

### PLANNING COMMISSION AGENDA

**Thursday, June 18, 2020** 

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

PUBLIC HEARINGS FOR THIS MEETING WILL BE CONDUCTED BOTH IN PERSON AND ELECTRONICALLY. ANY PERSON INTERESTED IN ADDRESSING THE COMMISSION MAY SUBMIT A COMMENT BY EMAILING RECORDER@HERRIMAN.ORG OR BY VISITING HERRIMAN.ORG/AGENDAS-AND-MINUTES/ WHERE THERE WILL BE A LINK TO JOIN THE ELECTRONIC MEETING TO SUBMIT A WRITTEN COMMENT. YOUR STATEMENT WILL BE READ INTO THE PUBLIC RECORD. ALL COMMENTS MUST INCLUDE THE RESPONDENT'S NAME AND THE FILE NUMBER THAT IS THE SUBJECT OF THE COMMENT.

- 1. 6:00 PM Work Meeting (City Council Chambers)
  - 1.1. Review of City Council Decisions
  - 1.2. Review of Agenda Items
  - 1.3. Draft General Plan Survey Results
- 2. 7:00 PM Regular Planning Commission Meeting Call to Order
  - 2.1. Pledge of Allegiance
  - 2.2. Roll Call



#### 2.3. Conflicts of Interest

# 2.4. Approval of Minutes for the May 7, 2020 Planning Commission Meeting 2020\_05\_07 PCM Minutes Draft.pdf

#### 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: Preliminary Plat approval for a 1 lot subdivision (Public Hearing)

Applicant: Adam Orme Address: 7051 Gina Road

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

Acres: 1

File Number: S2020-029

S2020-029 PACKET 6-18-20.pdf

3.2. Request: Preliminary Plat approval for a 5 lot residential subdivision (Public Hearing)

Applicant: Western Flats Address: 6221 W 13900 South

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

Acres: 5

File Number: S2020-016

S2020-016 PACKET 6-18-20.pdf

3.3. Request: Preliminary Plat approval for Mountain Ridge Phases 1-2, including 94

townhomes and 12 single family lots (Public Hearing)

**Applicant: Edge Homes** 

Address: 14000 S Sentinel Ridge Blvd

Zone: R-2-10 PD (Medium Density; Planned Development Overlay Zone)

Acres: 12.46

File Number: S2020-034

S2020-034 PC PACKET 6-18-20.pdf

3.4. Request: Site plan approval for Mountain Ridge Phases 1-2, including 94 townhomes

and 12 single family lots Applicant: Edge Homes

Address: 14000 S Sentinel Ridge Blvd



Zone: R-2-10 PD (Medium Density; Planned Development Overlay Zone)

Acres: 12.46

File Number: P2020-035 UT19041-LP-SET-sm.pdf

3.5. Request: Preliminary Plat approval for Mountain Ridge Phases 5-6, including 81 single

family lots (Public Hearing) Applicant: Edge Homes

Address: 14000 S Sentinel Ridge Blvd

Zone: R-2-10 PD (Medium Density; Planned Development Overlay Zone)

**Acres: 17.16** 

**File Number: S2020-036** 

3.6. Request: Site Plan approval for Mountain Ridge Phases 5-6, including 81 single family

lots

**Applicant: Edge Homes** 

Address: 14000 S Sentinel Ridge Blvd

Zone: R-2-10 PD (Medium Density; Planned Development Overlay Zone)

**Acres: 17.16** 

File Number: P2020-037

S2020-036 PC PACKET 6-18-20.pdf

3.7. Request: Preliminary Plat approval for Mountain Ridge Phases 7-8, including 51 single

family lots (Public Hearing)
Applicant: Edge Homes

Address: 14000 S Sentinel Ridge Blvd

Zone: R-2-10 PD (Medium Density; Planned Development Overlay Zone)

**Acres: 8.62** 

File Number: S2020-038

S2020-038 PACKET 6-18-20.pdf

3.8. Request: Site Plan approval for Mountain Ridge Phases 7-8, including 51 single family

lots

**Applicant: Edge Homes** 

Address: 14000 S Sentinel Ridge Blvd

Zone: R-2-10 PD (Medium Density; Planned Development Overlay Zone)

**Acres: 8.62** 

File Number: P2020-039



3.9. Request: Review of the courtyard elevations for the Belle Vea Development

Applicant: AFJS Holdings, LLC Address: 14199 S 4800 West Zone: MU-2 (Mixed Use)

**Acres: 14.73** 

File Number; C2015-045-03

#### C2015-045-03 PACKET 6-18-20.pdf

#### 4. Legislative Items

Legislative items are recommendations to the City Council. Broad public input will be taken and considered on each item. All legislative items recommended at this meeting will be scheduled for a decision at the next available City Council meeting.

4.1. Request: Rezone from A-1 to A-.50 (Agricultural - 21,780 square foot minimum) (Public

Hearing)

**Applicant: Western Flats** 

Address: 6221 W 13900 South

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

Acres: 5

File Number: **Z2020-017** 

Z2020-017 PACKET 6-18-20.pdf

#### 5. Chair and Commission Comments

#### 6. Future Meetings

- 6.1 Wednesday, June 24, 2020 ~ City Council Meeting
- 6.2 Thursday, July 2, 2020 Planning Commission Meeting CANCELLED
- 6.2 Wednesday, July 8, 2020 ~ City Council Meeting

#### 7. 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.

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

Posted and dated this 12th day of June, 2020

Wendy Thorpe, Deputy Recorder





# PLANNING COMMISSION MINUTES

## **DRAFT**

Thursday, May 7, 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, May 7, 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

<u>Commissioners Present Electronically:</u> Andy Powell, Adam Jacobson, Brody Rypien, Jackson Ferguson, Lorin Palmer, and Heather Garcia. Commissioner Andrea Bradford and alternate Joy Kaseke were present but did not vote.

<u>Staff Present in the Council Chamber:</u> Assistant City Planner Bryn MacDonald, Deputy City Recorder Wendy Thorpe, Communications Specialist Mitch Davis

<u>Staff Present Electronically:</u> Community Development Director Blake Thomas, Planner I Nick Whittaker, City Planner Michael Maloy, and City Attorney John Brems

#### \*THIS MEETING WAS CONDUCTED ELECTRONICALLY\*

#### 6:00 PM - PLANNING COMMISSION WORK MEETING: (Council Chambers)

Chair Berbert called the meeting to order at 6:03

- 1. 6:00 PM Work Meeting (Fort Herriman Conference Room)
  - 1.1 Review of City Council Decisions

Assistant City Planner MacDonald reviewed recent City Council decisions. Mountain Ridge had been approved with no commercial included.

#### 1.2 Review of Agenda Items

Assistant City Planner MacDonald reviewed the agenda items.





Item 3.1, Preliminary plat approval for the 30 lot subdivision has been updated to reflect the Commission's previous recommendations.

Item 3.2, Subdivision plat amendment was for a very small adjustment of less than three feet between houses.

Item 3.3, Review of a requirement for recessed windows at Parkside at Herriman Towne Center, which was a request to not have to comply with the installation of recessed windows on all buildings. The recessed windows were a condition of approval. Commissioners debated the requirement and possible design elements would add dimension to windows. It was stated that recessed windows were better suited for some building materials, such as brick and may be more difficult to install in others, but the City was looking for a higher quality of product. It was offered that recessed windows add character and depth. Assistant City Planner Maloy interjected that conditions were at times added to correct an exhibit. Recessed windows were in multiple developments throughout the City. The request stated all windows facing the U road would be recessed. Commissioners offered the opinion that the building lacked transition from the brick front, to the stucco on the side.

Community Development Director Blake Thomas discussed the requirement with a veteran City Planning Inspector who offered that they require extra work and expertise, but they could be done. The concern he had was the Utah climate could cause wood to move and joint movement may cause leaking. Commissioners discussed deep trim benefits and appearance. Fake shutters were not preferred by the Commissioners, but they are a popular design choice. The Commissioners agreed recessed windows should be in the brick fronts along the main road, and design elements could be utilized to provide the appearance of depth in lesser seen areas. Commissioner Ferguson mentioned that another way to get window depth was by having continuous exterior insulation on all the buildings. Two inches of rigid insulation creates a deeper window improves energy efficiency. However, it does cost more.

Item 3.4 The applicant did not understand they were required to remove the existing vinyl fence. Thought they would only need to install fencing were none was none. Neighborhood feedback was requested. The Ordinances requiring six foot masonry walls, and prohibiting double fencing may not be waived by the Commission. Construction could be deferred until lot two is developed, but the Commission was not fond of that possibility.

Item 3.5 Lot sizes were adjusted and the private street situation with a neighbor was resolved.

Item 3.7 Pedestrian access and landscaping locations near Mister Carwash and WinCo were discussed.

Item 3.9 An access point condition that required a slight revision.

City Planner Maloy reviewed items 4.1, and 4.3. The developer offered a zoning condition to limit building height. Neighborhood concerns were, landscape buffers and the bike path location were discussed and identified.

Item 4.3 The commercial zoning line required adjustment.

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





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

#### 2. Call to Order – 7:00 PM

Chair Berbert to order at 7:02 p.m.

2.1 Roll Call

Full Quorum Present

#### 2.2 Conflicts of Interest

Commissioner Palmer stated he worked on Teton Ranch a couple of years ago but it did not present a conflict.

2.3 Approval of Minutes for the April 2, 2020 Planning Commission Work Meeting Commissioner Garcia moved to approve item 2.3 Approval of Minutes for February 20, 2020 and March 5, 2020, and all voted aye.

#### 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: Preliminary Plat approval for a 30 lot subdivision (This public hearing was opened on February 20, 2020)

Applicant: Clark Colledge

Address: 7598 West 13100 South

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

Acres: 13.96

File Number: S2019-087

Assistant City Planner MacDonald said the applicant requested preliminary plat approval for a subdivision of 30 single family lots, known as Butterfield Hollow. This application was on the Planning Commission agenda on February 20th and March 5th for a public hearing. The item was continued to allow the applicant time to respond to some concerns that were raised during the meeting, which have been addressed. Access for a neighbor was resolved by selling them a section of the property and revised density criteria has been submitted. The Public hearing has been open since February.

Applicant Clark Colledge addressed Right Of Way access for property to the west. The property in question was sold to that neighbor and removed from this development.

Chair Berbert opened the Public Hearing.

Deputy Recorder Thorpe read James Oliphant's comment.

He had 3 concerns with the new development (file number \$2019-087).

1. He felt the proposed neighborhood entrance has limited visibility. Facing west are trees and a winding road, to the east is a slight bend sloping up. He's worried vehicles exiting the neighborhood would not have enough visibility as they turn left (east). Since the city is mainly to the east, the left turn out of the neighborhood is probably going to be the direction the majority of the traffic goes. What are the plans to increase the visibility, will there be a dedicated right turn lane into the neighborhood when traveling west?



- 2. The neighborhood will increase traffic on Herriman Highway which is a very narrow two lane road. This does not seem sufficient to handle the increased traffic from the neighborhood.
- 3. The increased traffic will adversely affect the intersection of 7300 W and Herriman Highway. Already there can be a line of cars heading west waiting to turn left from Herriman Highway onto 7300 W. With added traffic traveling east from the neighborhood, will anything be done to handle the increased traffic congestion at this intersection?

#### Chair Berbert closed the Public Hearing.

Blake Thomas addressed the site distance traffic issues. The ingress and egress had been pushed to the west to maximize sight distance. Eighty foot road allowed enough shoulder for a pocket right turn. Volume and wait times operate at an acceptable level of service, except for 6400 West and Main where a traffic signal should be installed by this fall. Intersection improvements at 7300 West have been scheduled for this summer.

#### Requirements:

- 1. Receive and agree to the recommendations from other agencies.
- 2. Final plat to be reviewed and approved by the Engineering Department.
- 3. Receive and agree to the recommendations from other agencies, including those listed in the Development Review Committee comments dated October 2, 2019.
- 4. Construct a 6 foot precast wall on Herriman Highway. The wall should maintain the clear view at all intersections.
- 5. Setbacks shall be standard City setbacks.
- 6. All building elevations shall meet the requirements of the Single Family Design Criteria as found in the Herriman Land Development Code.
- 7. No residential driveways shall access onto Herriman Highway. This should be placed on the plat.
- 8. Infrastructure improvements, including but not limited to utilities, street signs, street lighting, fencing, and other required improvements, shall be provided in accordance with city standards and specifications.
- 9. Install curb, gutter, park strip, street lights, and sidewalk along all public streets in accordance with City standards.
- 10. Streets shall be public and built in accordance with city standards and specifications. All streets shall be 53 feet.
- 11. No more than 30 building permits to be issued on one access.
- 12. No driveways will be allowed within 50 ft of the right-of-way line of Herriman Highway.
- 13. Dedicate right of way on the north side of Herriman Highway in order to provide an 80 foot ROW width.
- 14. Coordinate with Salt Lake County for necessary permits regarding work in Herriman Highway on Salt Lake County's portion of roadway.
- 15. Install all necessary improvements along north side of Herriman Highway including curb and gutter, 5 foot wide landscaped area, 8 foot wide asphalt trail, and necessary street lighting to Herriman City Standard.
- 16. Storm drainage along Herriman Highway must be routed through storm drain system and detention provided for to limit discharge to 0.20 cfs/acre.
- 17. Storm drain detention area must be dedicated to Herriman City and landscaped to Herriman City Standards. Provide landscaping plan for park strips and Lot A.



- 18. Show storm drain outfall. Salt Lake County Flood control/State of Utah stream alteration permit may be needed depending on outfall location.
- 19. Provide plan for Herriman Highway drainage/existing culvert.
- 20. Show safe site triangle areas on plat. This should be made an open space area on the plat.
- 21. Provide traffic impact study to Herriman City Standard.
- 22. Provide storm drainage report to Herriman City Standard.
- 23. Provide geotechnical report for pavement design of interior roads and Herriman Highway.
- 24. Provide approval of pertinent irrigation companies for work affecting irrigation lines.
- 25. UPDES stormwater permit through State of Utah will be necessary (project greater than 1 acre).
- 26. Provide a contaminated soils report and remediation plan, if necessary.

Commissioner Adam Jacobson motioned to approve item 3.1 File number S2019-087 Preliminary Plat approval for a 30 lot subdivision (This public hearing was opened on February 20, 2020) with 26 requirements and an adjustment to # 7 requiring no residential or driveway access onto Herriman Highway which will be placed on the plat. Commissioner Heather Garcia 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 Heather Garcia	Aye
Commissioner Brody Rypien	Aye

The motion passed unanimously.

3.2 Request: Subdivision plat amendment to adjust the lot line between Graystone Phase

4 lots 407 and 408 Applicant: Edge Homes

Address: 4572 and 4578 Bartlett Drive

Zone: R-1-15 Acres: 0.25

File Number: S2020-018

Assistant City Planner MacDonald reviewed the lot line adjustment. She informed the Commission that Lots 407 and 408 of the Graystone subdivision were being built by Edge Homes. The home under construction on lot 407 was inadvertently built too close to the property line. The owner requested a plat amendment to move the property line 3.88 foot into lot 408. There is a home under construction on lot 408, however there is plenty of room to adjust this lot line without impacting the required setback. A public hearing was not required because both lots had the same owner.

#### Requirements:

1. Receive and agree to the recommendations from other agencies.



2. Final plat to be reviewed and approved by the Engineering Department.

Commissioner Heather Garcia moved to approve item 3.2 file number S2020-018 Subdivision plat amendment to adjust the lot line between Graystone Phase 4 lots 407 and 408 with staff recommendations. Commissioner Adam Jacobson seconded the motion.

The vote was recorded as follows:

Commissioner Adam Jacobson

Commissioner Andy Powell

Commissioner Jackson Ferguson

Commissioner Lorin Palmer

Commissioner Heather Garcia

Commissioner Brody Rypien

Aye

The motion passed unanimously.

3.3 Request: Review of a requirement for recessed windows on Parkside at Herriman

**Towne Center** 

**Applicant: Edge Homes** 

Address: 5250 West Copeland Drive

Zone: MU-2 (Mixed Use)

Acres: 16.93

File Number: C2008-014-26

Assistant City Planner MacDonald reviewed the application and conditions. The Commission may choose to modify the condition or not.

The applicant received approval for the Parkside project in October 2019. One of the conditions of approval required the following:

1. All windows shall comply with the Herriman Towne Center Design Guidelines for "Window Characteristics" including a minimum window recess of three-inches to express building mass.

The applicant has some concerns with complying with this condition. They have submitted a letter which states that "recessed windows on all buildings is problematic" (See Attachment B). They claim it will lead to leaking and maintenance issues.

The applicant is proposing to build the elevations as they were approved by the Planning Commission, however they are asking to not have to comply with the condition of recessed windows on all buildings. The recessed windows were not shown on the approved elevations, it was a condition of approval that they change their elevations to add the recessed windows. They have submitted an exhibit which shows where they can meet the recessed windows requirement, and what all of the windows in the project will look like.

As stated previously by staff, the Design Guidelines do not specify the level of compliance that is necessary to warrant Planning Commission approval.



Applicants Brandon Watson and Jaran Nicholls reviewed the request to remove some recessed windows was due to leaking issues and was not to reduce cost. He stated some exteriors such as brick and masonry were better suited to recessed windows. Others, such as stucco, were more likely to have leaking and warranty issues. Some elements were proposed to create the look of recessed windows, such as shutters, roof over-hangs, and pop-outs to achieve depth. Graphics displayed the proposed changes to townhomes and specific design elements were identified.

Commissioners talked through the proposed change and confirmed that flanged windows were to be used. Thicker, extra deep trim would create more dimension and eliminate the need for all to be recessed. Specific street requirements for Black Lotus and, Herriman Parkway were clarified. Commissioners expressed appreciation to the developer for presenting a good product. It was requested for Commissioners to be very specific when they make a motion. Commissioners stressed the importance for highly visible areas to be visually appealing.

Commissioner Jackson Ferguson motioned to approve item 3.3 file number C2008-014-26 Review of a Requirement for Recessed Windows on Parkside at Herriman Towne Center and locations for recessed windows on the brick locations were acceptable for Herriman and Black Lotus Drive. At the other Hardy Board locations double deep trim would be required at the windows, and at stucco locations a two inch deep trim would be required at the windows, in lieu of extra depth at the windows, along all interior and exterior streets. Commissioner Brody Rypien 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 Heather Garcia	Aye
Commissioner Brody Rypien	Aye

The motion passed unanimously.

3.4 Request: Reconsideration of a subdivision condition requiring a 6 foot precast wall

adjacent to commercial property

**Applicant: Elliott Smith** 

Address: 12480 South 5600 West

Zone: C-2 (Commercial)

Acres: 5.042

File Number: S2020-003

Assistant City Planner MacDonald reviewed the requirement for the 7/11. The applicant expressed concerns with removal of pre-existing vinyl fencing. Notices were mailed to all neighbors. The ordinances and requirements that apply to precast wall locations between zones were reviewed.

Applicant Elliott Shupe stated he was not the official applicant as his company had only purchased lot one and this requirement was for lot two. Paxton Guymon had recently left the meeting and was not available. Mr. Shupe expressed concern that double fencing was not allowed and precast wall installation could damage existing landscaping. They requested guidance for landscape damage liability.

Commissioners requested the age of the Ordinance. Assistant City Planner MacDonald clarified the policy always required the precast wall and property had always been commercial.

Deputy Recorder Thorpe summarized comments received from neighbors. Some were in favor of precast wall installation, some sought compensation for the removal of their fence and damage to landscaping. One expressed concern with precast wall encroaching onto private property.

Height of nearby wall was clarified. Commissioners expressed that precast wall requirement could not be waived by the Commission and recommended moving forward with installation of the precast wall. Precast wall would be placed on the commercial property lot line and the post would be right on the property line. Compensation would be between the applicant and homeowner. Homeowner could arrange to keep the removed vinyl fencing but the Commissioner offered the opinion that compensation for a more expensive product would seem unlikely.

Commissioner Adam Jacobson motioned to deny item 3.4 file number S2020-003 Reconsideration of a subdivision condition requiring a 6 foot precast wall adjacent to commercial property, and fencing will stand as previously approved Commissioner Andy 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 Heather Garcia	Aye
Commissioner Brody Rypien	Aye

The motion passed unanimously.

3.5 Request: Preliminary Plat approval for 161 single family lots known as Hidden Oaks

pods 4-7 (Public Hearing)
Applicant: Ivory Development

Address: 6710 W Herriman Main Street

Zone: R-1-15 (Residential)

**Acres: 58.1** 

File Number: S2020-006

Assistant City Planner MacDonald informed the Commission that item 3.5 for preliminary plat approval & 3.6 for final site plan approval required two different motions but would be discussed simultaneously. She reviewed recent



changes. Lot sizes were varied by 1,000 feet for every two lots. Location of lot 737 was clarified to be a seminary building and would be fixed on the plat.

Applicant Brad Mackey appreciated the new layout and thanked the Commission for their review. They are ready to move forward.

Chair Berbert opened the Public Hearing.

Deputy Recorder Thorpe read the following comment:

Smokey Peck I am emailing regarding this notice and have two questions.

- 1. What is the discussion about as they have already started construction?
- 2. When will they place the cement wall that was discussed in the meeting prior to the overall approval??

Chair Berbert closed the Public Hearing.

Assistant City Planner MacDonald addressed that sewer line and soil remediation have begun. Precast wall required by the MDA would be installed with pod five, dependent on the trail installation.

#### **Preliminary Plat Requirements:**

- 1. Receive and agree to the recommendations from other agencies, including those included in the Development Review Committee comments dated January 8, 2020.
- 2. Meet with staff to review compliance with all requirements of the Master Development Agreement when each phase is submitted for final engineering review.
- 3. An addendum to the traffic study shall be submitted with each pod. The addendum needs to address the intersection of 6400 West and Main Street. The purpose is that the original study projects that at some point there will be LOS E or worse at 6400 West and Main Street. When that occurs a traffic signal must be installed. Developer must comply with all recommendations from the Traffic Study, including additional right-of-way dedication for future traffic signals or turn lanes.
- 4. Install curb, gutter, sidewalk, park strip, and street lights along all public streets in accordance with city standards, including Herriman Main Street.
- 5. Construct a 6 foot precast wall along the south side of pod 5, per the MDA.
- 6. A long term stormwater maintenance agreement is required for any private detention ponds.
- 7. Main Street and roadway improvements, and the water system (pipes and PRV) shall be completed along the frontage to the development per the MDA.
- 8. Provide a geotechnical report for pavement design.
- 9. Provide dedication for Herriman Main Street. This should be an 80 foot right of way.
- 10. All existing overhead powerlines must be buried.
- 11. No more than 30 building permits to be issued on one access. A second access must be constructed before any additional building permits can be issued.
- 12. Comply with the Road Cross sections as found in the Hidden Oaks MDA. This includes the width of sidewalks and park strips.



- 13. Open space within pods 4-7 shall be dedicated to the City prior to any building permits being issued in pods 4-7, per the MDA.
- 14. Receive approval from Herriman City for the contaminated soils mitigation plan.
- 15. Identify lot number 737 on the plat.

Commissioner Adam Jacobson moved to approve item 3.5 file number S2020-06 Preliminary Plat approval for 161 single family lots known as Hidden Oaks pods 4-7 (Public Hearing). With staff recommendations and with an additional requirement to identify lot 737 on the plat. Commissioner Lorin Palmer 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 Heather Garcia	Aye
Commissioner Brody Rypien	Aye

The motion passed unanimously.

3.6 Request: Final Site plan approval for 161 single family lots known as Hidden Oaks pods

4-7

**Applicant: Ivory Development** 

Address: 6710 W Herriman Main Street

Zone: R-1-15 (Residential)

**Acres: 58.1** 

File Number: P2020-007

This item and item 3.5. were discussed simultaneously.

#### Site Plan Requirements:

- 1. Receive and agree to the recommendations from other agencies, including those included in the Development Review Committee comments.
- 2. Meet with staff to review compliance with all requirements of the Master Development Agreement when each phase is submitted for final engineering review.
- 3. All homes shall meet the design guidelines and the Herriman City single family design criteria.
- 4. All single family dwellings shall provide basements.
- 5. Setbacks shall be as follows:

Front: 12' to living; 24' to garage

Rear: 15' to building; 10' to deck/covered patio

Sides: 5' to any part of building

Corners: 15'

6. All lots shall have at least 45' of frontage.



- 7. Provide detailed landscaping plans for the offsite detention pond and for the open space next to Main Street
- 8. No more than 30 building permits to be issued on one access.
- 9. The size, location, design, and nature of entry monument signs, and the intensity and direction of area floodlighting, shall be detailed in a separate site plan application.
- 10. All building elevations shall meet the requirements of the Hidden Oaks Design Guidelines and receive approval from the Hidden Oaks ARC.
- 11. At least 20 percent of the planned unit development shall be preserved as permanent open space. At least one-half of the open space required shall be maintained in single contiguous lot, not including any unbuildable property, configured in a usable size and shape. Open space that is unbuildable because of, among other things, slope, wetlands, flood drainage, or contamination, shall be counted at 25 percent of the acreage required to satisfy applicable open space requirements. Detention basins may count as open space only if they provide recreational amenities, including, but not limited to, playgrounds, gazebos, exercise stations, or sports fields with parking lots. Park strips adjacent to a street shall not count as open space.
- 12. All street trees must comply with Herriman City requirements.
- 13. Submit a revised Land Use Table to demonstrate how each of the pods complies with the density transfer provisions of the MDA.
- 14. Open space within pods 4-7 shall be dedicated to the City prior to any building permits being issued in pods 4-7, per the MDA.
- 15. The lots on the west side of Pod 7 shall be adjusted to comply with the MDA, specifically there shall not have more than two (2) lots adjacent to one another whose total square footage is within 1,000 square feet of the other.
- 16. Identify lot number 737 on the site plan.

Commissioner Adam Jacobson moved to approve item 3.6 file number P2020-007 Final Site Plan approval for 161 single family lots known as Hidden Oaks pods 4-7 (Public Hearing) with 15 staff recommendations and an additional requirement # 16 to show lot 737 on the site plan. Commissioner Brody Rypien 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 Heather Garcia	Aye
Commissioner Brody Rypien	Aye

The motion passed unanimously.

3.7 Request: Site plan approval for a Mister Carwash Applicant: Elliott Smith, Terraform Companies Address: 5153 W Anthem Park Blvd

Zone: C-2 (Commercial)





5355 W. Herriman Main St. • Herriman, Utah 84096

Acres: 1.089

File Number: C2020-010

Assistant City Planner MacDonald reviewed the development for a Mister Carwash at the corner of Anthem Park and Mountain View. All City requirements have been met.

Applicant Elliott Smith informed that approval from WinCo and Arbor Group had been received. CMU detail for the garbage enclosure would match the building.

#### 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 employee and 4 stacked spaces per car wash bay.
- 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. The CMU on the dumpster enclosure should be either #5 or #7 as noted on the materials board.

Commissioner Jackson Ferguson motioned to approve item 3.7 file number C2020-010 Site Plan approval for a Mister Carwash with staff recommendations and a modification to #12 requiring the CMU materials be either #5 or #7 as noted on the materials. Commissioner Adam 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 Heather Garcia	Ave



Commissioner Brody Rypien

Aye

The motion passed unanimously.

