"

1
D312



ELEVATION
3/16" = 1'-0"

2
D312



Item 2.5

Request: Discussion of an Amendment to the site plan and building elevations for Belle Ve

Applicant: AFJS Holdings, LLC

Address: 14199 S 4800 W

Zone: MU-2 (Mixed Use)

Acres: 14.73

File Number: C2015-045-03

Original Site Plan



MU-2 Zone

Site Summary

Total Parcel Area	37.32 Ac	
Residential Area	29.31 Ac	
Mixed-Use	7.97 Ac	(21.36%)
Total Units	501	(13.42 du/ac)

Unit Summary

Type	Units/Bldg	No. Bldgs	Total
B1	3	11	33
B2	4	14	56
B3	2	0	0
B4	4	13	52

Total Townhomes	141
Courtyard Units	120
Stacked flats/lofts	240
Total Units	501

Street-level Retail 15,000 Sq Ft (each)

Parking Summary

Surface / Guest	65 sp	
Townhome (Garage)	282 sp	
Townhome (Driveway)	282 sp	
Courtyard (Garage)	240 sp	
Total Spaces	1,036 sp	3.94 sp

Mixed-Use Parking

Flats/Lofts/Retail (Surface)	160 sp
Flats/lofts (structured)	214 sp
Total Spaces	374 sp



November 25, 2015



Belle Ve Development
Herriman, Utah

REVISED Amended Site Plan

Project Summary

Gross Site Area	14.734 Ac
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Building Summary

Total Building Floor Area (Courtyard Units)	338,144 SF
Total Building Footprint Area (Courtyard Units)	18,293 SF
Total Building Floor Area (Stacked Flat Buildings)	511,533 SF
Total Building Footprint Area (Stacked Flat Buildings)	72,820 SF
Total Units	360
Total Residential Density	24.43 du/ac

Required Parking

Unit Type	Qty	%	Parking Ratio	Total Required Parking	Land Ratio	2015 Gross Parking	Total Area
1 Bedroom Units	156	54.4%	1.5	234	0.25	40	143
2 Bedroom Units	143	39.7%	2	286	0.25	56	332
3 Bedroom Units	21	5.8%	2.5	53	0.25	6	59
Total Units	320	100%		573		102	534
Commercial / Office							308 Sq Ft
Required Parking (per Parking Study)							22
Total Required Parking							766

Parking Provided

Surface Spaces	692
Tuck-under Garages	31
Stand-alone Garages	48
Total Parking Provided	771

Landscape Summary

Total Landscape Area	147,560 Sq Ft
Total Walks / Amenities	70,396 Sq Ft
Total Open Space	237,556 Sq Ft (33.94%)
Total Parking Area	2,139 Ac
Total Parking Lot Landscape	9,727 Ac (9.90%)
Total Right-of-Way Area	37,725.22 Sq Ft



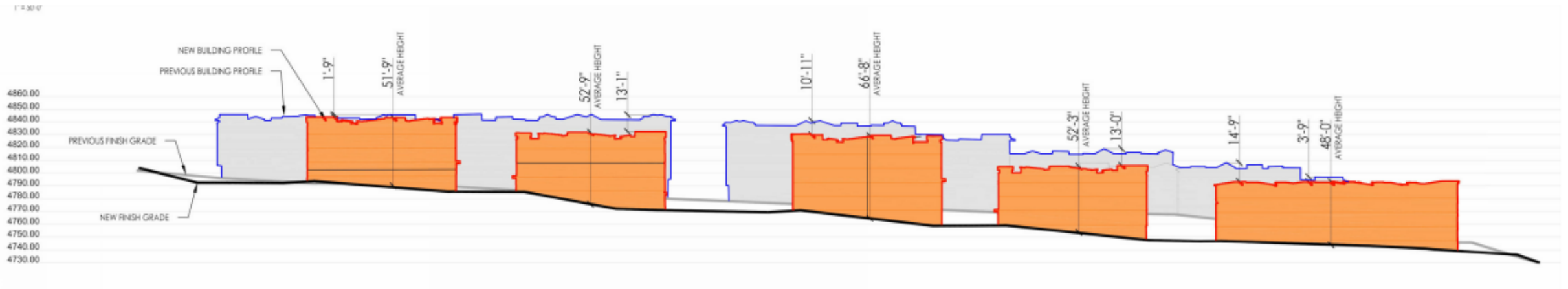
Original Site Plan



REVISED Amended Site Plan



CONDITION OF APPROVAL #13 - The height of each portion of the building shall be as shown in the "Building Height Exhibit dated March 3, 2016 - HEIGHT COMPARISON SHOWN BELOW AND IN PAGES TO FOLLOW







ELEVATION
10'0" (3.05m)

1
10'0" (3.05m)



ELEVATION
10'0" (3.05m)

2
10'0" (3.05m)



THANK YOU

*To Our Doctors, Nurses, First Responders,
and Public Safety Officers On The Front Lines*