3.8 Request: Preliminary plat for a 3 lot subdivision (Public Hearing)

Applicant: Lynn Rindlisbacher Address: 6130 West 13400 South

Zone: A-.50 (Agricultural – ½ acre minimum

**Acres: 2.92** 

File Number: S2020-028

Assistant City Planner MacDonald reviewed the development which fronts onto 13400 and also a cul-de-sac and already contains one home. The applicant requested to break up the subdivision into three lot. Each lot would be horse property and the subdivision is zoned A-.50.

Applicant Lynn Rindlisbacher offered to answer questions. The utilities were in place and no utility easements encroach through the lots. Water and sewer lines were already stubbed. Has been reviewed already with engineering.

Chair Berbert opened the public hearing.

No comments were offered.

Chair Berbert closed the public hearing.

#### Requirements:

- 1. Receive and agree to the recommendations from other agencies.
- 2. Final plat to be reviewed and approved by the Engineering Department.
- 3. Install necessary streetlight(s) and appurtenances. Work with engineering department for exact locations.
- 4. The plat shall be approved and recorded prior to a building permit being issued for the newly created lot.
- 5. Dedicate necessary right-of-way needed for sidewalk to be ADA compliant for new driveways.
- 6. Plat shall include easements for existing City utilities.
- 7. Storm water to be retained on site through the use of French drains connected to the roof drains.
- 8. Utah Pollutant Discharge Elimination System (UPDES) storm water permit through the State of Utah will be required.
- 9. Pay fee in lieu for improvements on 134th including curb and gutter, 5 foot concrete sidewalk, and asphalt for future road widening.
- 10. Provide necessary dedication for 134th buildout.
- 11. Applicant must bury overhead powerlines along frontage of 134th.

Commissioner Brody Rypien motioned to approve item 3.8 file number S2020-028 Preliminary plat for a 3 lot subdivision (Public Hearing) with 11 staff recommendations. Commissioner Heather Garcia seconded the motion.

The vote was recorded as follows:



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

The motion passed unanimously.

3.9 Request: Discussion and consideration of a condition of approval for a subdivision of

222 single family lots, known as Teton Ranch Applicant: Doug Young, Anthem Utah LLC

Address: 6000 W Herriman Blvd

Zone: R-1-10 (Residential) & A-1 (Agricultural)

Acres: 136.84

File Number: S2019-047

Assistant City Planner MacDonald reviewed that the applicant requested to amend a condition of approval for a preliminary plat for a subdivision of 222 single family lots, known as Teton Ranch. This property is subject to the Teton Ranch Development Agreement.

This subdivision was approved by the Planning Commission on April 16, 2020. Condition number 17 of the approval states the following:

17. No more than 30 building permits to be issued on one access. The second access onto 6400 West must be connected to meet UFA requirements before more than 30 permits are issued.

This condition was discussed with the applicant during the DRC, and they added a temporary access onto Herriman Blvd to meet UFA requirement. They also added a second access point onto 6000 West as part of the revision to the plans after the first Planning Commission meeting. This condition should have been modified to reflect the changes to the plan. Staff recommended amending condition number 17 of approval of the preliminary plat for a subdivision of 222 lots, and keeping the rest of the conditions the same. They still have to meet UFA requirements by adding access. An additional temporary access point was required.

The applicant was not present.

#### Requirements:

- 1. Receive and agree to the recommendations from other agencies.
- 2. Final plat to be reviewed and approved by the Engineering Department.
- 3. Receive and agree to the recommendations from other agencies, including those included in the Development Review Committee comments dated May 29, 2019.
- 4. Meet with staff to review compliance with all requirements of the Master Development Agreement when each phase is submitted for final engineering review.



- 5. Trails between lots shall be at least a 20 feet wide with an 8 foot hard surface trail and landscaping approved by the Parks Department.
- 6. Construct a 6 foot precast wall on 6000 West, Herriman Blvd, and 6400 West. The walls shall be installed when the adjacent pod is being constructed. The wall should maintain the clear view at all intersections.
- 7. Lots that back onto the trail shall have a 6 foot vinyl fence installed. This can be private or semi-private, as long as it's consistent the length of the fence. This shall also include the lots that back onto the large City park. Fencing shall be installed by the builder prior to certificate of occupancy on each home.
- 8. The size, location, design, and nature of entry monument signs, and the intensity and direction of area floodlighting, shall be detailed in a separate site plan application.
- 9. Setbacks shall be standard City setbacks.
- 10. All building elevations shall meet the requirements of the Teton Ranch Design Guidelines and receive approval from the Teton Ranch ARC.
- 11. No residential driveways shall access onto 6400 W, 6000 W, or Herriman Blvd.
- 12. Temporary retention/detention may be used in each pod as long as it is owned and maintained by the developer and has temporary storm water easements placed over the property as well as easements for any necessary conveyance.
- 13. Comply with all recommendations from the Traffic Study, including additional right-of-way dedication for future traffic signals or turn lanes.
- 14. Infrastructure improvements, including but not limited to utilities, street signs, street lighting, fencing, and other required improvements, shall be provided in accordance with city standards and specifications.
- 15. Install curb, gutter, park strip, street lights, and sidewalk along all public streets in accordance with City standards.
- 16. Streets shall be public and built in accordance with city standards and specifications. All streets shall be 53 feet, except for the main street that provides access to the City park shall be 60 feet.
- 17. No more than 30 building permits to be issued on one access. The second access onto 6400 West must be connected to meet UFA requirements before more than 30 permits are issued.
- 18. No driveways will be allowed within 50 ft of the right-of-way line of 6000 West or 6400 West.
- 19. Indicate the location of the FEMA Floodway on the plats.
- 20. Dedicate right of way on the north side of Herriman Blvd in order to provide a 126 foot ROW width.

Commissioner Adam Jacobson motioned to approve item 3.9 file number S2019-047 Discussion and consideration of a condition of approval for a subdivision of 222 single family lots, known as Teton Ranch with 20 staff recommendations and an alteration to number 17 that no more than 30 permits would be permitted per access and the second access must be connected to meet UFA requirements before more than 30 permits were issued. This could be a temporary access onto Herriman Boulevard, or secondary access onto 6000 West or construction of 6400 West, Commissioner Andy 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 Heather Garcia Aye



Commissioner Brody Rypien

Aye

The motion passed unanimously.

#### 4. Legislative Items

Legislative items are recommendations to the City Council. Broad public input will be taken and considered on each item. All legislative items recommended at this meeting will be scheduled for a decision at the next available City Council meeting.

4.1 Request: General Plan Amendment to amend the general plan for 10.81 acres of property from Parks and Recreation to Commercial and 8.54 acres from Open Space to Light Industrial/Business Park (Public Hearing)

Applicant: Nate Shipp, DAI Utah, on behalf of Sunrise 3 LLC

Address: Approximately 5101 W 11800 South from Parks and Recreation to Commercial, and approximately 12000 S Black Powder Drive from Open Space to Light Industrial/Business Park.

Zone: A-1 (Agricultural)

Acres: 19.35

File Number: G2018-004

City Planner Maloy presented items 4.1 and 4.2 simultaneously. The request included indoor and outdoor storage on a wedge shaped property. Building materials were defined. The M-1 are would be for outdoor RV storage.

Applicant Nate Shipp, Legal Counsel Bruce Baird and Andy Welk were present on behalf of the applicant. They shared that improvements on the easement were allowed to proceed as a gesture of good faith. The project was a culmination of years of work and recommendation to City Council would be greatly appreciated.

Chair Berbert opened the Public Hearing.

Deputy Recorder Thorpe read the following comments:

Glen Larson From after the neighborhood meeting discussion, it looks like there is less open space and no parking access to the area. Can this be addressed why? The storage area is bleeding further into more house's back yards. There was only a couple who didn't want improved area or said it was better unimproved if it means we keep more space. Is that closed or will you talk to more in the community? Will any money be used for improvements to open space? There was no follow-up with neighbors after discussion. No proposals to them to address issues in person. If UDOT doesn't approve South Self Storage pullout area, public access from black power in neighborhood is not acceptable. What should contingency be? Single level height restrictions should be a requirement for both properties as it's matched next to the neighborhood. How is buffering and beautification between park and storage area? Will there be trees for Black Powder and open space side? For both properties, will there be a requirement of material for 8' walls? Must improve area, be solid. Please address continuity between park trail to legacy ranch blvd through power line corridor in the legacy ranch area. Currently there's a dirt trail in legacy ranch and at one time the city was talking about continuing the trail through the open space along that space. For business park, no desire for new interchange with light since it's so close to Mountainview and East West traffic already in evening traffic already



passes both entrances/exits to Copper Creek neighborhood. For business park, if traffic study shows a failing intersection, what other zoning would be possible? For business park, it doesn't make sense for buildings over 2 stories tall next to neighborhood. Can limitations be made? Much better than one major tall building. How do power lines limit the area? Property owners have been expecting this area from current general plan to be park and open area. How is it fair changing this after they build or bought knowing the general plan? Are there other future powerline easements? On C1 business, will there be any park strip or spacing between road, trail, and homes? Should also consider large easement for if 118th tracks line goes along road

<u>Don Pero</u> I live in the area in regards to this project and have concerns.

First: Just looking at this map in the back not only has the open space looks smaller, but the light industrial business park has expanded north in the proposed project.

Second: You will be allowing Sunrise 3 LLC to build over the Kern River High Pressure Transmission Natural Gas Pipeline. I know looking at the map that the Recreational Vehicle Storage Yard will be placed there, but there are saf ety concerns with this. We as you know have had a few earthquakes in the area and if something happened to wher e Kern River would need to come in and survey and or repair that very large transmission line it would make it very difficult to do so and take lots of time to respond. There is also the rodent problem that comes with this type of bus iness. I am not sure if you have talked to Pipeline Safety in regards to this or the State Disaster Agency. I have work ed in the natural gas industry dealing with developers and builders for 35 years. I think they could put something lik e this maybe next to the Maverick on 12600 South or some other location.

Third: This is really a residential area not a light Industrial Business Park area!!!! These people paid extra for the lots that they built their houses on. Because of the view and the fact that there are Two Utility Easements between us a nd the State Road (Mountain View) that should not be touched. Herriman City will still charge higher property taxe s. The property value will go down and your citizens will suffer because of this project.

Fourth: You should never have any kind of meeting like this until the Convid-

19 is over. You are allowing Sunrise 3 LLC to take advantage of the times we are all in.

I will be contacting Kern River, The State of Utah's office of Development, Pipeline Safety and the Safety Watchdo g in this state and a attorney.

This developer should not be able to destroy this neighborhood just so Herriman City and Sunrise 3 LLC can make money were their are other places in this city to put this where it does not destroy any neighborhood.

<u>Heber DeLand</u> Leave them green zone's!!!! A place for hawks to hunt and birds and bees can live. Places free of the concrete that is now over taking all we see!

<u>Linda Stewart</u> I received your letter regarding changing 5101 W. 11800 from Park's/Recreation, to Commercial property. I don't like the proposal. 11800 South keep's getting more and more traffic, it's unbearable from 2 pm to 6-7 pm. Steady line, stop and go clear back to 3500 west.

Especially when school is in session. Too many building's are going up out here as it is, we don't need anymore. We need breathing room, open space's, peace and quite. Motorcycle's are racing up and down 11800 S., ALL the time, they are extremely nosy! There a nuisance, to say the least! There's alot of other space's to build on, that are not by residential area's. If you want to do anything with it, put in something that will create the 'Least' amount of traffic, not more congestion. if they need to widen 11800 S., the road will have to be built in that open space, there's no where else they could put it. I will say there's only one and only one good thing about the proposal. It would cut down on the tumble weed population! and extreme dust from really bad wind's. Please, please just leave the land space as



is, it's not hurting anything the way it is now. But if you mess with it, there will be a whole lot of unnecessary traffic out here. Thanks for your service, please let the people decide, they are the one's who have to live with it, not those wanting to build on the land.

Chair Berbert closed the Public Hearing.

On behalf of the applicant Nate Shipp and Bruce Greer took offense to three of the issues:

Number One: The applicant found the implication they were taking advantage of Covid-19 to be not relevant, as they have been working on this project with the City since 2018.

Number Two: With regards to pipeline safety they comply with Kern River easement requirements, which were private not public restrictions. They comply with all so there was no issue there.

Number Three: Regarding UDOT access, the Black Powder access would not be permanent. Without right in, right out access the storage would not be allowed, as storage cannot be done without UDOT access.

Commissioners expressed the proposed usage and location were good for the irregular shaped property along Mountain View Corridor (MVC). They reminded all that MVC would eventually be a freeway with sound barrier walls around it. The amount of open space near the trail was requested.

City Planner Maloy identified the Rocky Mountain transition line in addition to the 20 foot landscape buffer, which an eight foot trail would run through.

Applicant Nate Shipp provided that for the upper area the existing access road would be moved further west, providing a 20 foot buffer, which would include an eight foot meandering trail. To the west of that the access road would be relocated and enlarged to comply with City standards. Anticipated building locations would be to the west side of the property, pending City approval. The current ordinance required a precast wall. Mr. Shipp offered the residents at the neighborhood meeting preferred to not have a precast wall, and requested a landscape buffer with a trail instead. It had been previously stated the MDA would supersede the Ordinance, however City Attorney John Brems offered the opinion that the MDA would not supersede the Ordinance.

As for the lower section, the tot lot would remain, the east boundary would have an eight foot precast wall, as requested by residents. Residents requested a higher fence in that location to block view of the outdoor storage units, from their backyards. The location of the UDOT detention basin, which provided storm water drainage for water from MVC, was identified on the map. Right in, right out access would be worked through with UDOT. Resident majority opinion was against having soccer fields in this location, per the neighborhood meetings.

Chair Berbert reminded residents that the Commission would make a recommendation to the City Council, and they would make the final decision. Commissioners offered the opinion that this was a good proposal for the oddly shaped property and the location made sense for this type of development.

Commissioners proposed locating the northern section precast wall (with a walkthrough) to the west side of the trail. Taller trees or other natural barriers were mentioned. Commissioners also offered it would be safer to have the park away from MVC. Trail locations in the area were discussed. Assistant City Planner MacDonald stated the open space



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area along Midas Creek Ridge was a floodplain. City Planner Maloy offered to confirm the acreage and legal description before presentation to City Council.

Commissioner Adam Jacobson motioned to recommend to the City Council item 4.1 file number G2018-004 General Plan Amendment to amend the general plan for 10.81 acres of property from Parks and Recreation to Commercial and 8.54 acres from Open Space to Light Industrial/Business Park (Public Hearing) for referral to the City Council. Commissioner Jackson Ferguson 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 Heather Garcia Aye

The motion passed unanimously.

Commissioner Brody Rypien

4.2 Request: Rezone from A-1 (Agricultural) to C-2 (Commercial) and M-1 (Manufacturing) (Public Hearing)

Applicant: Nate Shipp, DAI Utah, on behalf of Sunrise 3 LLC

Address: Approximately 5101 W 11800 South from A-1 to C-2, and approximately 12000

S Black Powder Drive from A-1 to M-1

Aye

Zone: A-1 Acres: 27.98

File Number: Z2018-022

City Planner Maloy reviewed that the applicant requested a rezone of approximately 10.81 acres from A-1 Agricultural to C-2 Commercial, and approximately 11.14 acres from A-1 Agricultural to M-1 Manufacturing with Zoning Conditions. The property was sold to the applicant from UDOT. The Commission would make a recommendation to City Council, and they will make the final decision. Maximum height for C-2 was 45 feet. The Commission may want to consider the implementation of height recommendations for the M-1 zone.

Chair Berbert opened the Public Hearing.

Deputy Recorder Thorpe read the following comments:

Brook Hardee Questioned if there had been any consideration to change to OP zoning instead.

<u>Glen Larson</u> requested for the Commission to consider a large easement to reserve land for a Trax line. Zoning condition should be added to limit building height. Additional sound barriers should be added.

Chair Berbert closed the Public Hearing



Commissioners discussed the height limit was set to 45 feet for C-2. The growth of trees would change the impact on residents. The Profession Office (O-P) zone had no design criteria, which made the M-1 with zoning conditions to be preferable.

#### Recommendations:

- 1. Limit land uses within the M-1 Zone to "self service warehouse" and "recreational vehicle storage yard" only.
- 2. City Council approval and recording of the master development agreement.
- 3. The C-2 have a zoning condition for office space only
- 4. The M-1 have a zoning condition with a maximum height of 45 feet.

Commissioner Adam Jacobson moved to recommend to the City Council item 4.2 file number Z2018-022 Rezone from A-1 (Agricultural) to C-2 (Commercial) and M-1 (Manufacturing) (Public Hearing) with the two staff recommendations and two additional recommendations the C-2 have a zoning condition for office space only, and that M-1 have a zoning condition with 45 feet maximum height. Commissioner Heather Garcia 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 Heather Garcia	Aye
Commissioner Brody Rypien	Aye

The motion passed unanimously.

4.3 Request: Rezone Property from AMSD to C-2 (Commercial) (Public Hearing)

**Applicant: Herriman City** 

Address: 4950 West 12600 South

Zone: AMSD (Auto Mall Special District)

Acres: 6.2

File Number: Z2020-026

Assistant City Planner MacDonald reviewed that the City had received the commercial property plat and needed to extend the current commercial zone 6.2 acres to accommodate the planned commercial development.

Chair Berbert opened the public hearing.

No comments were offered.

Chair Berbert closed the Public Hearing.

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It was explained this would not limit the number of car dealers and is more in line with the original intent for the auto mall zone.

Commissioner Andy Powell moved to recommend to the City Council item 4.3 file number Z2020-026 Rezone property from AMSD to C-2 (Commercial) (Public Hearing) to the City Council. Commissioner Adam 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 Heather Garcia	Aye
Commissioner Brody Rypien	Aye

The motion passed unanimously.

#### 5. Chair and Commission Comments

Commissioner Rypien made a safety recommendation for the Herriman Towne Center area to add a temporary fence on the west side, between the construction and the houses. Assistant City Planner MacDonald said she would talk to the developer.

#### 6. Future Meetings

- 6.1 Wednesday, May 13, 2020 City Council Meeting
- 6.2 Thursday, May 21, 2020 Planning Commission Meeting
- 6.3 Wednesday, May 27, 2020 City Council Meeting

#### 6. Adjournment

Commissioner Adam Jacobson motioned to adjourn the Planning Commission meeting at 10:00 p.m. 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 May 7, 2020. This document constitutes the official minutes for the Herriman Planning Commission Meeting.

Wendy Thorpe

Herriman City



Date of Meeting: 6/18/2020		
File #	S2020- 029	
Applicant Adam Orme		
Address 7051 W Gina Road		
<b>Request</b> Preliminary Plat for a 1 lot subdivision		



Staff Report

**DATE:** June 9, 2020

**TO:** Planning Commission

**FROM:** Bryn MacDonald, AICP, Assistant City Planner

**MEETING:** Planning Commission June 18, 2020

**REQUEST:** Proposed Preliminary Plat for a 1 Lot Subdivision

Applicant: Adam Orme

Address: 7051 W Gina Road

Zone: A-.25 (Agriculture – 10,000 sq.ft. minimum)

Acres: 1

File Number: S2020-029

#### Request

The applicant is requesting a preliminary plat approval for a 1 lot subdivision.

#### Site

The property is located at 7051 W Gina Road. The property is 1 acre and zoned A-.25.

#### **Notices**

Staff mailed notices to all property owner within a 300 feet of subject property. Notice were mailed to 24 property owners on June 8, 2020. The staff has received no comments on the request at this time.

#### **Neighborhood Meeting**

A neighborhood meeting was not required, because no new lots are being proposed.

#### **Process**

A subdivision is an administrative decision. The Planning Commission will hold a public hearing and make a decision based on compliance with approval standards listed in City Code 10-5-15.E

#### **Discussion**

The property is an existing lot, which has never been part of a legal subdivision. In order to bring this lot into complaince and allow the property owner to obtain a building permit, a one lot subdivision must be completed. This will require the dedication of 30 feet of right of way along Gina Road. Developer to pay fee in leiu of road improvements for Gina Road, including curb and gutter, sidewalk, landscaped parkstrip, and street lighting.



Staff Report

#### **Recommendation**

Staff recommends approval of the preliminary plat for a one lot subdivision, known as Orme Acre, with the following requirements:

- 1. Recieve and agree to the recommendation of other agencies.
- 2. Final plat to be reviewed and approved by the Engineering Department.
- 3. Pay the \$250 Preliminary Plat application fee.
- 4. Dedicate 30 feet of right of way along Gina Road and pay a fee in lieu of the required improvements.
- 5. Storm water to be retained on-site by piping roof drains into undgerground retention system, or other means.
- 6. Developer to pay fee in lieu for Gina Road improvements including curb and gutter, sidewalk, landscaped parkstrip, and street lighting.
- 7. Fence along west lot line shall be relocated to property line to elimate strip between adjoining property.

#### **Attachments**

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

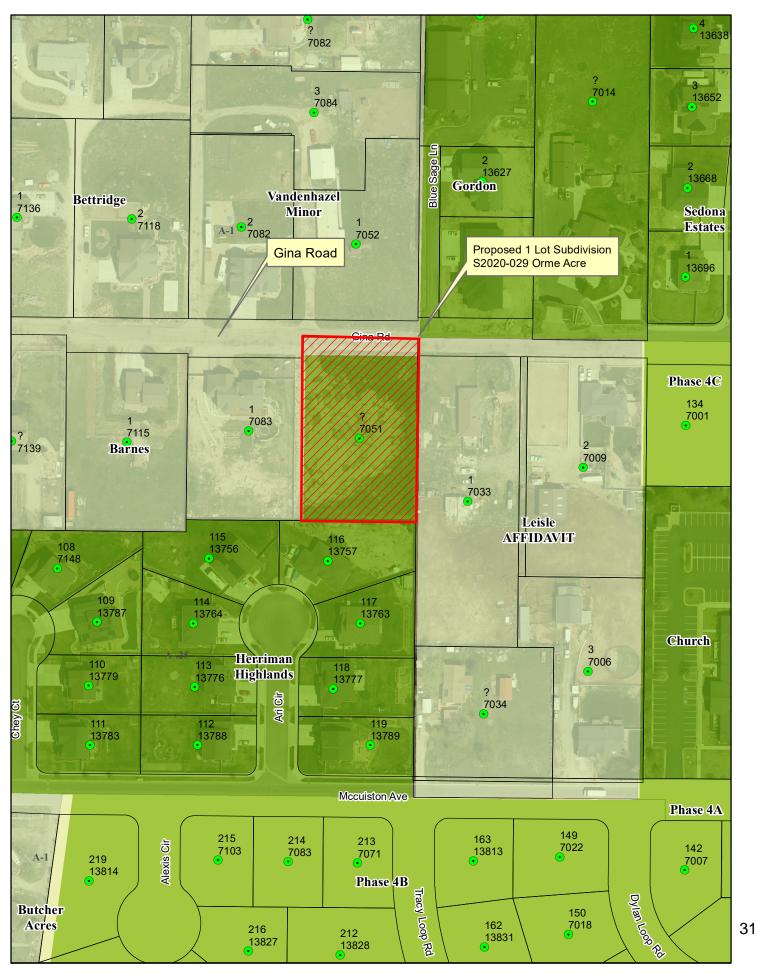


Staff Report



### Preliminary Subdivison Plat Application

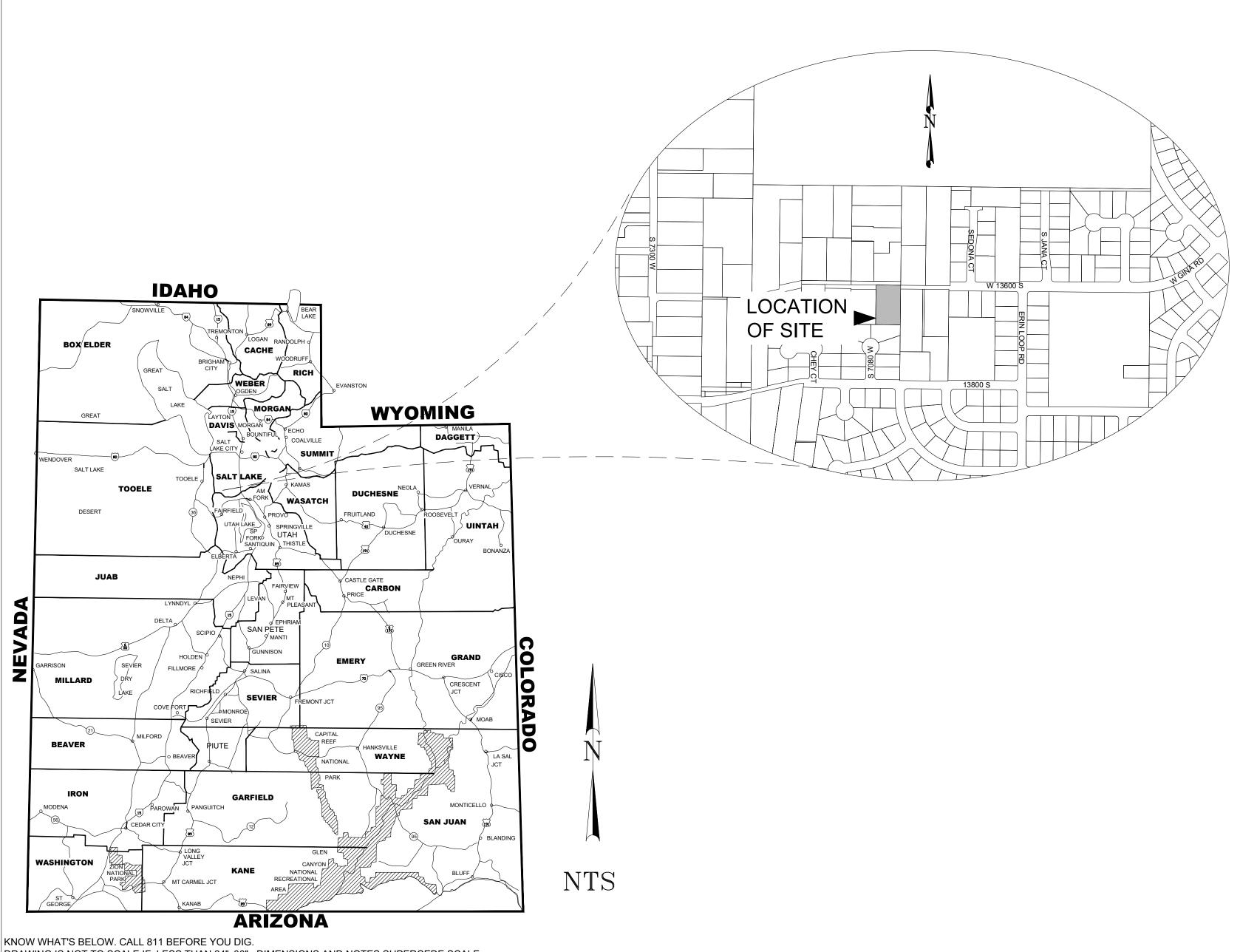
		iai y Subulviso		
		SUBDIVISION INF	ORMAT	TION
Property Addre	rss: 7051	w. Gina	R	oae
Parcel Number	s: 3203k	0003200	0	
□ New Lots/U	Jnits	Number of lots/uni	ts	Total Acres:
➤ Plat Ameno	lment	Number of new lo	s/units	
Name of Propos	sed Subdivision:	Orme ,	Acre	
		APPLICANT INFO	RMATI	ON
Name of Applic	ant: Ada	m Orme		
Address of App	licant: Water			Vista Dr. W.J.
		Raddolus.		
Applicants Affi	liation with the Sub	ject Property:		
Owner	Engineer	Architect		Other
Engineer: (if no	listed above)			
Email of Engine	er:		Pho	ne of Engineer:
Architect: (if app	plicable) Name	e of Appl	can	+
Email of Archite				ne of Architect:
roperty Owner:	(if not listed above	Name of	Apr	olicant
mail of Owner:			Phor	
		OFFICE USE O	NLY	
ate Received:	Received By:	File Number:		Fee:
one:	Assigned Planne	er:		Receipt #





# ORME ACRE

LOCATED IN THE NW OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN 7051 W GINA RD HERRIMAN CITY, UTAH 84096



SHEET	ΓINDEX
SHEET NUMBER	SHEET TITLE
G-100	COVER SHEET
G-101	NOTES & SPECIFICATIONS
G-102	NOTES & SPECIFICATIONS
G-103	LEGEND & ABBREVIATIONS
V-100	<b>EXISTING CONDITIONS MAP</b>
V-101	RECORD OF SURVEY
V-102	FINAL PLAT
CS-100	SITE PLAN
CS-101	ROADWAY CROSS SECTION
CS-102	CONCRETE DETAILS
CU-100	UTILITY PLAN
CU-101	<b>CULINARY WATER DETAILS</b>
CU-102	SANITARY SEWER DETAILS
L-100	LANDSCAPING PLAN

KNOW WHAT'S BELOW. CALL 811 BEFORE YOU DIG.
DRAWING IS NOT TO SCALE IF LESS THAN 24"x36". DIMENSIONS AND NOTES SUPERCEDE SCALE.

REVISION 06/03/20 PRELIMINARY 03/10/20 PRELIMINARY

ADAM ORME 7051 W GINA RD HERRIMAN, UTAH (801)-884-6474

CLIENT / OWNER INFORMATION:

4436 SOUTH 1025 EAST ● SALT LAKE CITY, UTAH 84124 www.johnsonengineeringinc.com Phone: 801-787-4569

ENGINEER / SURVEYOR INFORMATION:

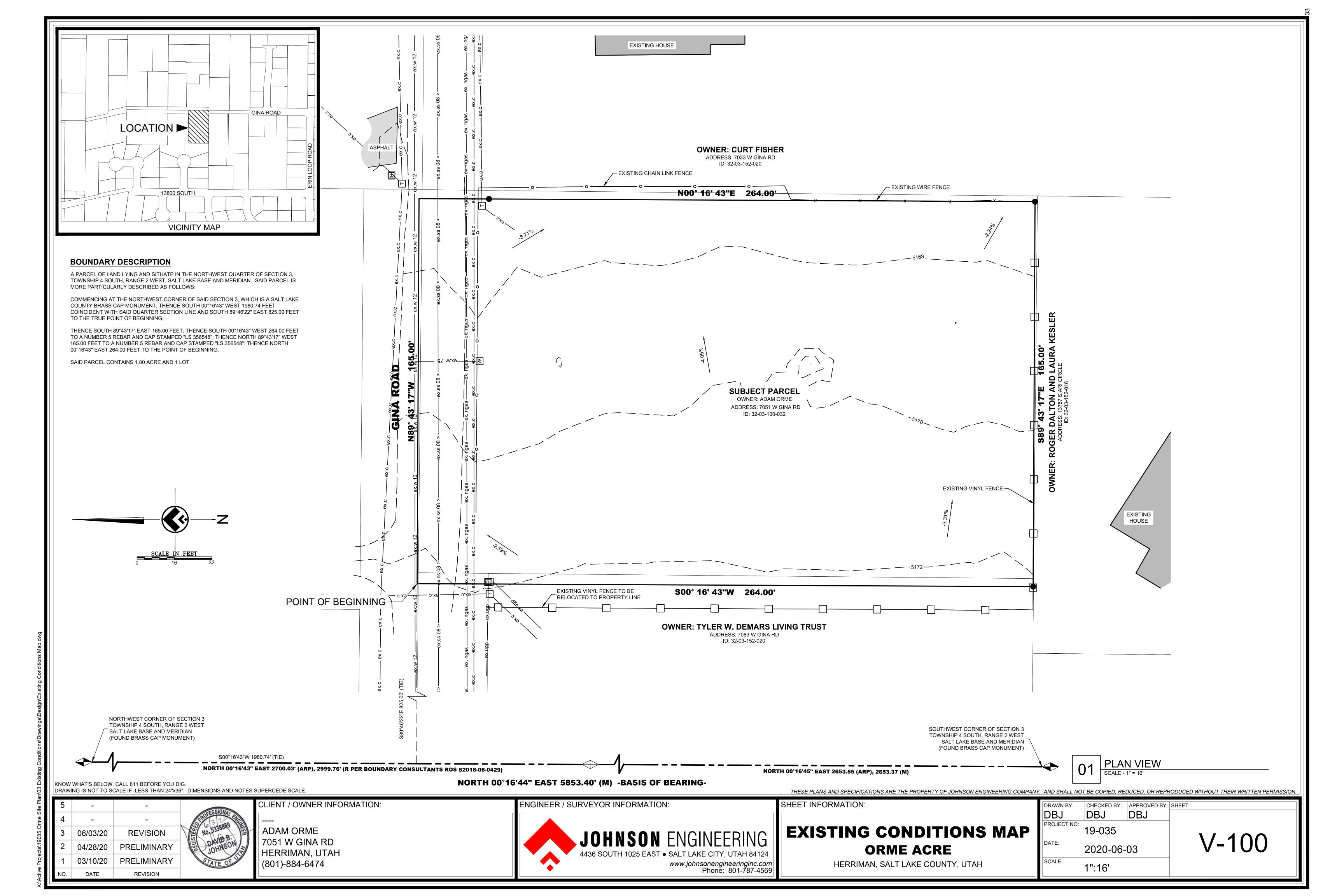
SHEET INFORMATION:

# **COVER SHEET** ORME ACRE

HERRIMAN, SALT LAKE COUNTY, UTAH

DRAWN BY:	CHECKED BY:	APPROVED BY:	SHEET:	
DBJ	DBJ	DBJ		
PROJECT NO:	19-035			0 400
DATE:	2020-04-28			G-100
SCALE:	AS SHO	WN		

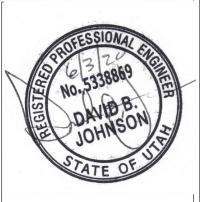
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## LEGEND AND GENERAL NOTES

# NOTES:

- 1. SEE CS-101 FOR 60' RIGHT-OF-WAY ROAD CROSS SECTION
- 2. TOTAL ASPHALT = 2640 SF
- 3. TOTAL 2.5' CURB AND GUTTER = 165 LF
- 4. TOTAL 5' SIDEWALK = 165 LF
- 5. TOTAL VINYL FENCE = 234 LF
- 6. ROAD IMPROVEMENTS TO BE DEFERRED, AND APPLICANT TO PAY FEE IN LIEU FOR IMPROVEMENTS TO BE INSTALLED WHEN GINA ROAD IS CONSTRUCTED.
- ANY IMPROVEMENTS ON THIS LOT MUST EITHER BE FIRE SPRINKLED, OR A MINIMUM 20' WIDE ASPHALT ROAD APPROVED BY UNIFIED FIRE AUTHORITY, AND CONNECTING TO A PAVED PUBLIC STREET MUST BE CONSTRUCTED BEFORE A CERTIFICATE OF OCCUPANCY MAY BE ISSUED. ACCESS ROAD TO BE PAID FOR BY DEVELOPER, NOT CITY OF HERRIMAN.
- 8. DEVELOPER TO PAY FEE IN LIEU FO RGINA ROAD IMPROVEMENTS INCLUDING ASPHALT, CURB AND GUTTER, SIDEWALK, LANDSCAPED PARK STRIP, AND STREET LIGHTING.



KNOW WHAT'S BELOW. CALL 811 BEFORE YOU DIG. DRAWING IS NOT TO SCALE IF LESS THAN 24"x36". DIMENSIONS AND NOTES SUPERCEDE SCALE.

ENGINEER / SURVEYOR INFORMATION:



CLIENT / OWNER INFORMATION:

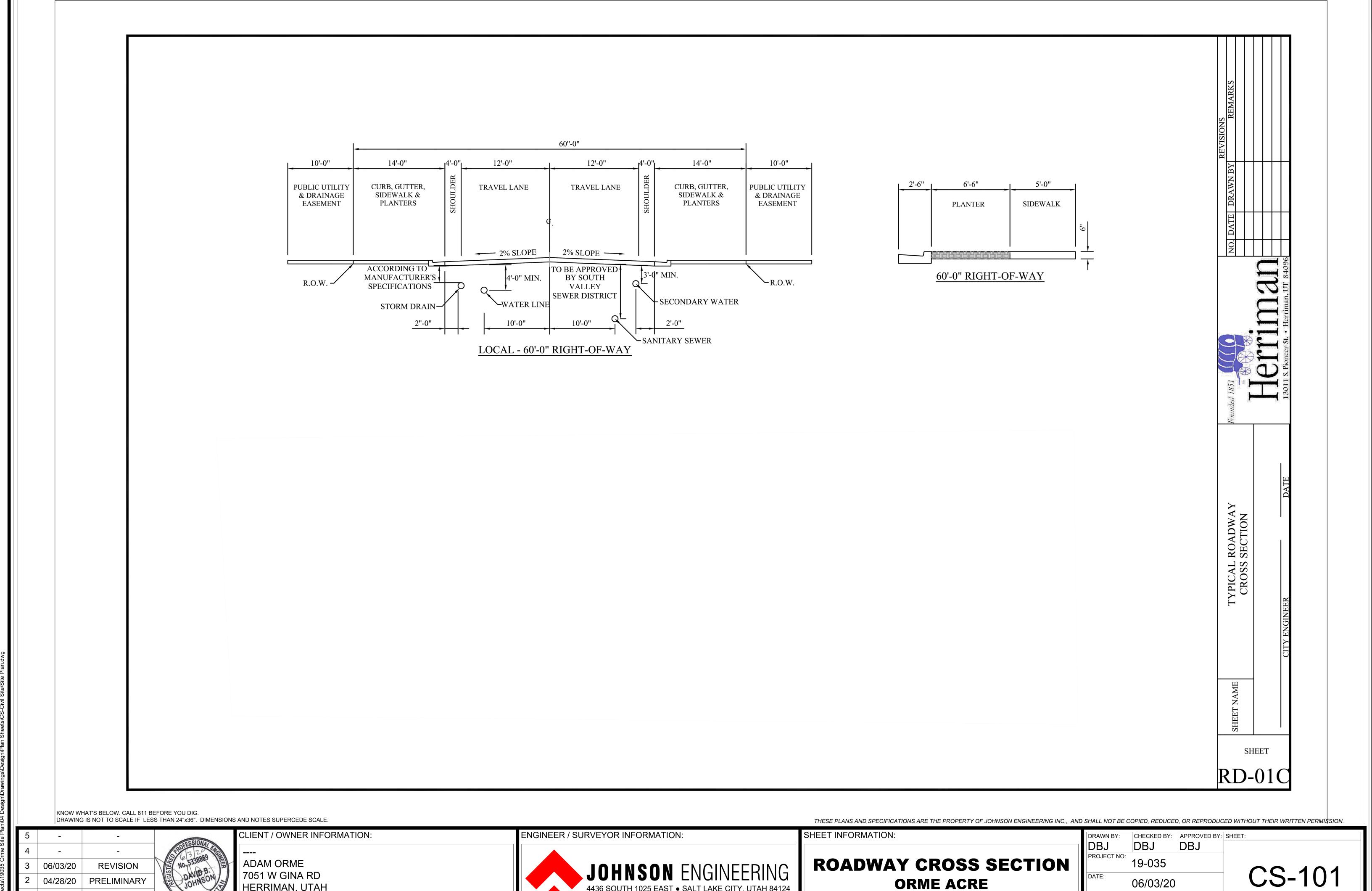
ADAM ORME 7051 W GINA RD HERRIMAN, UTAH (801)-884-6474

## SHEET INFORMATION:

# SITE PLAN ORME ACRE

HERRIMAN, SALT LAKE COUNTY, UTAH

DRAWN BY:	CHECKED BY:	APPROVED BY:	SHEET	Γ:		
DBJ	DBJ	DBJ	00		400	
PROJECT NO:	19-035	19-035		CS-100		
DATE:	TE: 2020-06-03		03	06/03/20	REVISION	
SCALE:	411.401		02	4/28/20	PRELIMINARY	
	1":16'		NO.	DATE	REVISION	



4436 SOUTH 1025 EAST ● SALT LAKE CITY, UTAH 84124

www.johnsonengineeringinc.com Phone: 801-787-4569

SCALE:

1":16'

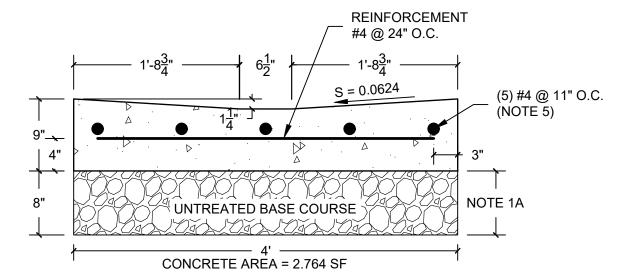
HERRIMAN, SALT LAKE COUNTY, UTAH

03/10/20

PRELIMINARY

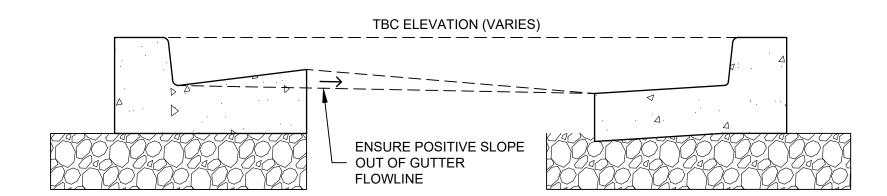
HERRIMAN, UTAH

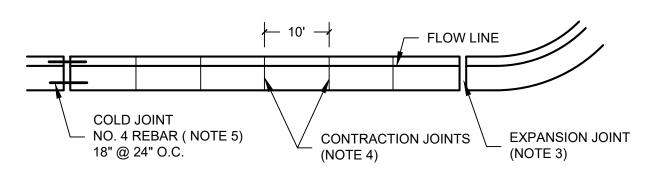
(801)-884-6474



30" CURB AND GUTTER

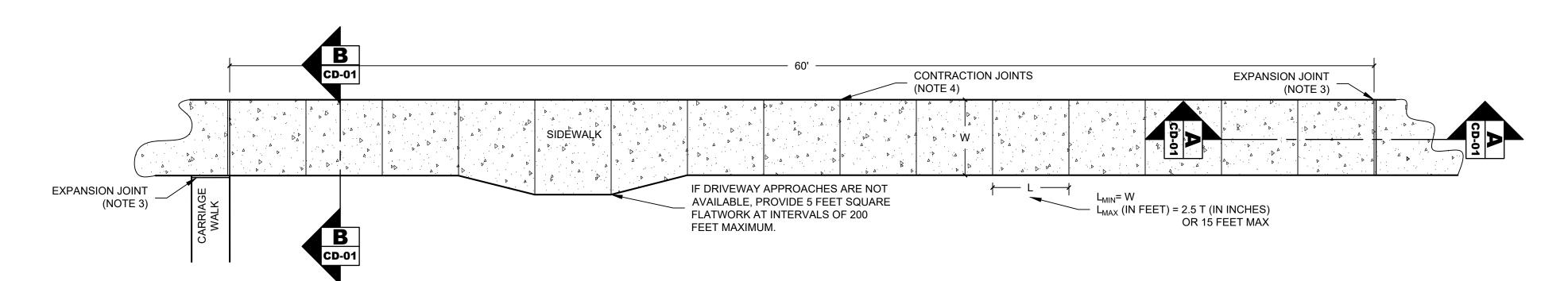
4'-0" WATER WAY



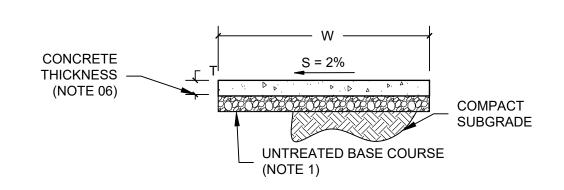


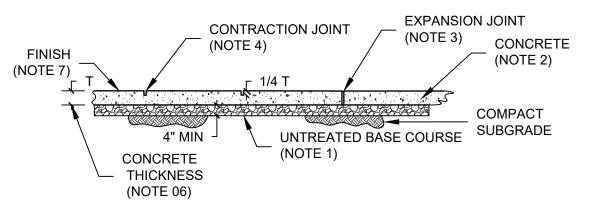
CATCH TO SHED GUTTER TRANSITION

04 CURB AND GUTTER JOINT DETAIL



SIDEWALK JOINT DETAIL





SIDEWALK SECTION VIEW

SIDEWALK PROFILE VIEW

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LEGEND AND GENERAL NOTES

- UNTREATED BASE COURSE: PROVIDE MATERIAL SPECIFIED IN APWA SECTION 38.11.23 1.A. DO NOT USE GRAVEL AS A SUBSTITUTE FOR UNTREATED BASE COURSE WITHOUT ENGINEERS PERMISSION.
- 1.B. IF FLOW LINE GRADE IS GREATER THAN 0.5 PERCENT S= 0.005), PROVIDE 6 INCHES OF UNCOMPACTED THICKNESS. IF LESS, PROVIDE 8 INCHES UNCOMPACTED THICKNESS.
- 1.C. PLACE MATERIAL PER APWA SECTION 32.05.10.
- 1.D. COMPACT PER APWA SECTION 31.23.26 TO A MODIFIED PROCTOR DENSITY OF 95 PERCENT OR GREATER. MAXIMUM LIFT THICKNESS BEFORE COMPACTION IS 8 INCHES WHEN USING RIDING COMPACTION EQUIPMENT OF 6 INCHES WHEN USING HAND HELD COMPACTION EQUIPMENT.
- CONCRETE: CLASS 4000 PER APWA SECTION 03.30.04.
- 2.A. IF NECESSARY, PROVIDE CONCRETE THAT ACHIEVES DESIGN STRENGTH IN LESS THAN
- 2.B. CAUTION: CONCRETE CRAZING (SPIDER CRACKS) MAY DEVELOP IF AIR TEMPERATURE
- EXCEEDS 90 DEGREES F. 2.C. PLACE CONCRETE PER APWA SECTION 03.30.10.
- 2.D. PROVIDE  $\frac{1}{2}$  INCH RADIUS ON CONCRETE EDGES EXPOSED TO PUBLIC VIEW.
- 2.E. CURE CONCRETE PER APWA SECTION03.39.00 WITH TYPE ID CLASS A OR B (CLEAR WITH FUGITIVE DYE) MEMBRANE FORMING COMPOUND UNLESS SPECIFIED
- **EXPANSION JOINT:** MAKE EXPANSION JOINTS VERTICAL, FULL DEPTH,  $\frac{1}{2}$  INCH WIDE WITH
- TYPE F1 JOINT FILLER MATERIAL PER APWA SECTION 32.13.73. 3.A. SET TOP OF FILLER FLUSH WITH SURFACE OF CONCRETE.
- 3.B. EXPANSION JOINTS ARE REQUIRED AT THE START OR END OF A STREET INTERSECTION **CURB RETURN**
- 3.C. EXPANSION JOINTS ARE NOT REQUIRED IN SLOP FORM WORK.

4. CONTRACTION JOINT: MAKE CONTRACTION JOINTS VERTICAL.

- 4.A.  $\frac{1}{8}$  INCH WIDE AND 2 INCH DEEP OR  $\frac{1}{4}$  SLAB THICKNESS IF SLAB IS GREATER THAN 8
- 4.B. IF NECESSARY, MATCH LOCATION OF CONTRACTION JOINTS IN PORTLAND CEMENT CONCRETE ROADWAY PAVEMENTS.
- **REINFORCEMENT:** ASTM A 615, GRADE 60, GALVANIZED OR EPOXY COATED DEFORMED STEEL. SEE APWA SECTION 03.20.00 REQUIREMENTS.

#### SIDEWALK THICKNESS:

- 6.A. RESIDENTIAL (WITH PARK STRIP) 6.B. RESIDENTIAL (NO PARK STRIP) T = 6"
- 6.C. OTHER 6.D. REPLACEMENTS
  - T = MATCH EXISTING, 4" MIN.
- 6.E. SEE DRIVEWAY APPROACH PLANS FOR SIDEWALK THICKNESS AT DRIVEWAYS IF
- APPLICABLE.
- FINISH: BROOMED.

#### PROTECTION AND REPAIR:

- 8.A. FILL FLOW-LINE WITH WATER. REPAIR CONSTRUCTION THAT DOES NOT DRAIN. 8.B. PROTECT CONCRETE FROM DEICING CHEMICALS DURING CURE.
- FLARE: IF A FLARE IS IN A PEDESTRIAN CIRCULATION AREA, THE SLOPE OF THE FLARE SHALL BE 1:10 (10%) MAXIMUM MEASURED PERPENDICULAR TO THE PEDESTRIAN ACCESS
- . WATERWAY: USE WIDTH SHOW ON THE DRAWINGS. IF NOT SHOWN, THEN 4 FEET FOR A RESIDENTIAL STREET AND 6 FEET FOR A NON-RESIDENTIAL STREET.
- FLOW LINE: IF A WIDER WATERWAY IS SPECIFIED OR REQUIRED, OFFSET THE FLOW LINE IN THE WATERWAY TO MATCH (LINES UP WITH) THE CURB AND GUTTER FLOW LINE. ADJUST CROSS SLOPE GRADES TO MATCH EXISTING SLOPES.

KNOW WHAT'S BELOW. CALL 811 BEFORE YOU DIG.

DRAWING IS NOT TO SCALE IF LESS THAN 24"x36". DIMENSIONS AND NOTES SUPERCEDE SCAL

**ENGINEER / SURVEYOR INFORMATION:** 



# JOHNSON ENGINEERING

www.johnsonengineeringinc.com Phone: 801-787-4569

CLIENT / OWNER INFORMATION:

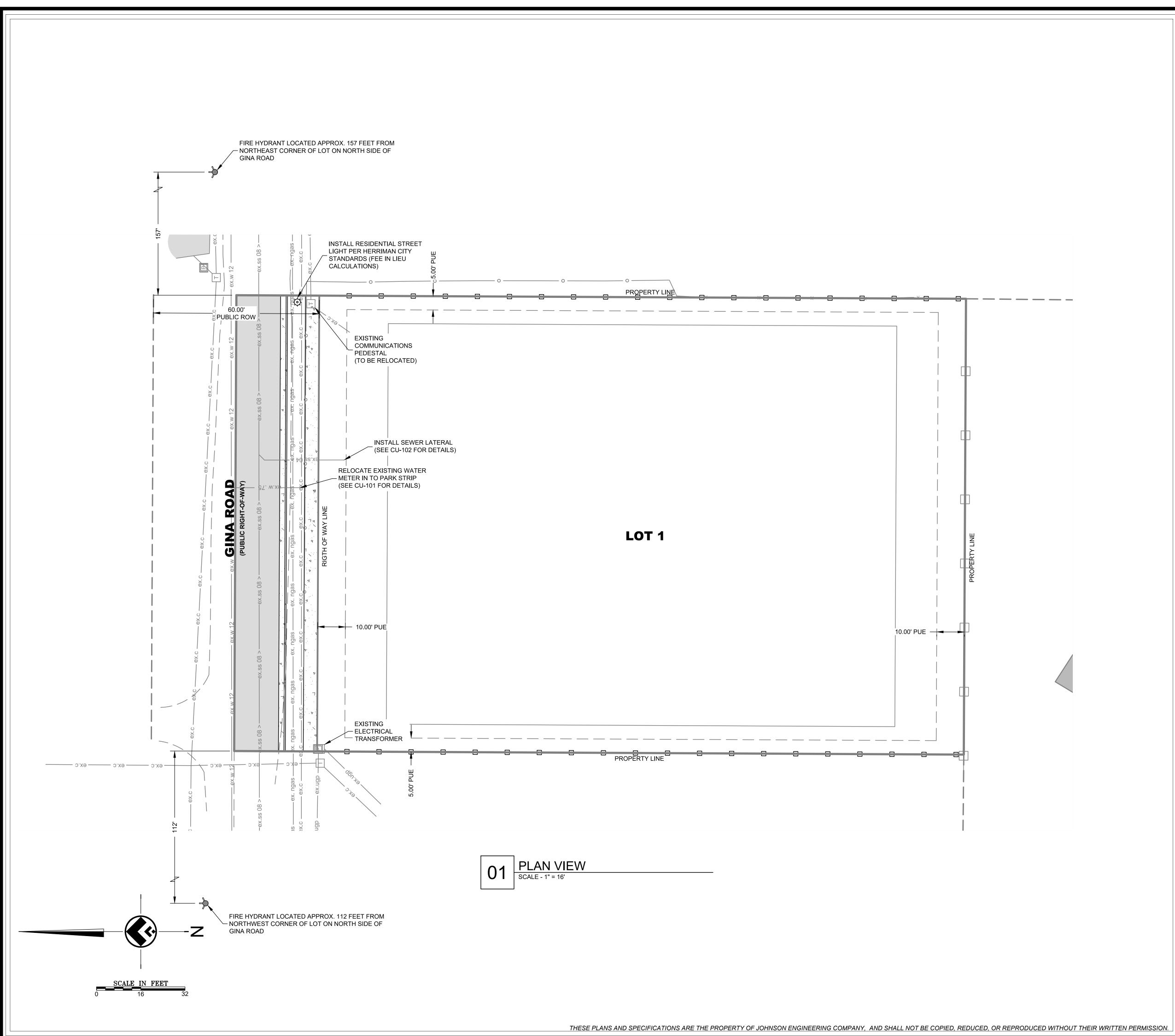
ADAM ORME 7051 W GINA RD HERRIMAN, UTAH (801)-884-6474

SHEET INFORMATION:

## **CONCRETE DETAILS 01 ORME ACRE**

HERRIMAN, SALT LAKE COUNTY, UTAH

DRAWN	BY:	CHECKED BY:	APPROVED BY:	SHEET	<del>-</del> :	
DBJ		DBJ	DBJ			400
PROJEC		19-035		CS-102		
DATE:		2020-06-	03	03	06/03/20	REVISION
SCALE:		A C CLION	Λ/ΝΙ	02	4/28/20	PRELIMINARY
		AS SHO	VVIN	NO.	DATE	REVISION



LEGEND AND GENERAL NOTES

NOTES:

STORM WATER TO BE RETAINED ON-SITE BY PIPING ROOF DRAINS INTO UNDERGROUND RETENTION SYSTEM, OR BY OTHER MEANS.



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KNOW WHAT'S BELOW. CALL 811 BEFORE YOU DIG.
DRAWING IS NOT TO SCALE IF LESS THAN 24"x36". DIMENSIONS
AND NOTES SUPERCEDE SCALE.

ENGINEER / SURVEYOR INFORMATION:



CLIENT / OWNER INFORMATION:

ADAM ORME 7051 W GINA RD HERRIMAN, UTAH (801)-884-6474

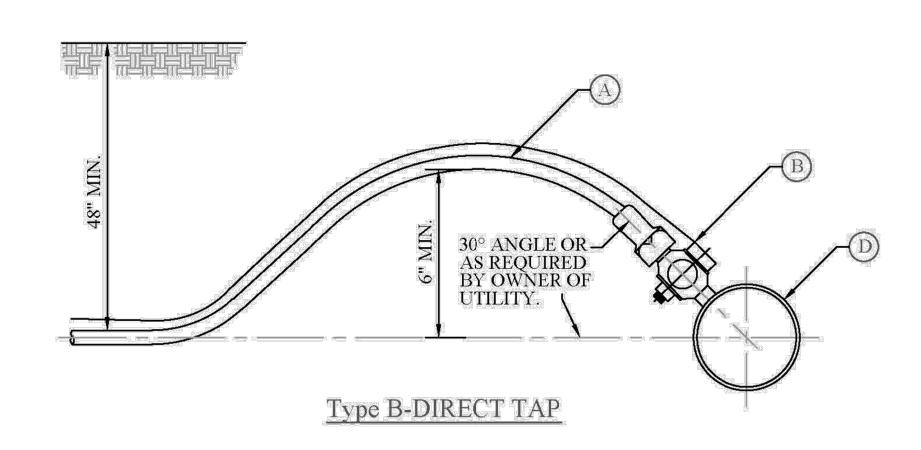
SHEET INFORMATION:

## **UTILITY PLAN ORME ACRE**

HERRIMAN, SALT LAKE COUNTY, UTAH

DRAWN BY:	CHECKED BY:	APPROVED BY:	SHEET	Γ:		
DBJ	DBJ	DBJ			1 400	
PROJECT NO:	PROJECT NO: 19-035			CU-100		
DATE:	2020-06-	03	03	06/03/20	REVISION	
SCALE:	411.401		02	4/28/20	PRELIMINARY	
	1":16'		NO.	DATE	REVISION	

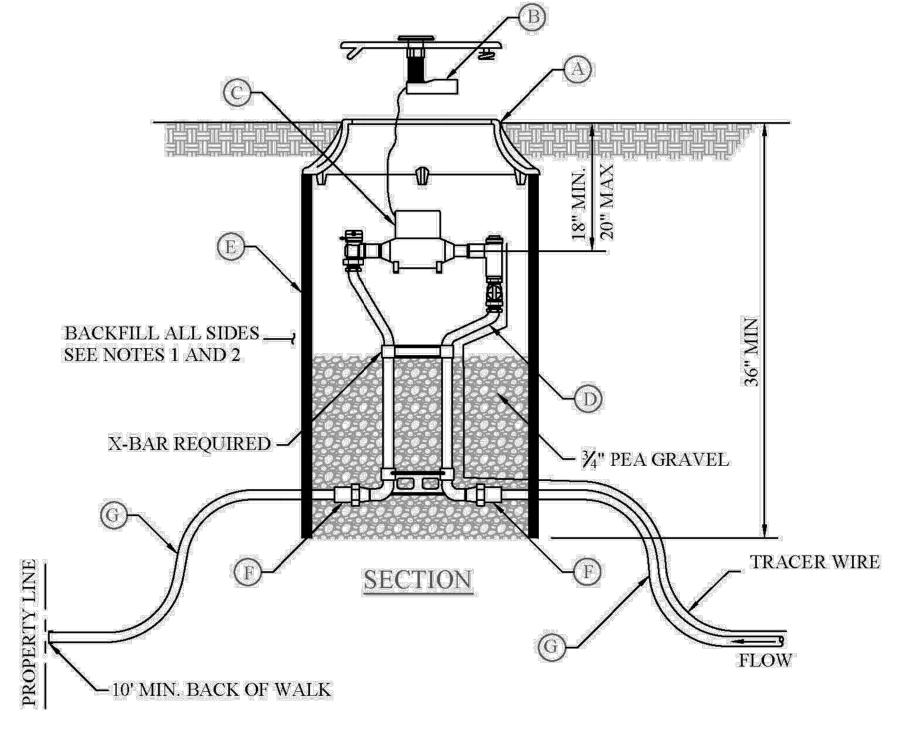
# 30° ANGLE OR – AS REQUIRED BY OWNER OF SEE NOTE 4 UTILITY. TYPE A- SADDLE CLAMP TAP



	LEGEND						
NO.	ITEM	ITEM DESCRIPTION					
(A)	1" POLY PIPE	IPS POLY PIPE					
<b>B</b>	1" CORPORATION STOP	TYPE A FORD-FB 1101-4-Q OR MUELLER B-25029	TYPE B FORD-FB 1001-4-Q OR MUELLER B-25009				
0	SERVICE SADDLE CLAMP	FORD-FB 202B MUELLER BR2B SERIES					
(D)	WATER MAIN PIPE	(D.L., P.V.C.) *					

DI PIPE MAY BE DIRECT TAPPED, IF DIRECT TAP USE CC THREADS

TYPICAL 1" MIN. SERVICE TAPS



	LEGEND							
NO.	EULEANI .	DESCRIPTION						
	FRAME AND COVER	23" CAST IRON THE WORDS "WATER MEETER" CAST INTO COVER 2" DIA, KNOCK OUT REQUIRED IN COVER						
$^{\circ}$	RADIO UNIT	NEPTUNE R-900 RADIO PIT UNIT						
0	WATER METER	NEPTUNE %" X ¾" T-10 METER WITH AUTO DIRECT REGISTER						
(1)	Z" WATER METER YOKE	COPPER FORD VBHC72-95581-02 AYMCDONALD 21-218DWZZ						
	1" WATER METER YOKE	COPPER FORD VBHC74-9 581-02 AYMCDONALD 21-418MJZX						
(E)	METER BARREL	21" X 36" WHITE HDPE BARREL						
Ð	CONNECTION	1"-FORD 1644-Q W/ INSERT OR MULLER COMPRESSION FITTINGS W/ INSERT						
(t)	CONNECTION							

TYPICAL 3/4" METER

IPS POLY PIPE

G 1" POLY PIPE

#### NOTES FOR 1" MINIMUM SERVICE TAPS:

- INSPECTION: PRIOR TO BACKFILLING AROUND THE METER BOX, SECURE INSPECTION OF INSTALLATION BY CITY.
- BACKFILL: INSTALL AND COMPACT ALL BACKFILL MATERIAL PER APWA SECTION 31 05 20.
- TAPPING: PLACE TAPS A MINIMUM 24" APART. USE A TAPPING TOOL WHICH IS SIZED CORRESPONDING TO THE SIZE OF THE SERVICE LINE TO BE INSTALLED, NO TAPS WITHIN 24" OF THE END OF PIPE.
- PVC PIPE: A SERVICE SADDLE CLAMP IS REQUIRED ON ALL PVC PIPE UNLESS SPECIFIED OTHERWISE.
- 5. TAPE: TEFLON TAPE IS REQUIRED ON ALL TAPS.

### NOTES FOR 3/4" METER WITH 1" SERVICE LINE:

- INSPECTION: PRIOR TO BACKFILLING AROUND THE METER BOX, SECURE INSPECTION OF INSTALLATION BY ENGINEER.
- BACKFILLING: INSTALL ALL BACKFILL MATERIAL PER APWA SECTION 31 05 13 IN LIFTS NOT EXCEEDING 6" AFTER COMPACTION. COMPACT EACH LIFT TO A MINIMUM RELATIVE DENSITY OF 95%.
- METER BOX: NO GRADE RINGS ALLOWED TO RAISE METER BOX.
- METER IN TRAFFIC AREAS: PROVIDE SAME TYPE OF METER BOX AS REQUIRED FOR 1½" AND 2" SERVICE METERS (SEE CW-11).
- METER: HERRIMAN CITY WILL PROVIDE AND INSTALL METER.
- PIPE: INSTALL IPS POLY PIPE TO 10' MIN. FROM BACK OF WALK. COORDINATE WITH UTILITY AGENCY FOR TYPE OF PIPE TO BE USED OUTSIDE OF RIGHT- OF- WAY.
- PLACEMENT:
- DO NOT INSTALL METER BOX UNDER DRIVEWAY APPROACHES,
- SIDEWALKS, OR CURB AND GUTTER
- IN NEW CONSTRUCTION, INSTALL METER NEAR CENTER OF LOT IN PARKSTRIP.
- 3' MIN. AWAY FROM DRIVE APPROACH.
- INSERTS REQUIRED WITH ALL COMPRESSION FITTINGS.

	34" AND 1" WATER METER WITH 1" WATER SERVICE	CITY ENGINEER DATE
O. Co.	SHEET NAME	
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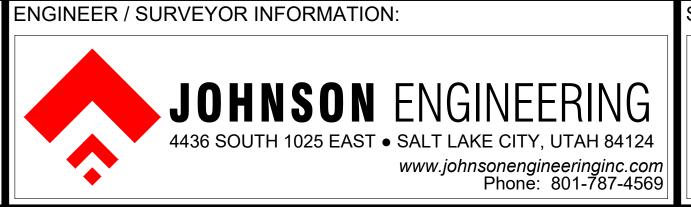
KNOW WHAT'S BELOW. CALL 811 BEFORE YOU DIG.

DRAWING IS NOT TO SCALE IF LESS THAN 24"x36". DIMENSIONS AND NOTES SUPERCEDE SCALE.

REVISION 06/03/20 PRELIMINARY 03/10/20 PRELIMINARY

CLIENT / OWNER INFORMATION:

ADAM ORME 7051 W GINA RD HERRIMAN, UTAH (801)-884-6474



SHEET INFORMATION:

# **CULINARY WATER DETAILS** ORME ACRE

HERRIMAN, SALT LAKE COUNTY, UTAH

DRAWN BY:	CHECKED BY:	APPROVED BY:
DBJ	DBJ	DBJ
PROJECT NO:	19-035	
DATE:	06/03/20	
SCALE:	NA	

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CU-101

**GENERAL NOTES** 

#### SEWER LATERAL CONNECTION (DETAIL 01)

- A. PRIOR TO INSTALLATION, SECURE ACCEPTANCE BY ENGINEER FOR ALL PIPE, FITTINGS, AND COUPLINGS TO BE USED.
- B. PRIOR TO BACKFILLING, SECURE INSPECTION OF INSTALLATION BY ENGINEER. GIVE AT LEAST 24 HOURS NOTICE.

2. INSTALLATION:

- A. PROVIDE AGENCY APPROVED WYE OR TEE WITH APPROPRIATE DONUT. VERIFY WHETHER CONTRACTOR OR AGENCY IS TO INSTALL THE WYE.
- B. TARE WRAP PIPE AS REQUIRED BY SOIL CONDITIONS.
- C. REMOVE CORE PLUG FROM SEWER MAIN. DO NOT BREAK INTO SEWER MAIN TO MAKE CONNECTION.
- D. STAINLESS STEEL STRAPS REQUIRED.
- BACKFILL: PROVIDE AND PLACE PER APWA SECTION 33 05 20. COMPACT PER APWA SECTION 31 23 26 TO A MODIFIED PROCTOR DENSITY OF 95 PERCENT OR GREATER. MAXIMUM LIFT THICKNESS IS 8 INCHES BEFORE COMPACTION.
- 4. REFER TO APWA PLAN 431.



ENGINEER / SURVEYOR INFORMATION:



CLIENT / OWNER INFORMATION:

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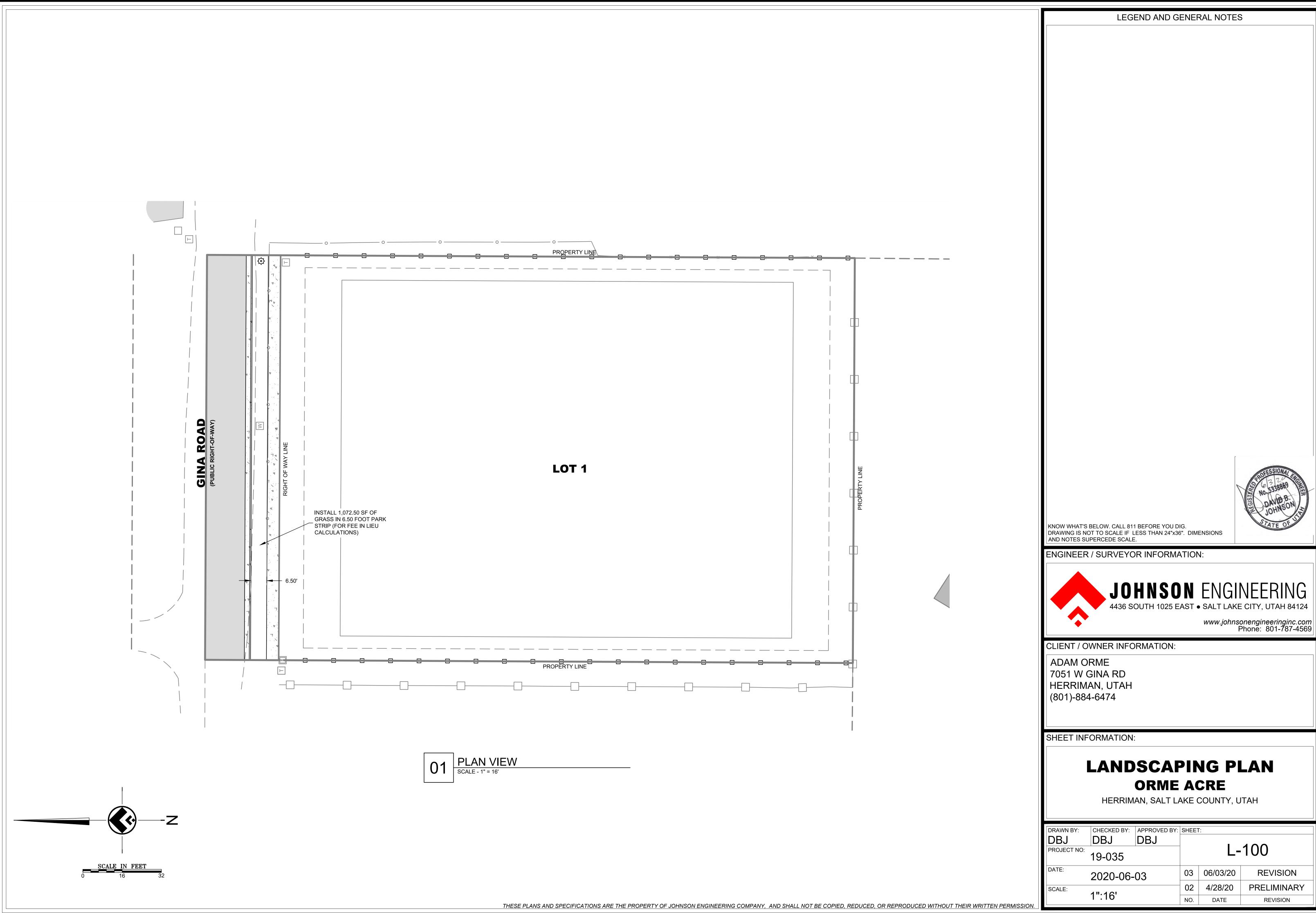
SHEET INFORMATION:

## SANITARY SEWER DETAILS **ORME ACRE**

HERRIMAN, SALT LAKE COUNTY, UTAH

DRAWN BY:	CHECKED BY:	APPROVED BY:	SHEET	Γ:	
DBJ	DBJ	DBJ			
PROJECT NO:	19-035			CU-102	-
DATE:	2020-06-	03	03	06/03/20	REVISION
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KNOW WHAT'S BELOW. CALL 811 BEFORE YOU DIG. DRAWING IS NOT TO SCALE IF LESS THAN 24"x36". DIMENSIONS AND NOTES SUPERCEDE SCALE.



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PROJECT NO:	19-035				
DATE:	2020-06-03		03	06/03/20	REVISION
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	1":16'		NO.	DATE	REVISION



Date of Meeting:					
	6/18/20				
File #	S2020-016				
Applicant Western Flats					
Address	6221 W 13900 South				
Request Preliminary plat approval for a 5 lot					
	subdivision				



**DATE:** June 10, 2020

**TO:** Planning Commission

**FROM:** Bryn MacDonald, AICP, Assistant City Planner

**MEETING:** Planning Commission June 18, 2020

**REQUEST:** Preliminary Plat Approval for a 5 lot residential subdivision known as Oaklie

Estates

Applicant: Western Flats

Address: 6221 W 13900 South

Zone: A-1 Acres: 5

File Number: S2020-016

#### Request

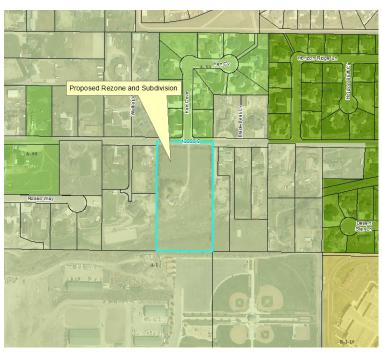
The applicant is requesting preliminary plat approval for a subdivision of 5 single family lots, known as Oaklie Estates.

#### **Site**

This property is located at 6221 W 13900 South and is a total of 5 acres. There is one existing home on the property.

#### **Zoning**

The property is currently zoned A-1. This is an agricultural zoning that requires a minimum one acre lot size. See the current zoning map below:





#### **Neighborhood Meeting**

The applicant held a neighborhood meeting on May 4, 2020. The electronic meeting was attended by 14 residents. Concerns raised at the neighborhood meeting included increased traffic on 13900 South, the proposed lot sizes being less than half acres, and concerns with 13900 being a dead end street.

#### **Notices**

Staff mailed notices to all property owners within 400 feet of the subject property. Notices were mailed to 27 property owners and affected entities on. At this time, staff has not received any comments regarding the proposed rezone.

#### **Process**

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

#### Issue 1 – Lot Size

The property is a total of 5 acres. There is one existing home on the lot. The developer has submitted an application for a 5 lot subdivision on this property. The existing home will remain on one of the lots, and there will be 4 additional lots. Each of the lots will be at least a half acre.

The applicant is requesting a rezone from A-1 to A-.50. The A-.50 zone allows a minimum lot size of a half-acre. The original rezone application was requesting to change the property to A-.25, however, after the neighborhood meeting the applicant was able to revise the proposed subdivision plan and keep all of the lots greater than a half-acre.

#### Issue 2- Parks/Open Space

The south side of the property is located in a flood plain, and is adjacent to Butterfield park. The applicant has placed the flood plain property in a "Parcel A" and will potentially be donating the property to the City for open space. There is no open space required for a subdivision, so there is no requirement for them to dedicate this property to the City.

#### Recommendation

Staff recommends approval of the preliminary plat for a subdivision of 5 lots with the following requirements:

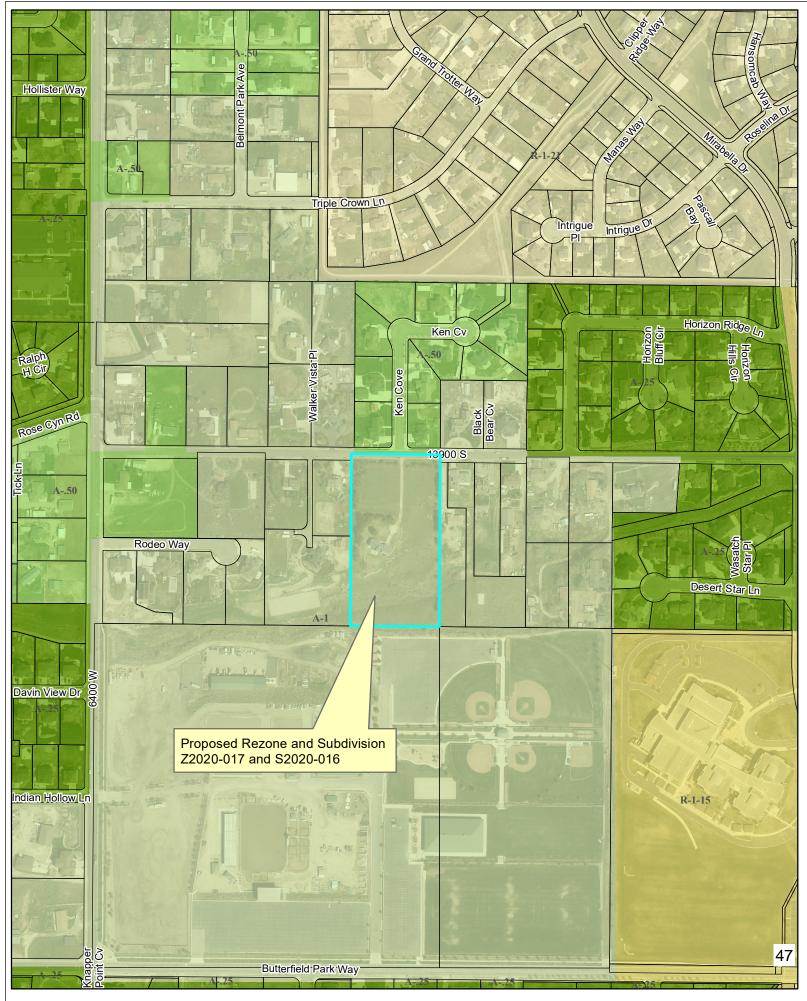
- 1. Receive and agree to the recommendations from other agencies.
- 2. Final plat to be reviewed and approved by the Engineering Department.
- 3. Receive and agree to the recommendations from other agencies, including those listed in the Development Review Committee comments dated May 24, 2020.
- 4. Setbacks shall be standard City setbacks.
- 5. All building elevations shall meet the requirements of the Single Family Design Criteria as found in the Herriman Land Development Code.



- 6. Infrastructure improvements, including but not limited to utilities, street signs, street lighting, fencing, and other required improvements, shall be provided in accordance with city standards and specifications.
- 7. Install curb, gutter, park strip, street lights, and sidewalk along all public streets in accordance with City standards.
- 8. Streets shall be public and built in accordance with city standards and specifications. The cul-de-sac shall be 53 feet.
- 9. Install all necessary improvements along the south side of 13900 South including curb and gutter, 5 foot wide landscaped area, 5 foot wide concrete sidewalk, and necessary street lighting to Herriman City Standard. This requirement may also be met by paying a fee in lieu.
- 10. Conduct a LOMR to revise the location of the floodplain on the south side of lots 2 and 3.

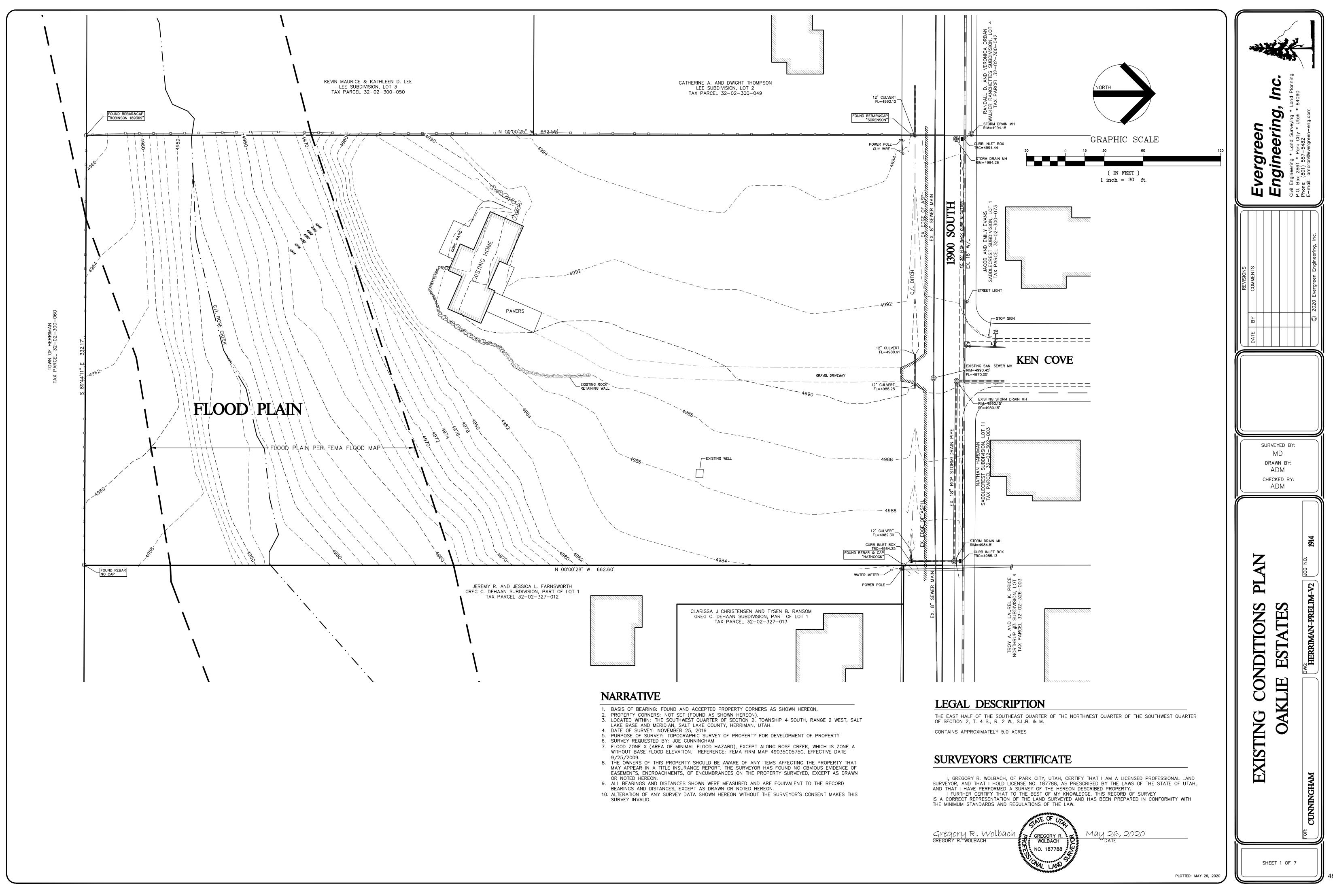
#### **Attachments**

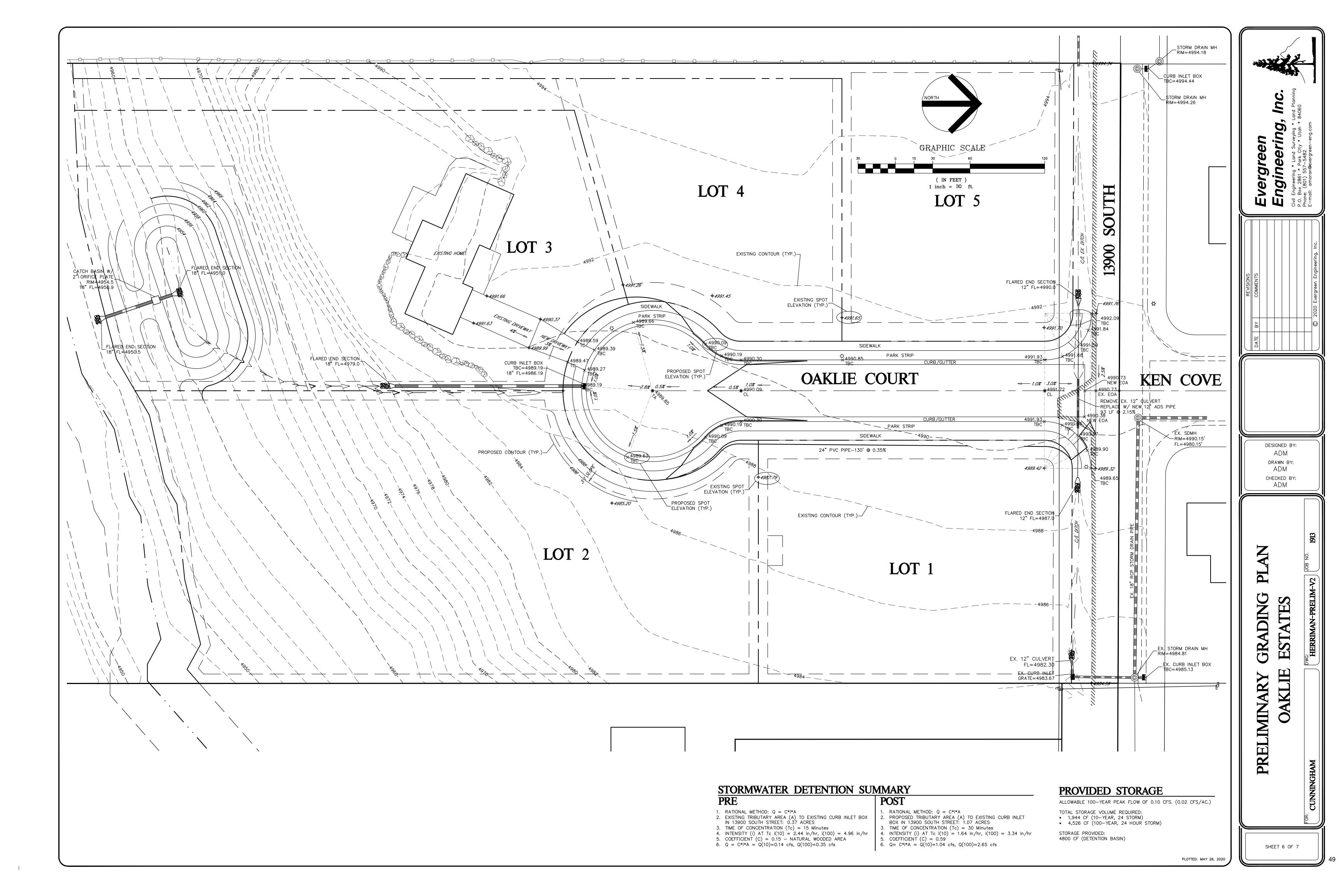
- A. Vicinity Map
- B. Preliminary Plat
- C. Engineered drawings
- D. DRC comments

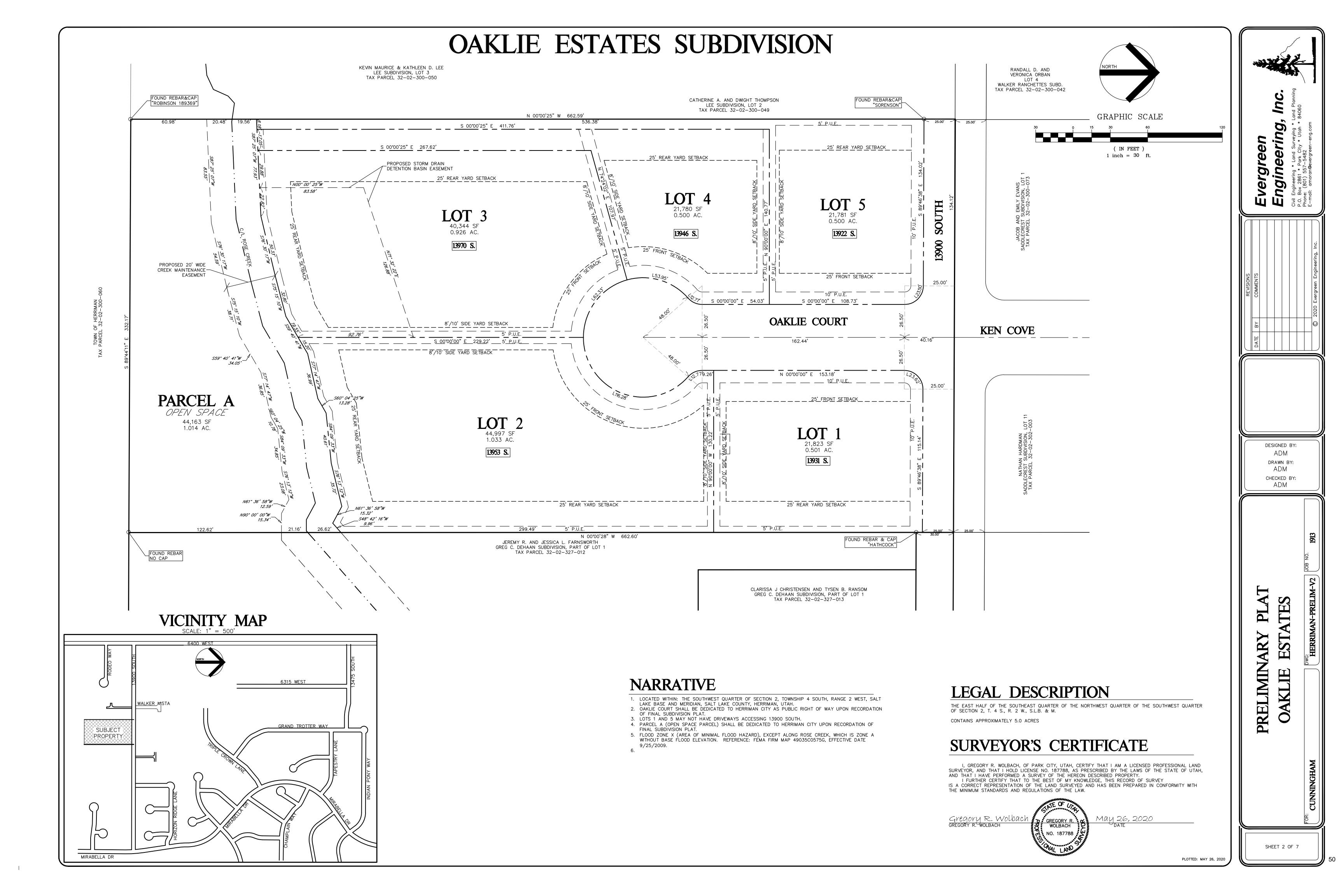


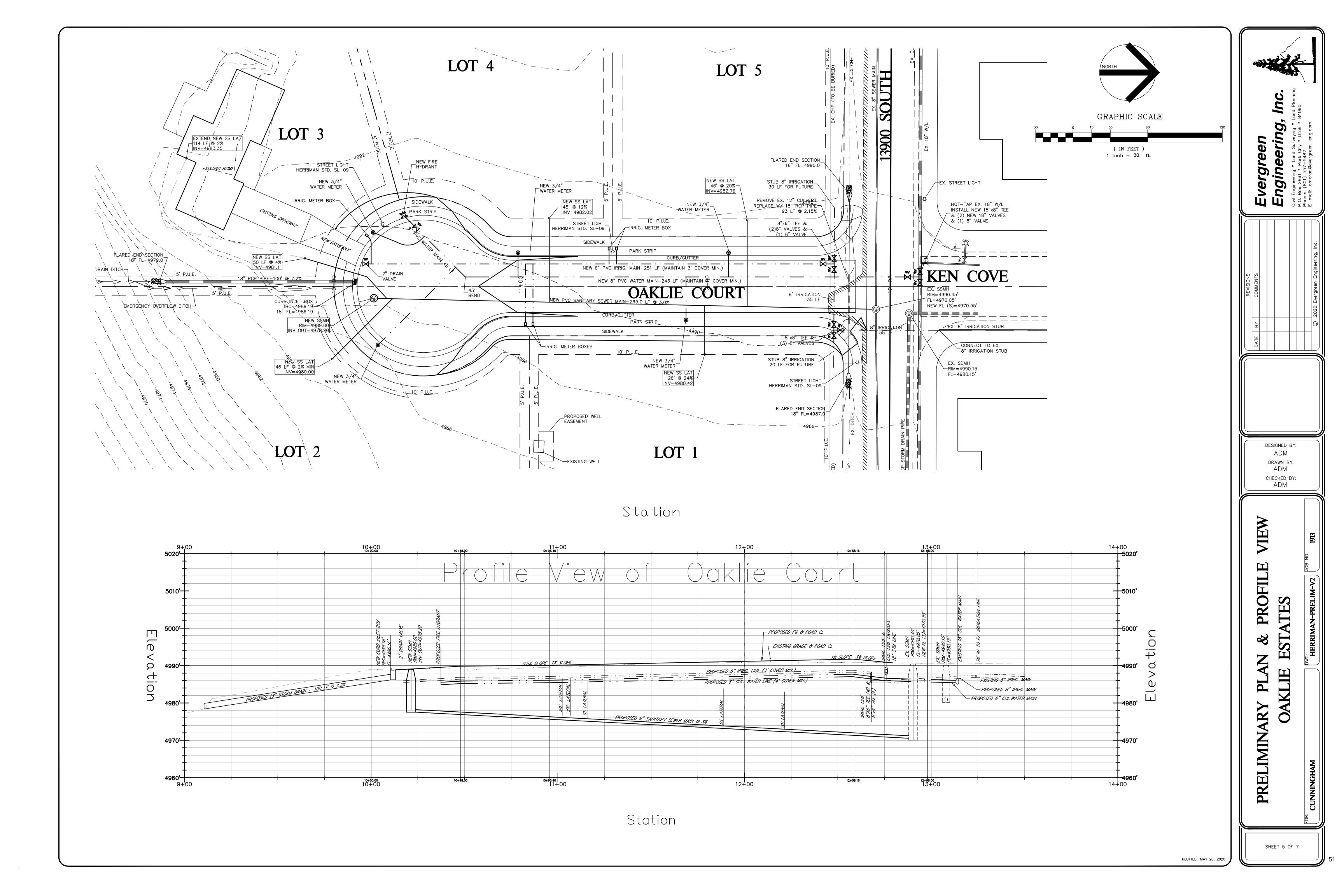


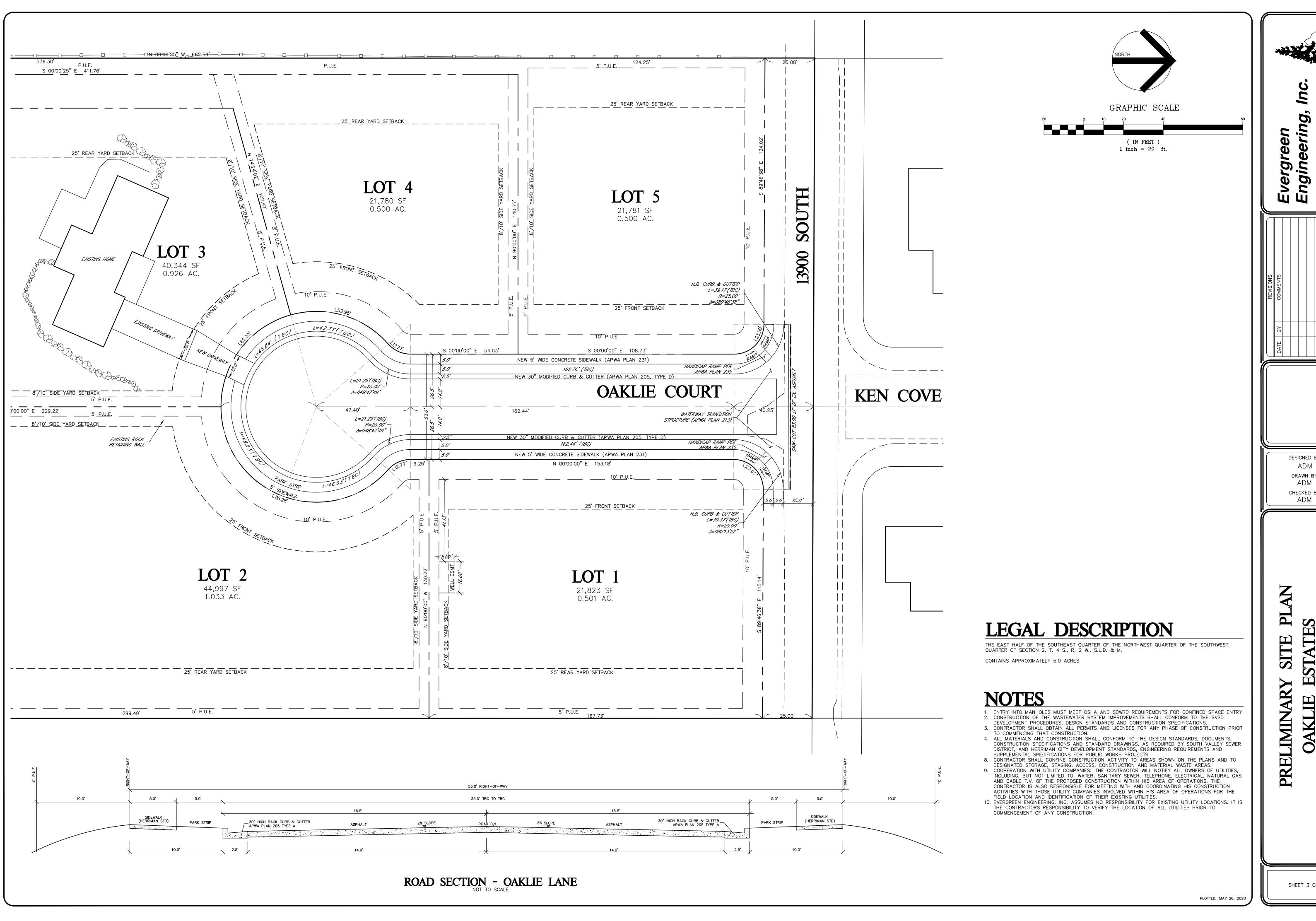








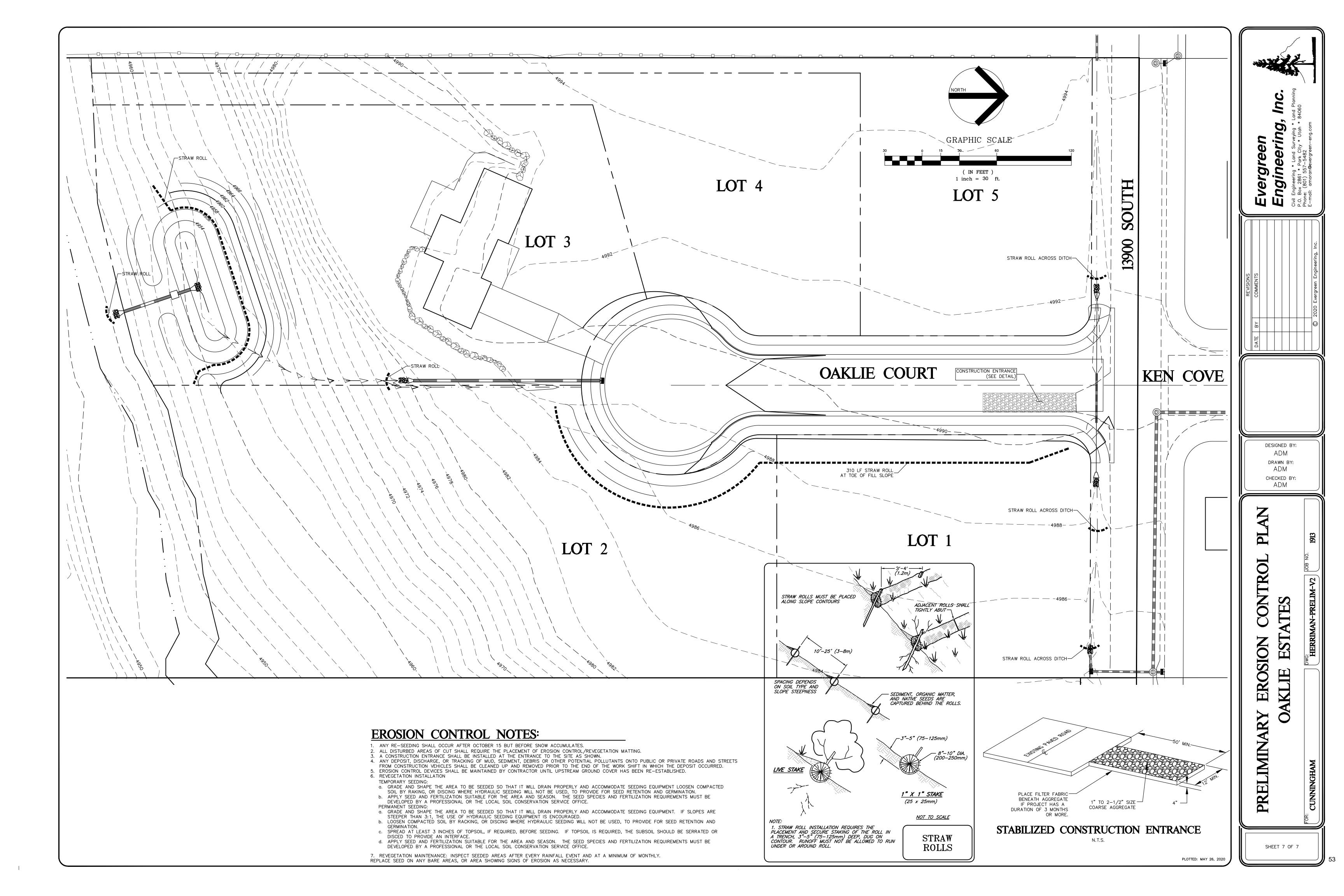


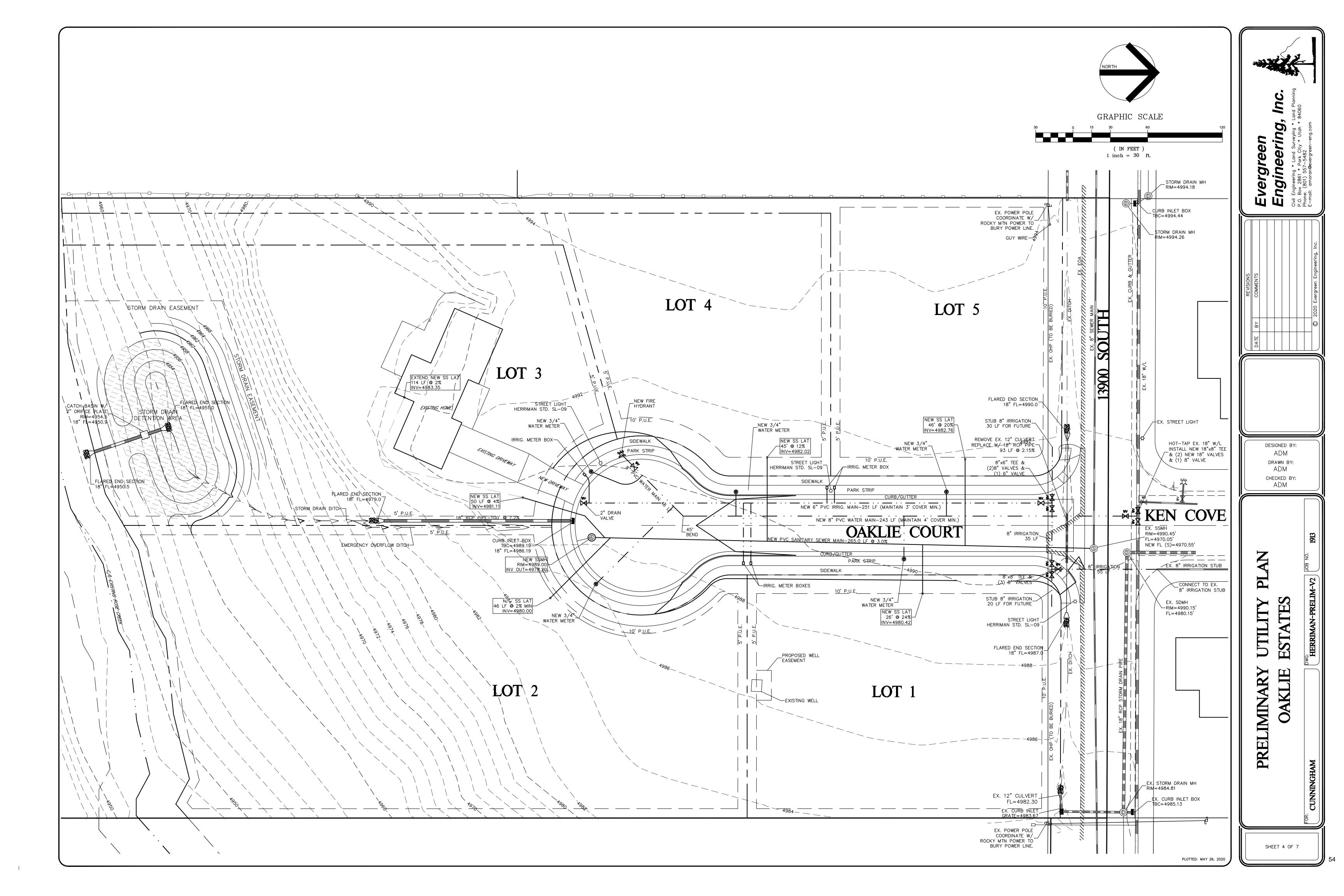


DESIGNED BY: CHECKED BY:

OAKLIE

SHEET 3 OF 7







Oaklie Estates DRC Review Comments- Herriman City Engineering Department

March 24, 2020

#### General comments

- Provide NOI (SWPPP) permit through state prior to commencement of construction.
- Future owners will have to enter into a Long-term Stormwater Maintenance Agreement with city of Herriman for any private storm drain conveyance and detention systems. This entails inspection and maintenance into perpetuity, reporting on said maintenance and inspection activities, and easements for said facilities.

#### **Existing conditions**

• Existing powerlines along 13900 South need to be buried.

#### Site plan

- Install full improvements along 13900 south frontage, including curb and gutter, 5' wide concrete sidewalk, 5' wide landscaped park strip, and street lighting to Herriman City standard.
- Use APWA No. 235 ADA ramps at intersection.
- Use above ground detention pond (or underground system approved by city engineerrtank, stormtech etc). Piped systems as proposed are difficult to maintain and lose capacity over time due to silting.
- Use Herriman city standard road cross sections.
- Low back curb not allowed on public streets. Use apwa type 205 type A per city standard.
- Use city standard detail for concrete sidewalk.
- Use city standard street light detail.
- All storm drain pipe to be in City right of way where possible.
- Detention facilities may not be located in right of way (includes underground detention and orifice/restrictor plates).
- Per Salt Lake County Flood Control requirements, Rose Creek drainage tributary area allows a release rate of 0.02 cfs/acre, not 0.2 cfs/acre. Detention volume will need to be upsized accordingly.





#### Plat

- Include lot addresses
- Include intersection coordinates
- Include notes stating lot 1 and lot 5 May note have driveways accessing 13900 south
- Show 30' site triangle area on plat
- Include easements for all proposed storm drain facilities not in city right of way
- Use Herriman city title block
- Title open space area Parcel A and include note stating dedicated to Herriman city
- Flood plain areas will not be allowed to be part of lots 2 and 3. Any area in ex. floodplain limits shall be dedicated to Herriman City. A LOMR and study conducted by a professional engineer and approved by FEMA may allow for a reduced area to be dedicated if floodplain limits decrease.
- Include location of existing well, easement for future maintenance piping etc. and well right no. from State Engineer's Office on plat.
- Oaklie Court to be dedicated as public right of way.

#### Grading and drainage

- Keep storm drain piping in right of way (or provide easements).
- Storm drain calculations to be included in separate report stamped by design engineer.
- Appear to have conflict between detention area and driveway on lot 5
- Long term storm water maintenance agreements will be necessary for lots with storm drain facilities within boundary. This agreement will necessitate maintenance and reporting in perpetuity

#### Utility plan

- Include piping in plans for future secondary water, including mainline and lateral stubs.
- Any storm drain pipe in right of way must be type 3 RCP and at minimum 18" diameter. No HDPE or PVC pipe allowed in city right of way.
- Install valves to city standard at each leg of all waterline crosses.
- Include all necessary civil details
- Include profiles for utility crossings





Date of Meeting: 6/18/20						
File #	S2020-034					
Applicant	Edge Homes					
Address	14000 S Sentinel Ridge					
Request	Preliminary Plat approval for 94					
	townhomes and 12 single family lots					
	known as Mountain Ridge Ph 1-2					



Date of Meeting: 6/18/20					
File #	P2020-035				
Applicant	Edge Homes				
Address	14000 S Sentinel Ridge				
Request	Site plan approval for 94 townhomes				
	and 12 single family lots known as				
	Mountain Ridge Ph 1-2				



**DATE:** June 10, 2020

**TO:** Planning Commission

**FROM:** Bryn MacDonald, AICP, Assistant City Planner

**MEETING:** Planning Commission Meeting June 18, 2020

**REQUEST:** Preliminary plat and Site plan approval for 106 units, including 94 townhomes and

12 single family lots, for a project known as Mountain Ridge Phases 1-2

Applicant: Brandon Watson, Edge Homes Address:14011 S Sentinel Ridge Boulevard

Zone: R-2-10 (Medium Density) with a Planned Development Overlay Zone

Acres: 12.46

File Number: S2020-034/P2020-035

#### **Summary**

The applicant is requesting preliminary plat and site plan approval for 106 units, including 94 townhomes and 12 single family lots, for a project known as Mountain Ridge Phases 1-2

#### **Site**

This property is located at 14011 S Sentinel Ridge Boulevard, east of Mountain View Corridor, south of 13800 South. The entire Mountain Ridge development is approximately 105 acres. This application is for phases 1 and 2, which is a total of 12.46 acres.

#### **Zoning**

The property is currently zoned R-2-10 with a Planned Development Overlay Zone. See current zoning map below:



#### **Process**

A preliminary plat is an administrative process. The Planning Commission holds a public hearing and makes a decision based on compliance with applicable codes and standards.

A site plan approval is an administrative process. The Planning Commission holds a public meeting and makes a decision based on compliance with applicable standards and conditions of the Planned Development Overlay Zone.

The Planned Development Overlay Zone requires that each phase shall submit an application for approval of a site plan pursuant to Section 10-5-12 of the Herriman Land Development Code. The site plan for each pod shall include, but not be limited to, the following:

- a. Lot area and widths shall be shown on an approved site plan for each phase.
- b. Traffic studies will be required for each pod in compliance with the Engineering Design Standards. Each study shall be done as an addendum to the master traffic study already completed.
- c. A detailed grading and drainage plan shall be submitted as part of a site plan application.
- d. Landscaping, fencing, and screening related to the uses within the site and as a means of integrating the proposed development into its surroundings shall be submitted as part of a site plan application.
- e. Open space that is provided in each pod shall demonstrate any unbuildable area that counts as 25%. The overall open space acres required shall be adjusted accordingly.

#### Issue 1 – Site Plan

The PD Overlay zone requires that a preliminary site plan be approved concurrently with the rezone request. A preliminary site plan was approved by the City Council with the PD Overlay zone. Each phase now comes back for final site plan approval, to show compliance with the preliminary plan.

The ordinance states that a planned development shall not be subject to the lot width and lot area requirements of the underlying zone. Lot area and widths shall be shown on an approved site plan.

PHASE 1 AND 2 SUMMARY TABLE					
DESCRIPTION	UNITS	TOTAL AREA	PERCENTAGE		
TOWNHOMES / DRIVES	94	3.83 ACRES	31 %		
OPEN SPACE	-	2.63 ACRES	21 %		
* TOTAL	94	[ 6.46 ACRES ]	*[ 52 %]		
PUBLIC ROW AREA	-	4.35 ACRES	35 %		
SINGLE USE LOTS	12	1.65 ACRES	13 %		
OVERALL TOTAL	106	12.46 ACRES	100 %		

Phase	Proposed Single Family	Proposed Townhomes
1-2	12	94
5-6	81	0
7-8	51	0
Total proposed	144	94
Total approved	206	419
Total remaining	62	325

#### Issue 2 – Open Space

The PD overlay zone requires that 20 percent of the planned development be preserved as open space. The project is 105.887 acres, with 4.46 acres planned for a church site. This, therefore, requires 20.3 acres of open space. When each phase is submitted, the applicant must demonstrate what open space is being included with each phase. This application for phases 1 and 2 includes 2.63 acres of open space, which is 21% of the total of these phases.

#### Issue 3 – Infrastructure

Sentinel Ridge Boulevard runs down the west side of these phases. The applicant will build slip roads along Sentinel Ridge Boulevard. This will allow for homes to front the street, instead of having the street lined with a pre-cast wall for the entire length. The applicant will work with the Engineering department on the design and implementation of the slip roads. The slip roads will be private and will be maintained by the HOA.

#### Issue 4 – Design Guidelines

The applicant has approved design guidelines that outline the setbacks, architecture, and design of the project. They have also submitted building elevations for each of the proposed products, including single-family and townhomes (See Attachment D). The setbacks and parking requirements from the design guidelines are shown below.

#### MINIMUM SINGLE FAMILY SETBACKS

5'	Side minimum setback (13' to popout for comer lots or when adjacent to open space
5'	Rear minimum setback for accessory buildings
10'	Rear minimum setback for porch, deck, or entry
15'	Rear minimum setback to living space
16'	Front minimum setback to living space
21'	Minimum setback to garage

#### MINIMUM MULTI FAMILY SETBACKS

	nom moen ramer oerbriotto
10'	Side minimum setback (15' for comer lots)
10'	Side of building to side of building
15'	Rear minimum setback
15'	Front minimum setback to facade
21'	Front minimum setback to garage

MINIMUM SQUARE FEET. The minimum finished square footage shall be:

#### SINGLE-FAMILY

1,400 square feet of living space above grade.

#### MULTI-FAMILY

1,200 square feet of living space above grade.

#### PARKING REQUIREMENTS

All single-family housing shall incorporate a minimum of 2 (two) enclosed parking spaces. All single-family housing shall incorporate a minimum 21' foot long driveway, with capacity for two off street parking spaces.

All townhomes shall incorporate a minimum of 2 (two) enclosed parking spaces and incorporate a minimum 21' foot long driveway, with capacity for two off street parking spaces.

#### **Issue 5- Fencing**

Most of the units in this phase are rear load townhomes, therefore, no fencing will be required. These two phases are not adjacent to any commercial uses or other major streets, so no fencing will be required.

#### **Issue 6- Parking**

The townhomes are required to provide a 2 car garage and a 2 car driveway that is 21 feet long. All of the proposed townhomes meet this requirement. The single family lots will also be required a 2 car garage and 21 foot long driveway. All of the proposed elevations meet this requirement, and it will be verified again when the building permits for each lot are reviewed.

#### Recommendation

Staff recommends approval of the preliminary plat and site plan for 94 townhomes and 12 single family lots for Mountain Ridge phase 1-2 with the following requirements:

#### **Preliminary Plat Requirements:**

- 1. Receive and agree to the recommendations from other agencies.
- 2. Comply with all of the requirements of the DRC comments dates June 3, 2020.
- 3. No residential driveways shall access directly onto Sentinel Ridge Boulevard or 13800 South. Residential driveways along these streets shall only access the slip lanes as proposed.
- 4. Infrastructure for each phase shall be reviewed and approved by Engineering to verify that adequate systems are in place for that pod. This shall include review of transportation, water, and storm drain systems.
- 5. Provide a traffic impact study for the entire development, including the portion in Riverton and 13400 South.
- 6. Comply with all recommendations from the Traffic Study, including additional right of way dedication for future traffic signals or turn lanes.
- 7. Infrastructure improvements, including but not limited to utilities, street signs, street lighting, fencing, and other required improvements, shall be provided in accordance with city standards and specifications.
- 8. Install curb, gutter, sidewalk, park strip, and street lights along all public streets in accordance with city standards.
- 9. The existing asphalt trail along Sentinel Ridge Boulevard shall be preserved except where access to the slip roads is located.
- 10. Provide a stormwater report. Ensure reduced discharge rate of 0.02 CFS.
- 11. Storm drain outfall and detention shall comply with the approved Storm Drain Master Plan.

#### **Site Plan Requirements:**

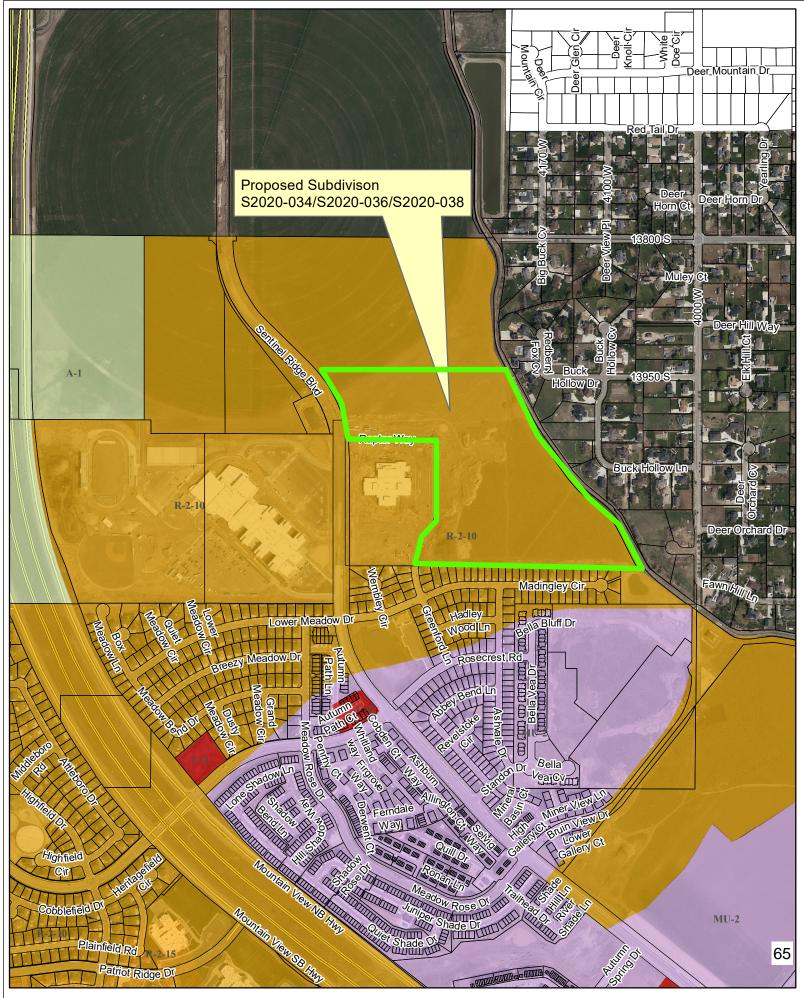
- 1. Receive and agree to the recommendations from other agencies.
- 2. The site plan is approved as attached with 106 units, including 94 townhomes and 12 single family lots, to be in compliance with the approved Planned Development Overlay Zone.
- 3. All townhomes and single family homes shall comply with the approved Mountain Ridge Design Guidelines.

- 4. At least 20 percent of the planned development shall be preserved as permanent open space. At least one-half of the open space required shall be maintained in single contiguous lot, not including any unbuildable property, configured in a usable size and shape. Open space that is unbuildable because of, among other things, slope, wetlands, flood drainage, or contamination, shall be counted at 25 percent of the acreage required to satisfy applicable open space requirements.
- 5. The developer shall incorporate the designated open space in each pod. With each phase submitted, the applicant shall submit an open space summary.
- 6. Trails between lots shall be at least a 20 feet wide with an 8-foot hard surface trail and landscaping approved by the Parks Department.
- 7. No residential driveways shall access directly onto Sentinel Ridge Boulevard or 13800 South. Residential driveways along these streets shall only access the slip lanes as proposed.
- 8. Comply with all off-street parking requirements for single-family detached and attached dwellings.
- 9. The size, location, design, and nature of entry monument signs, and the intensity and direction of area floodlighting, shall be detailed in a separate site plan application.

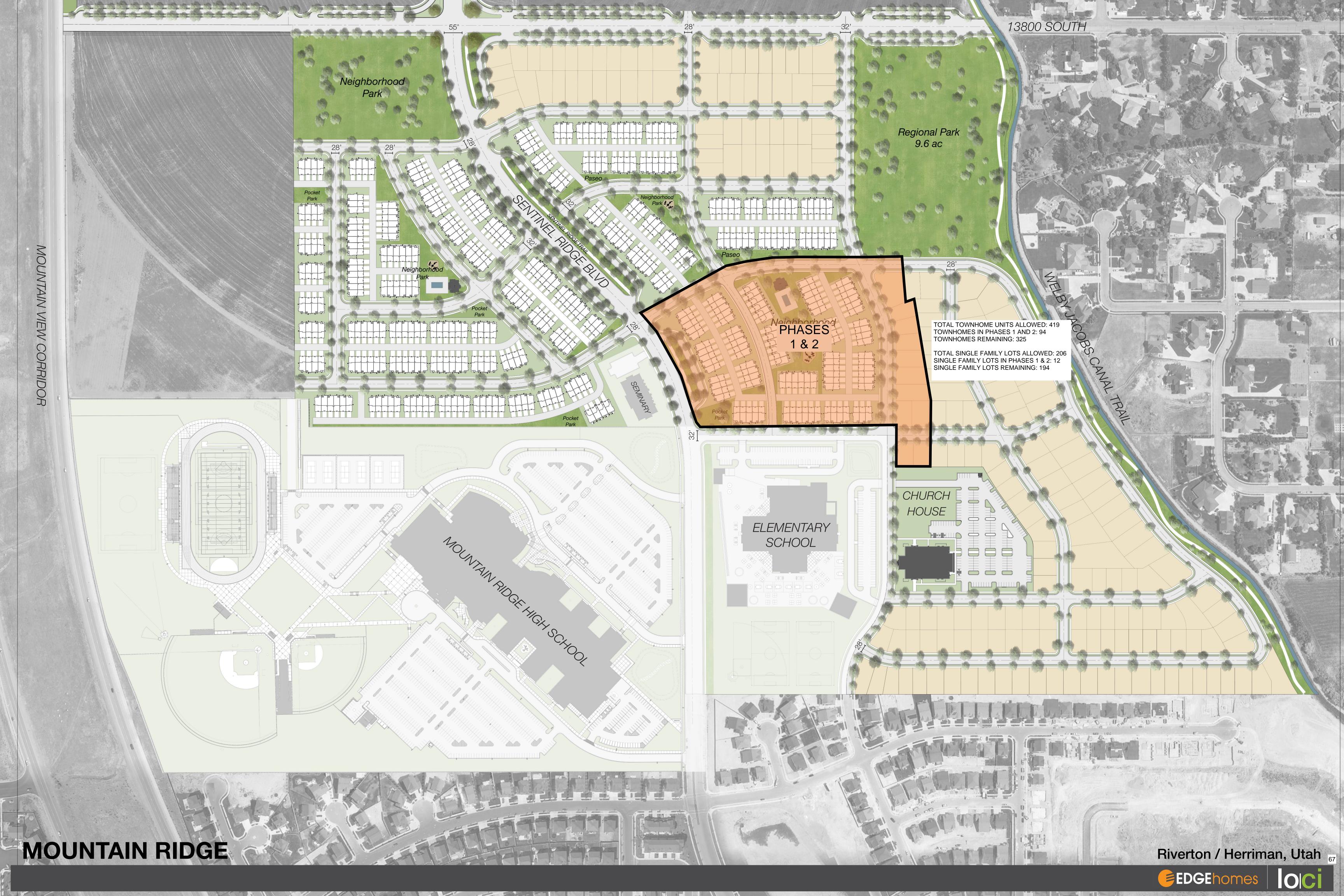
#### **Attachments**

- A. Vicinity & Zoning Map
- B. Approved Preliminary Site plan
- C. Proposed plans for Ph 1-2
- D. Building Elevations
- E. DRC Comments

# Attachment A Vicinity & Zoning Map

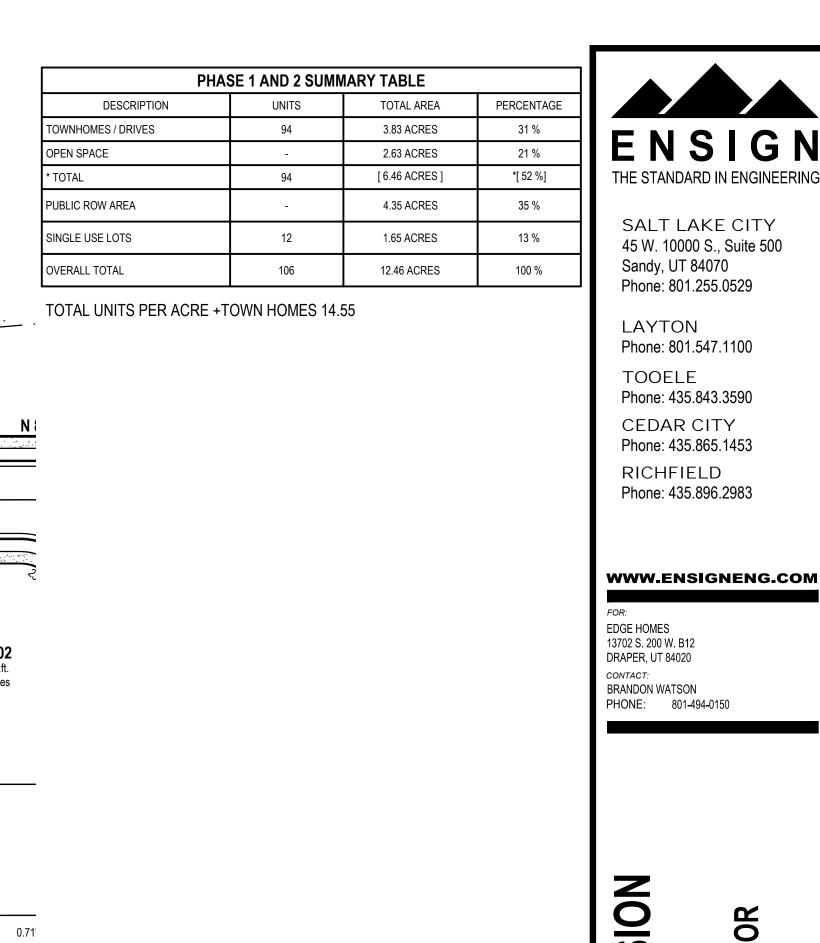


# Attachment B Approved Preliminary Site Plan



# Attachment C Proposed Plan for Phase 1-2

# EXHIBIT "A" MOUNTAIN RIDGE SUBDIVISION







# MOUNTAIN RIDGE SUBDIVISION SITE PLAN SUBMITTAL PH 1, 2, 5, 6, 7, & 8

13400 SOUTH MOUNTAIN VIEW CORRIDOR HERRIMAN CITY, UTAH

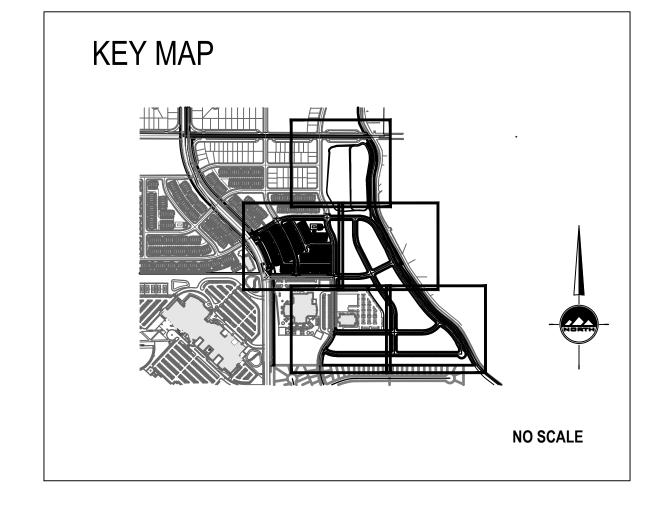
#### INDEX OF DRAWINGS

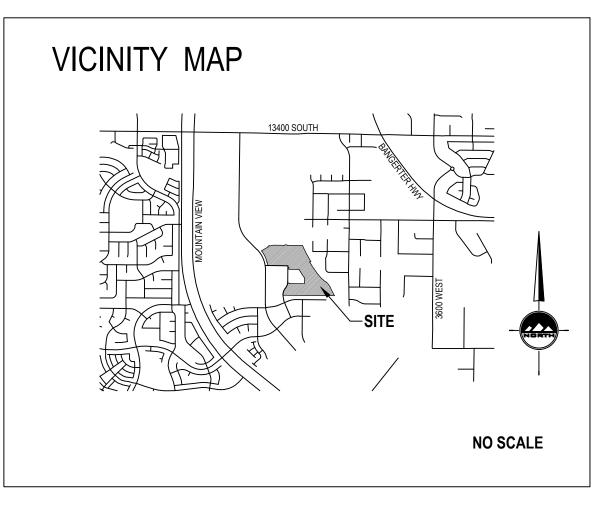
C-002	EXISTING CONDITIONS INVENTORY MAP	C-201	UTILITY, GRADING AND DRAINAGE PLAN
C-100	OVERALL SITE PLAN	C-202	UTILITY, GRADING AND DRAINAGE PLAN
C-101	SITE PLAN	C-203	UTILITY, GRADING AND DRAINAGE PLAN
C-102	SITE PLAN	C-204	UTILITY, GRADING AND DRAINAGE PLAN
C-103	SITE PLAN	C-205	UTILITY, GRADING AND DRAINAGE PLAN
C-104	SITE PLAN	C-206	UTILITY, GRADING AND DRAINAGE PLAN
C-105	SITE PLAN	C-300	EROSION CONTROL PLAN
C-200	OVERALL UTILITY, GRADING AND DRAINAGE PLA	N C-400	DETAILS

#### **NOTICE TO CONTRACTOR**

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.





#### NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

#### **UTILITY DISCLAIMER**

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

#### GENERAL NOTES

- ALL WORK SHALL CONFORM TO HERRIMAN CITY STANDARDS & SPECIFICATIONS.
- CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.
- BENCHMARK ELEVATION = NORTH QUARTER CORNER SECTION 6, T4S, R1W SALT LAKE BASE & MERIDIAN ELEV. = 4715.69.

45 W. 10000 S., Suite 500

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Phone: 435.896.2983

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**BRANDON WATSON** PHONE: 801-494-0150

**SUBDIVISION** 

MOUNTAIN

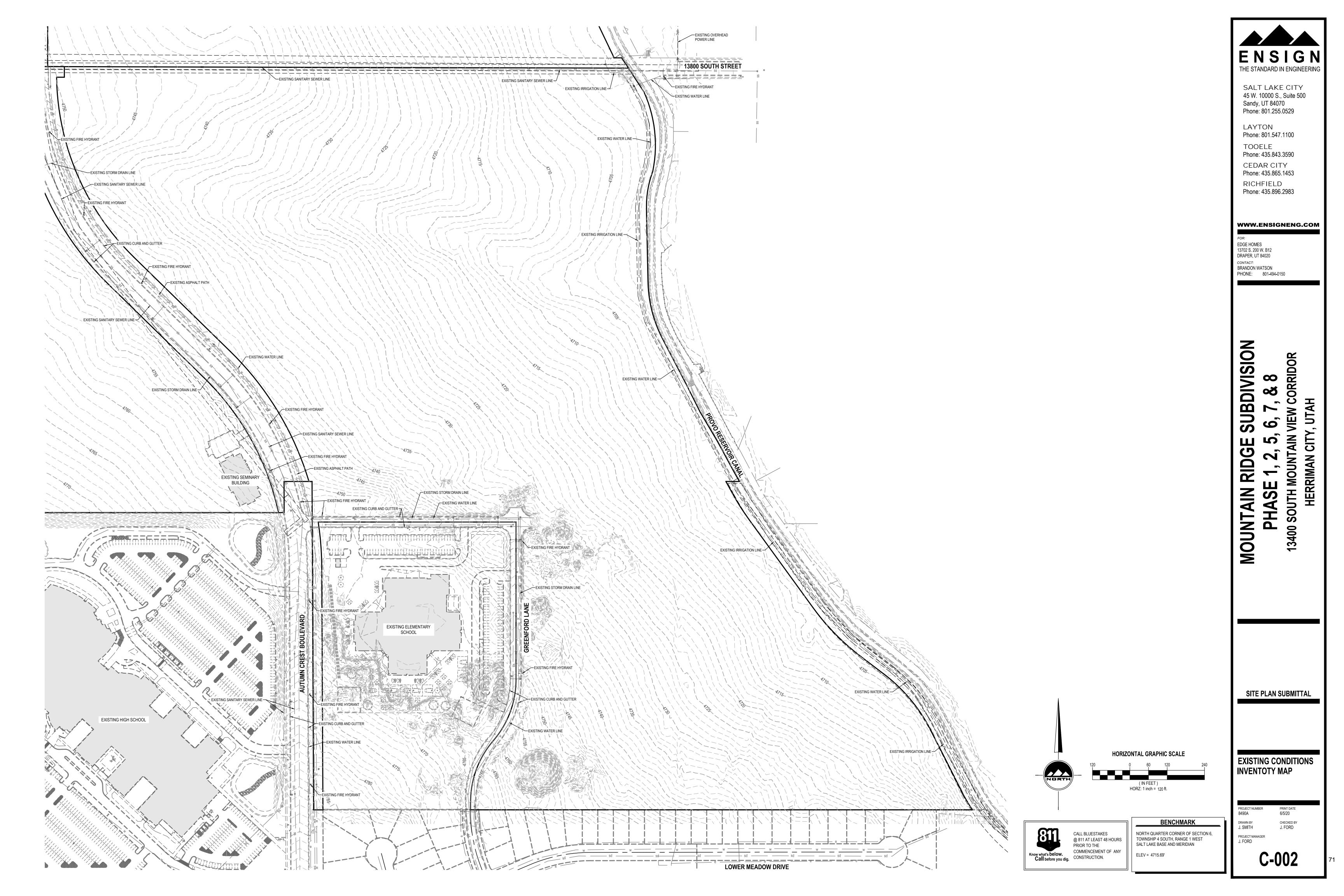
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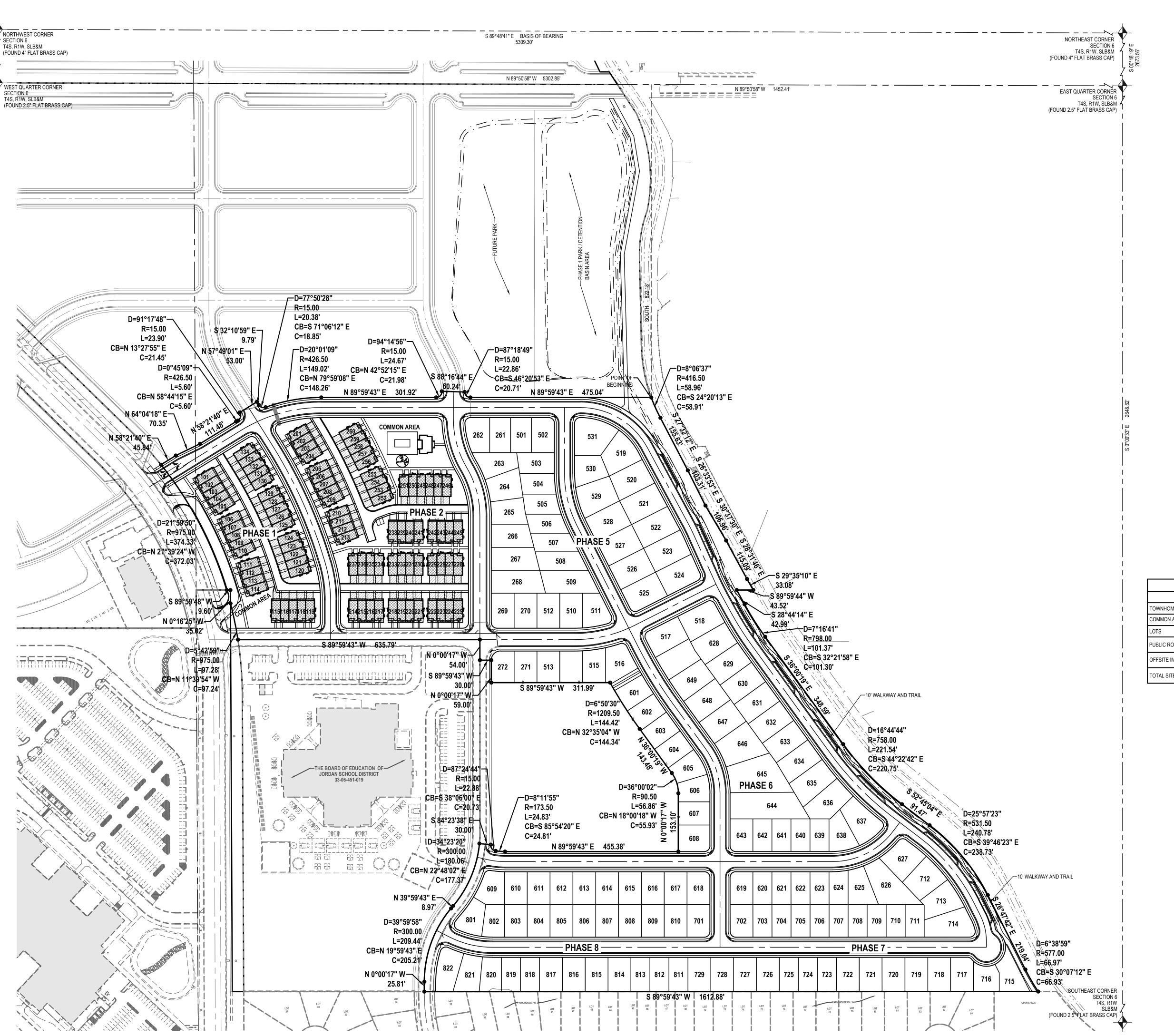
SITE PLAN SUBMITTAL

COVER

J. FORD

J. SMITH PROJECT MANAGER





Phase 1, 2, 5, 6, 7, and 8 Overall Description
A parcel of land situate in the South Half of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian

being more particularly described as follows: Beginning at a point on the Westerly Right-of-Way Line of the Provo Reservoir Canal, said point being North 89°50'58" West 1,452.41 feet along the section line and South 822.18 feet from the East Quarter Corner of Section 6, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence along said Westerly Right-of-Way Line of the Provo Reservoir Canal the following fifteen (15) courses:

1) thence Southeasterly 58.96 feet along the arc of a 416.50 foot radius curve to the left (center bears North 69°43'05" East and the chord bears South 24°20'13" East 58.91 feet with a central angle of 08°06'37");

2) thence South 27°32'12" East 155.63 feet; 3) thence South 26°33'53" East 103.31 feet; 4) thence South 30°37'30" East 106.96 feet; 5) thence South 28°31'46" East 115.09 feet;

6) thence South 29°35'10" East 33.08 feet; 7) thence South 89°59'44" West 43.52 feet; 8) thence South 28°44'14" East 42.99 feet;

9) thence Southeasterly 101.37 feet along the arc of a 798.00 foot radius curve to the left (center bears North 61°16'23" East and the chord bears South 32°21'58" East 101.30 feet with a central angle of 07°16'41"); 10) thence South 36°00'19" East 348.59 feet;

53°59'40" East and the chord bears South 44°22'42" East 220.75 feet with a central angle of 16°44'44"); 12) thence South 52°45'04" East 91.47 feet; 13) thence Southeasterly 240.78 feet along the arc of a 531.50 foot radius curve to the right (center bears South

37°14'55" West and the chord bears South 39°46'23" East 238.73 feet with a central angle of 25°57'23"); 14) thence South 26°47'42" East 219.04 feet; 15) thence Southeasterly 66.97 feet along the arc of a 577.00 foot radius curve to the left (center bears North

11) thence Southeasterly 221.54 feet along the arc of a 758.00 foot radius curve to the left (center bears North

63°12'18" East and the chord bears South 30°07'12" East 66.93 feet with a central angle of 06°38'59") to a point on the Northerly Boundary Line of Park House Phase 3, South Herriman Subdivision, Amending Lot B and B-1; thence South 89°59'43" West 1,612.88 feet along said Northerly Boundary Line, and to and along the North Boundary Line of Park House Phase 2, South Herriman Subdivision, Amending Lot B and Lot B-1 and the Meadows at Rosecrest Subdivision Phase 1, Amending Lot D;

thence North 00°00'17" West 25.81 feet; thence Northeasterly 209.44 feet along the arc of a 300.00 foot radius curve to the right (center bears North 89°59'44" East and the chord bears North 19°59'43" East 205.21 feet with a central angle of 39°59'58");

thence North 39°59'43" East 8.97 feet; thence Northeasterly 180.06 feet along the arc of a 300.00 foot radius curve to the left (center bears North 50°00'18" West and the chord bears North 22°48'02" East 177.37 feet with a central angle of 34°23'20"); thence South 84°23'38" East 30.00 feet;

thence Southeasterly 22.88 feet along the arc of a 15.00 foot radius curve to the left (center bears South 84°23'3 East and the chord bears South 38°06'00" East 20.73 feet with a central angle of 87°24'44"); thence Southeasterly 24.83 feet along the arc of a 173.50 foot radius curve to the left (center bears North 08°11's East and the chord bears South 85°54'20" East 24.81 feet with a central angle of 08°11'55"); thence North 89°59'43" East 455.38 feet;

thence North 00°00'17" West 153.10 feet; thence Northwesterly 56.86 feet along the arc of a 90.50 foot radius curve to the left (center bears South 89°59'43" West and the chord bears North 18°00'18" West 55.93 feet with a central angle of 36°00'02");

thence North 36°00'19" West 143.48 feet; thence Northwesterly 144.42 feet along the arc of a 1,209.50 foot radius curve to the right (center bears North 53°59'41" East and the chord bears North 32°35'04" West 144.34 feet with a central angle of 06°50'30");

thence South 89°59'43" West 311.99 feet; thence North 00°00'17" West 59.00 feet;

thence South 89°59'43" West 30.00 feet; thence North 00°00'17" West 54.00 feet;

thence South 89°59'43" West 635.79 feet to the Easterly Right-of-Way Line of Autumn Crest Boulevard; thence along said Easterly Right-of-Way Line of Autumn Crest Boulevard the following four (4) courses: 1) thence Northwesterly 97.28 feet along the arc of a 975.00 foot radius curve to the left (center bears South 81°11'35" West and the chord bears North 11°39'54" West 97.24 feet with a central angle of 05°42'59"); 2) thence North 00°16'25" West 35.02 feet;

3) thence South 89°59'48" West 9.60 feet; 4) thence Northwesterly 374.33 feet along the arc of a 975.00 foot radius curve to the left (center bears South 73°20'31" West and the chord bears North 27°39'24" West 372.03 feet with a central angle of 21°59'50"); thence North 58°21'04" East 45.84 feet; thence North 64°04'18" East 70.35 feet;

thence North 58°21'40" East 111.48 feet thence Northeasterly 5.60 feet along the arc of a 426.50 foot radius curve to the right (center bears South 31°38' East and the chord bears North 58°44'15" East 5.60 feet with a central angle of 00°45'09"); thence Northeasterly 23.90 feet along the arc of a 15.00 foot radius curve to the left (center bears North 30°53'11

West and the chord bears North 13°27'55" East 21.45 feet with a central angle of 91°17'48"); thence North 57°49'01" East 53.00 feet; thence South 32°10'59" East 9.79 feet; thence Southeasterly 20.38 feet along the arc of a 15.00 foot radius curve to the left (center bears North 57°49'0'

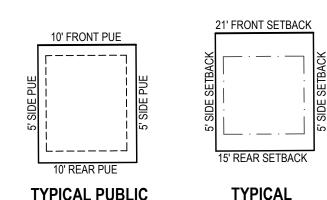
East and the chord bears South 71°06'12" East 18.85 feet with a central angle of 77°50'28"); thence Northeasterly 149.02 feet along the arc of a 426.50 foot radius curve to the right (center bears South 20°01'26" East and the chord bears North 79°59'08" East 148.26 feet with a central angle of 20°01'09");

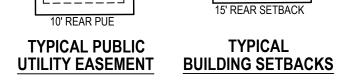
thence North 89°59'43" East 301.92 feet; thence Northeasterly 24.67 feet along the arc of a 15.00 foot radius curve to the left (center bears North 00°00'17 West and the chord bears North 42°52'15" East 21.98 feet with a central angle of 94°14'56");

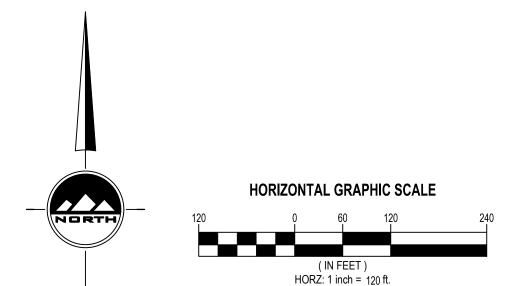
thence South 88°16'44" East 60.24 feet: thence Southeasterly 22.86 feet along the arc of a 15.00 foot radius curve to the left (center bears North 87°18'32" East and the chord bears South 46°20'53" East 20.71 feet with a central angle of 87°18'49");

thence North 89°59'43" East 475.04 feet to the point of beginning. Contains 1,707,313 Square Feet or 39.195 Acres

SITE SUMMARY TABLE					
DESCRIPTION	UNITS	TOTAL AREA	PER ACRE		
TOWNHOMES	94	3.83 ACRES	24		
COMMON AREA (TOWNHOMES)	-	2.63 ACRES	-		
LOTS	144	25.58 ACRES	6		
PUBLIC ROW AREA	<del>-</del>	7.17 ACRES	-		
OFFSITE IMPROVEMENTS (POND)	-	5.03 ACRES	-		
TOTAL SITE	238	1,927,161 SF 44.24 ACRES	-		









NORTH QUARTER CORNER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN ELEV = 4715.69'

6/5/20 BENCHMARK CHECKED BY J. SMITH J. FORD

> PROJECT MANAGER J. FORD

**OVERALL SITE PLAN** 

SITE PLAN SUBMITTAL

THE STANDARD IN ENGINEERIN

SALT LAKE CITY

45 W. 10000 S., Suite 500

Sandy, UT 84070

**LAYTON** 

**TOOELE** 

Phone: 801.255.0529

Phone: 801.547.1100

Phone: 435.843.3590

Phone: 435.865.1453

Phone: 435.896.2983

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ORRI

SOUTH

3400

**CEDAR CITY** 

**RICHFIELD** 

EDGE HOMES

CONTACT:

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<u>~</u>

MOUNTAIN

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**PHASE** 

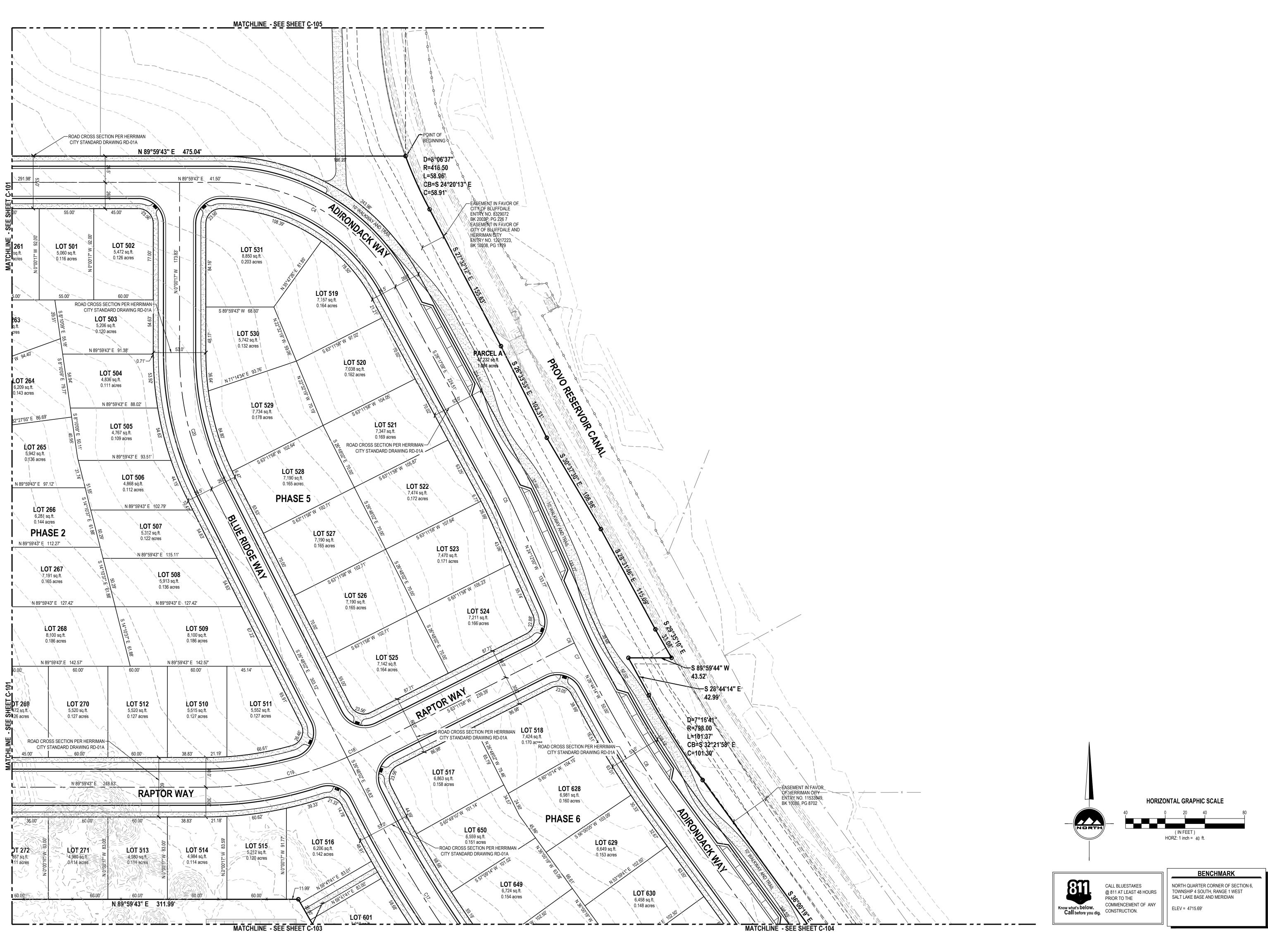
13702 S. 200 W. B12

DRAPER, UT 84020

BRANDON WATSON

PHONE: 801-494-0150

C-100





LAYTON Phone: 801.547.1100

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

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CORRIDOR

EDGE HOMES 13702 S. 200 W. B12 DRAPER, UT 84020

CONTACT: BRANDON WATSON PHONE: 801-494-0150

SUBDIVISION 9 DGE **PHASE 1, 2,** 13400 SOUTH MOUNTA MOUNTAIN

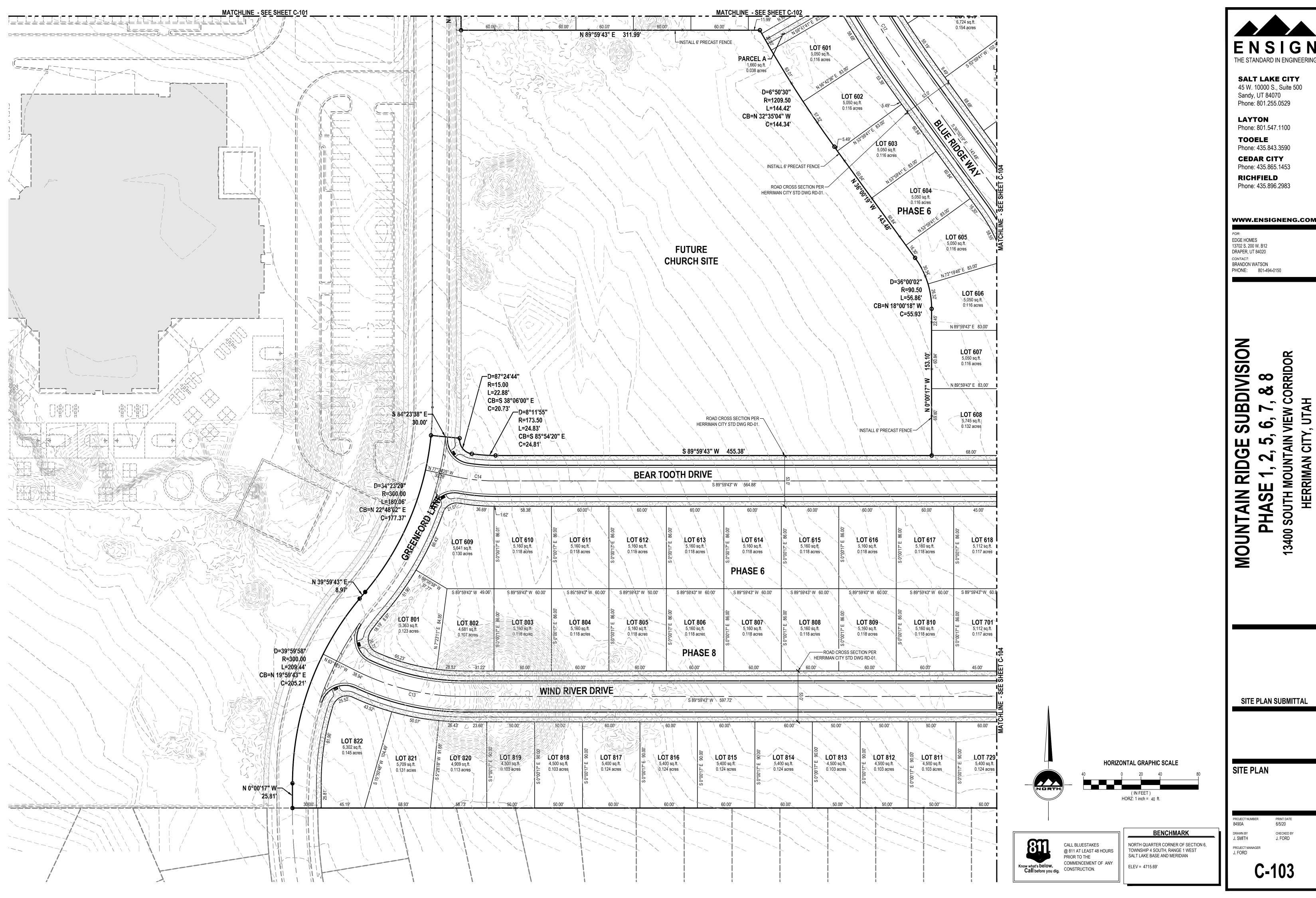
SITE PLAN SUBMITTAL

SITE PLAN

CHECKED BY

PROJECT MANAGER J. FORD

C-102

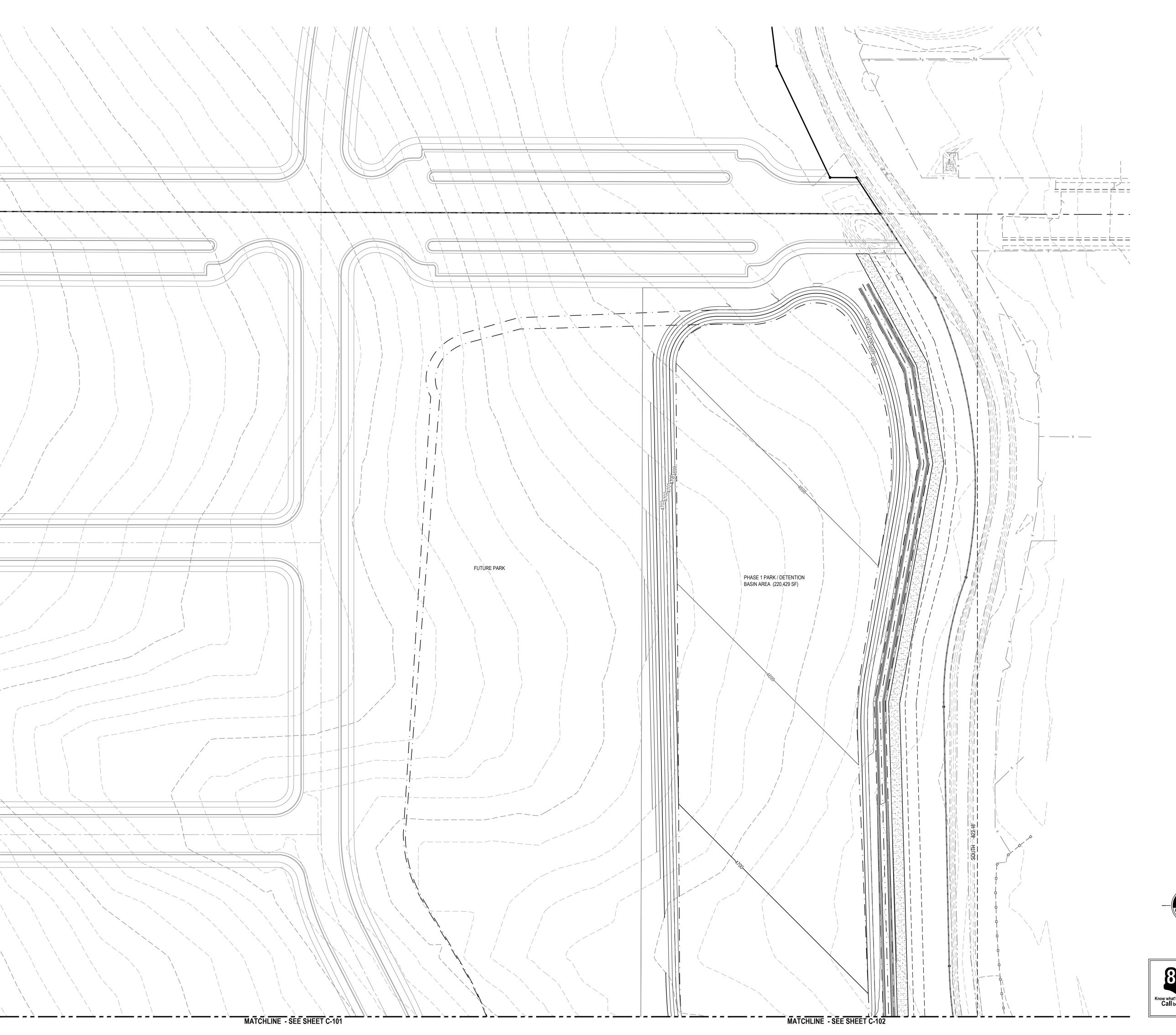


ENSIGN THE STANDARD IN ENGINEERING



THE STANDARD IN ENGINEERING

45 W. 10000 S., Suite 500





SALT LAKE CITY

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

LAYTON Phone: 801.547.1100 **TOOELE** 

Phone: 435.843.3590 **CEDAR CITY** Phone: 435.865.1453 RICHFIELD

Phone: 435.896.2983

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EDGE HOMES 13702 S. 200 W. B12 DRAPER, UT 84020

CONTACT:
BRANDON WATSON
PHONE: 801-494-0150

SUBDIVISION OUTH MOUNTAIN VIEW CORRIDOR
HERRIMAN CITY, UTAH 6, 7 PHASE 1, 2, 5, (13400 SOUTH MOUNTAIN V DGE , 2, 5, MOUNTAIN RII

SITE PLAN SUBMITTAL

SITE PLAN

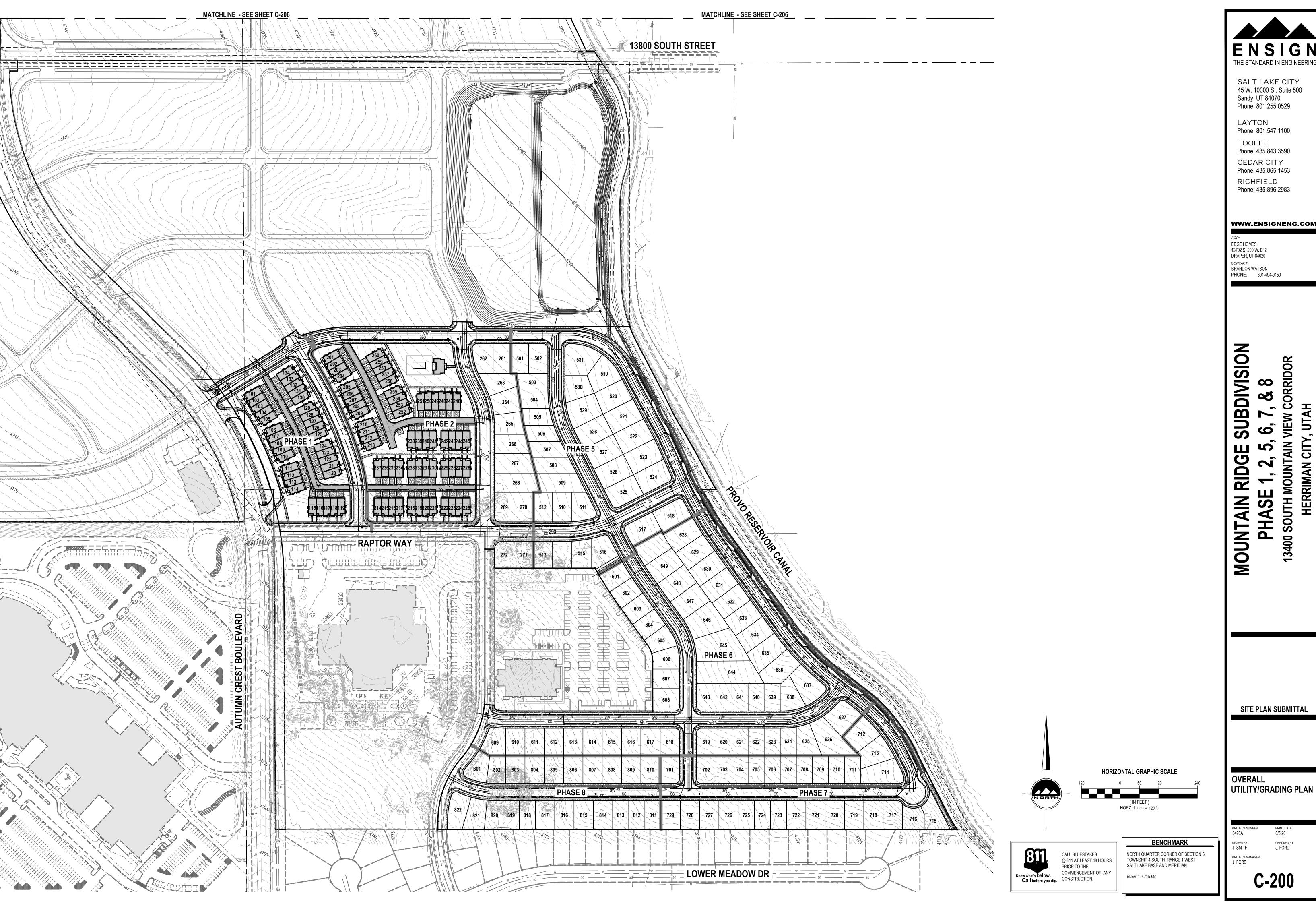
PROJECT MANAGER J. FORD

C-105

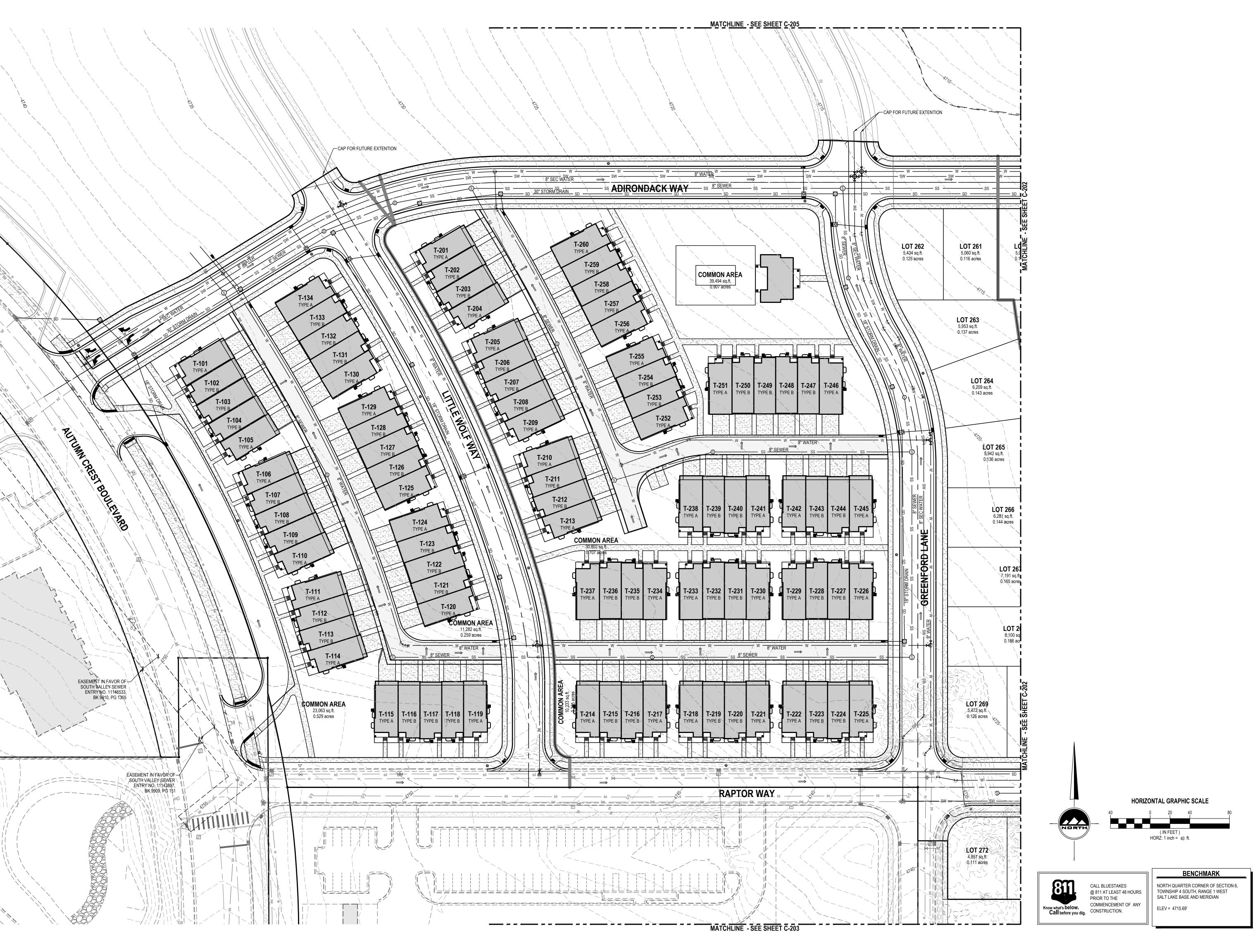
HORIZONTAL GRAPHIC SCALE (IN FEET) HORZ: 1 inch = 40 ft.



**BENCHMARK** NORTH QUARTER CORNER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN ELEV = 4715.69'



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

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EDGE HOMES 13702 S. 200 W. B12 DRAPER, UT 84020

CONTACT: **BRANDON WATSON** PHONE: 801-494-0150

**SUBDIVISION** CORRIDOR 9 PHASE 1, 2, 5, 13400 SOUTH MOUNTAIN V DGE **~** MOUNTAIN

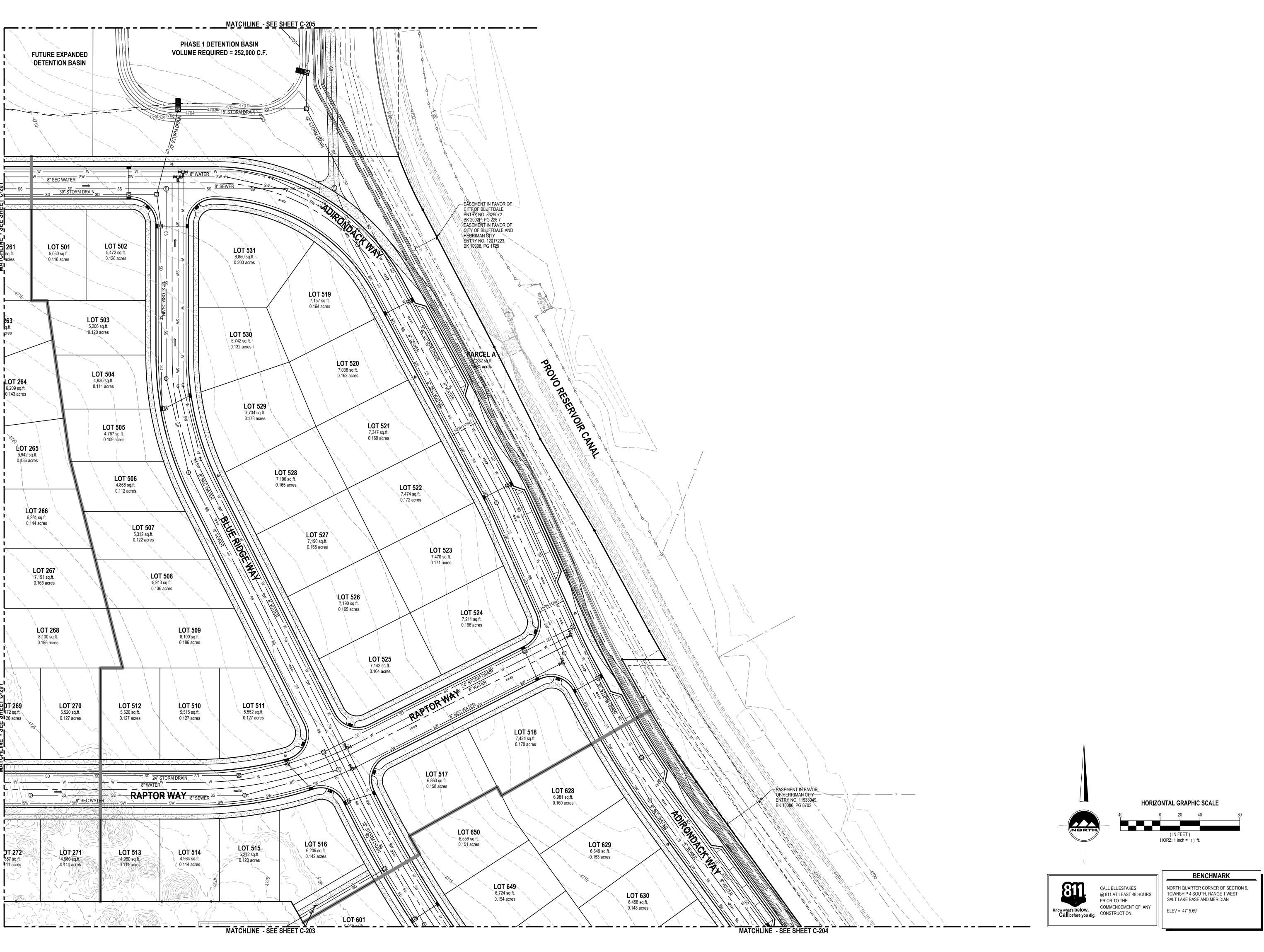
SITE PLAN SUBMITTAL

**UTILITY/GRADING PLAN** 

PRINT DATE 6/5/20 CHECKED BY J. SMITH

J. FORD

PROJECT MANAGER C-201





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CONTACT: **BRANDON WATSON** PHONE: 801-494-0150

SUBDIVISION CORRIDOR 9 PHASE 1, 2, 5, 13400 SOUTH MOUNTAIN V DGE **MOUNTAIN RII** 

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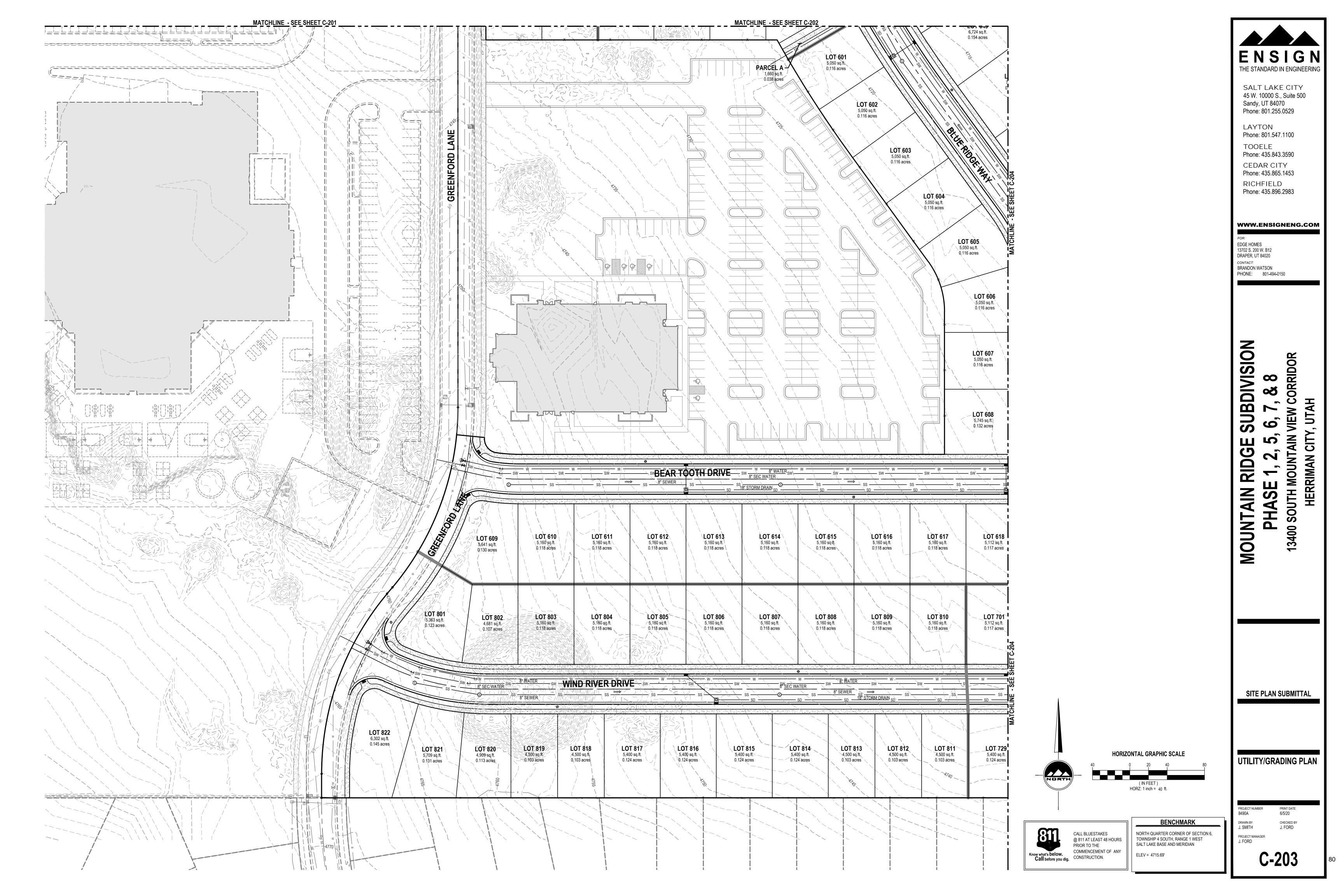
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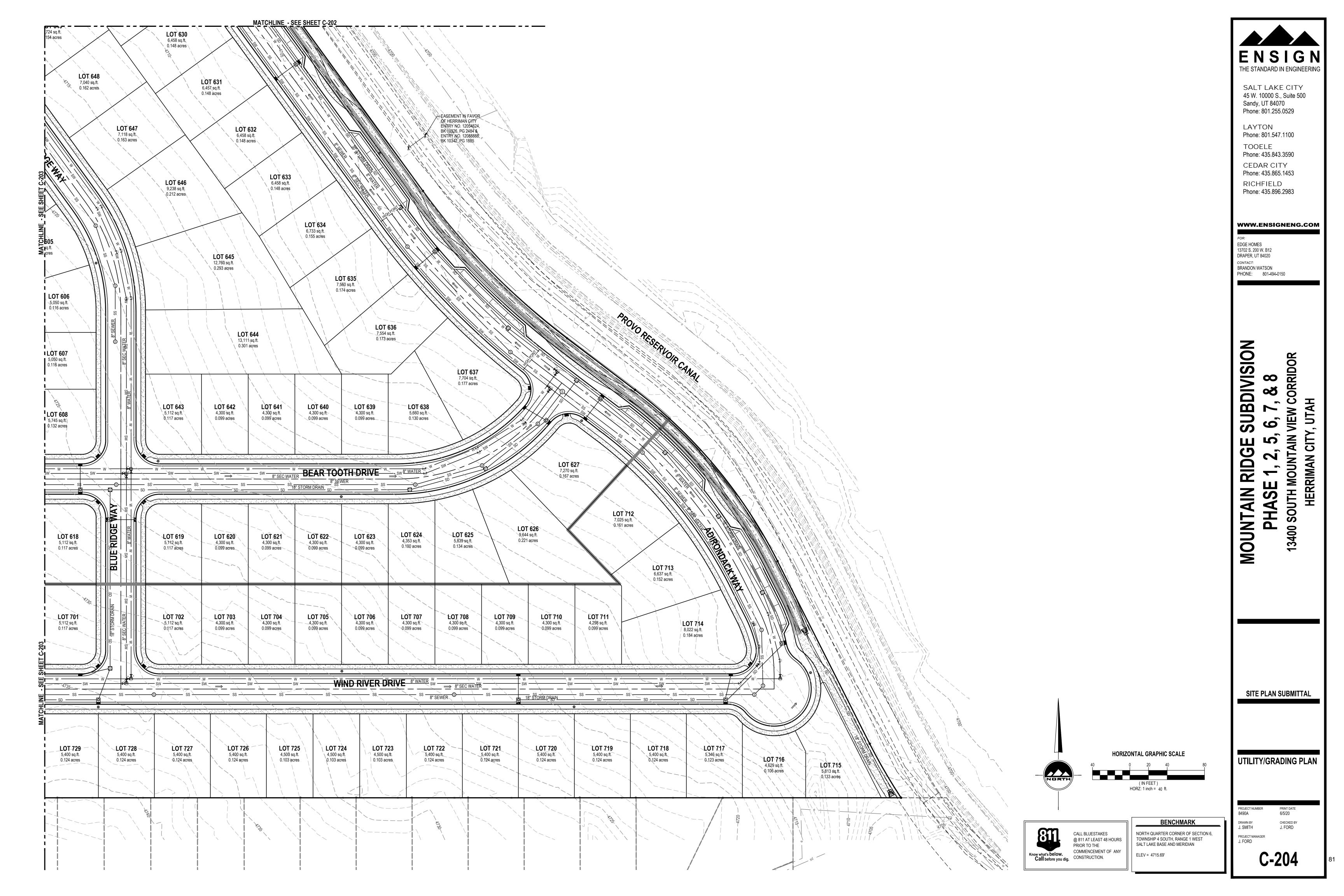
**UTILITY/GRADING PLAN** 

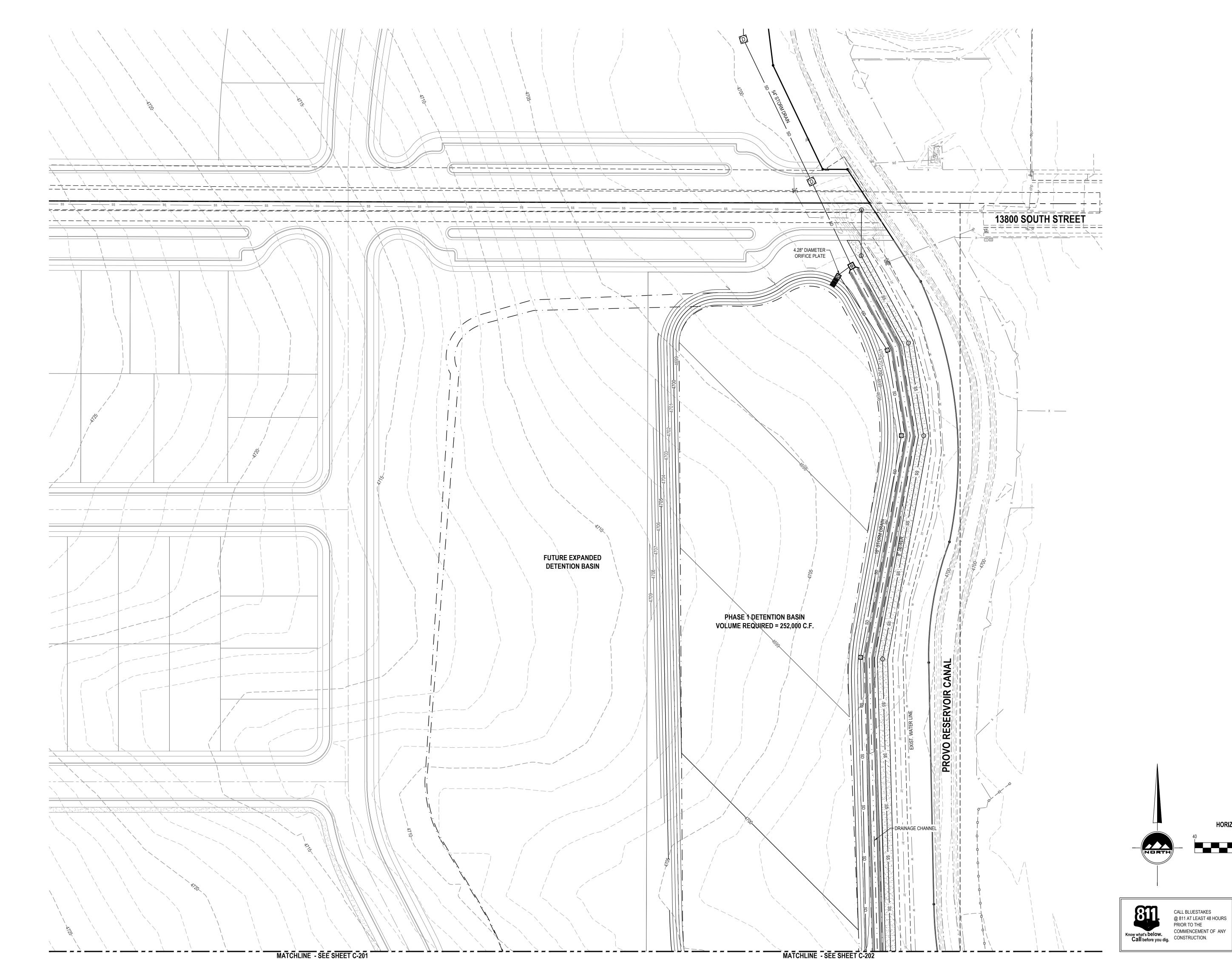
CHECKED BY J. SMITH

PROJECT MANAGER J. FORD

C-202









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**EDGE HOMES** 13702 S. 200 W. B12 DRAPER, UT 84020 CONTACT:

**BRANDON WATSON** 

PHONE: 801-494-0150

SUBDIVISION PHASE 1, 2, 13400 SOUTH MOUNTA MOUNTAIN RII

SITE PLAN SUBMITTAL

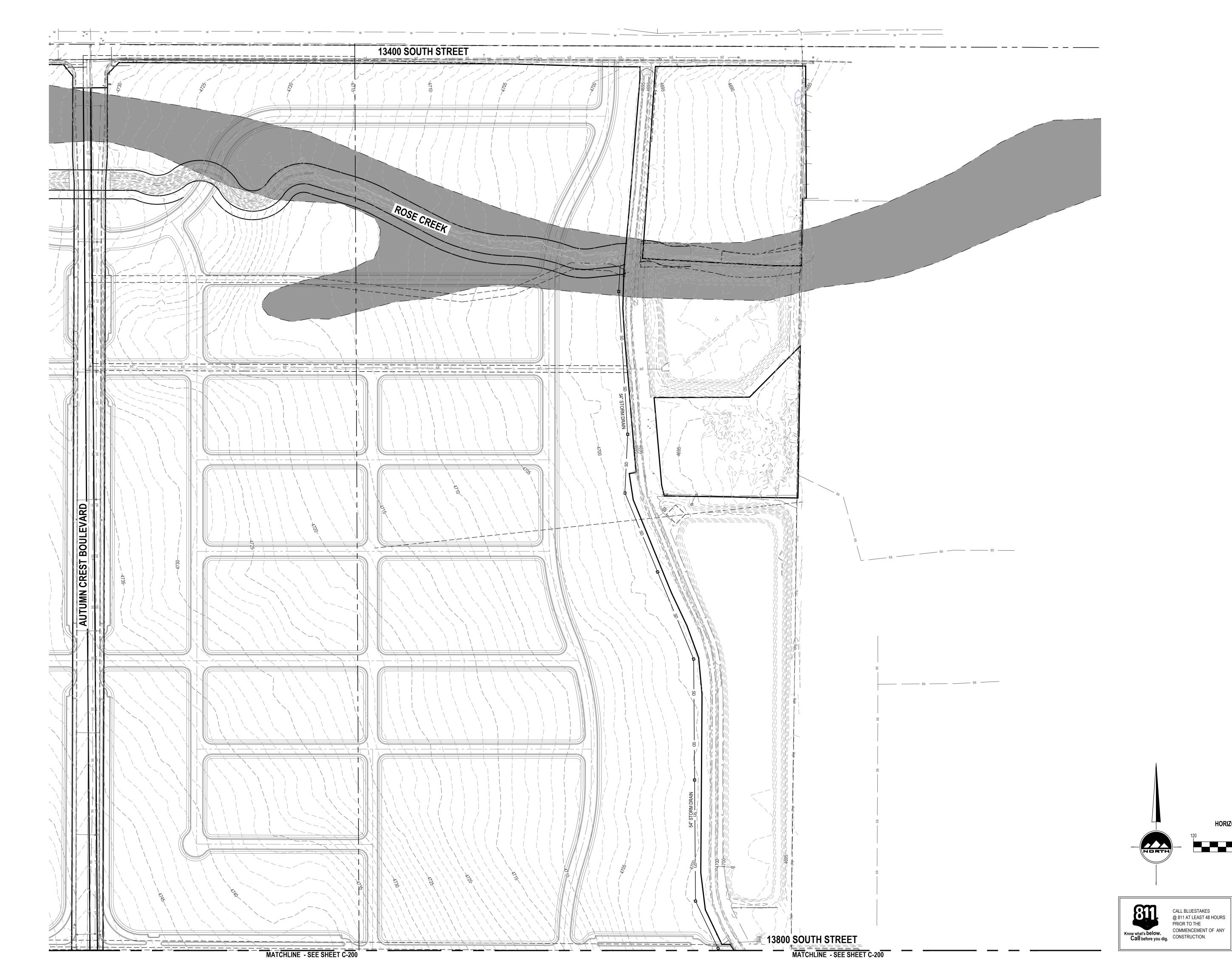
**UTILITY/GRADING PLAN** 

PROJECT MANAGER J. FORD C-205

**BENCHMARK** NORTH QUARTER CORNER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN ELEV = 4715.69'

HORIZONTAL GRAPHIC SCALE

(IN FEET) HORZ: 1 inch = 40 ft.





LAYTON Phone: 801.547.1100

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

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**EDGE HOMES** 13702 S. 200 W. B12 DRAPER, UT 84020

CONTACT: **BRANDON WATSON** PHONE: 801-494-0150

SUBDIVISION PHASE 1, 2, 13400 SOUTH MOUNTA MOUNTAIN RI

SITE PLAN SUBMITTAL

OVERALL UTILITY/GRADING PLAN

HORIZONTAL GRAPHIC SCALE

( IN FEET ) HORZ: 1 inch = 120 ft.

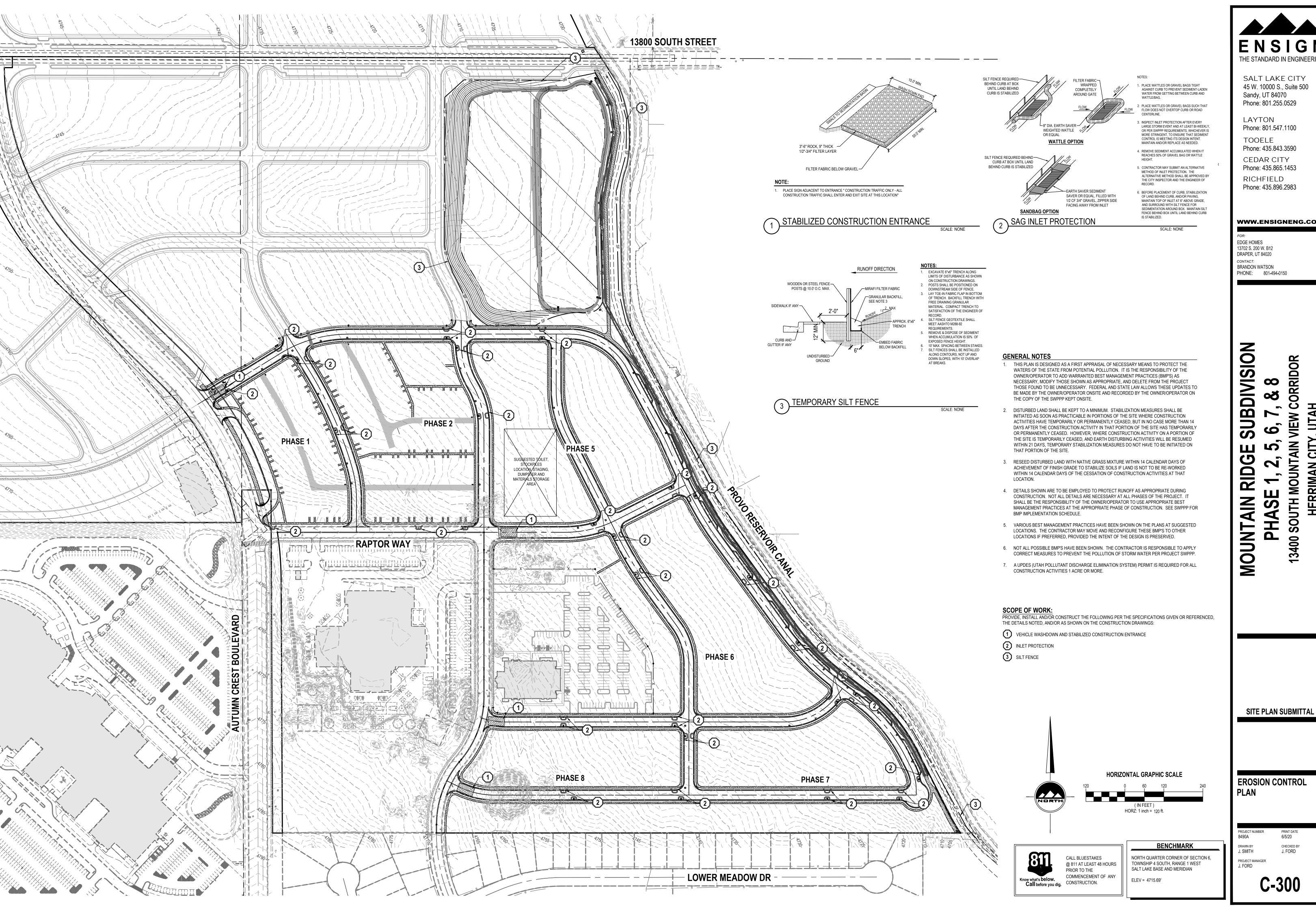
ELEV = 4715.69'

**BENCHMARK** 

NORTH QUARTER CORNER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

PROJECT MANAGER J. FORD

C-206



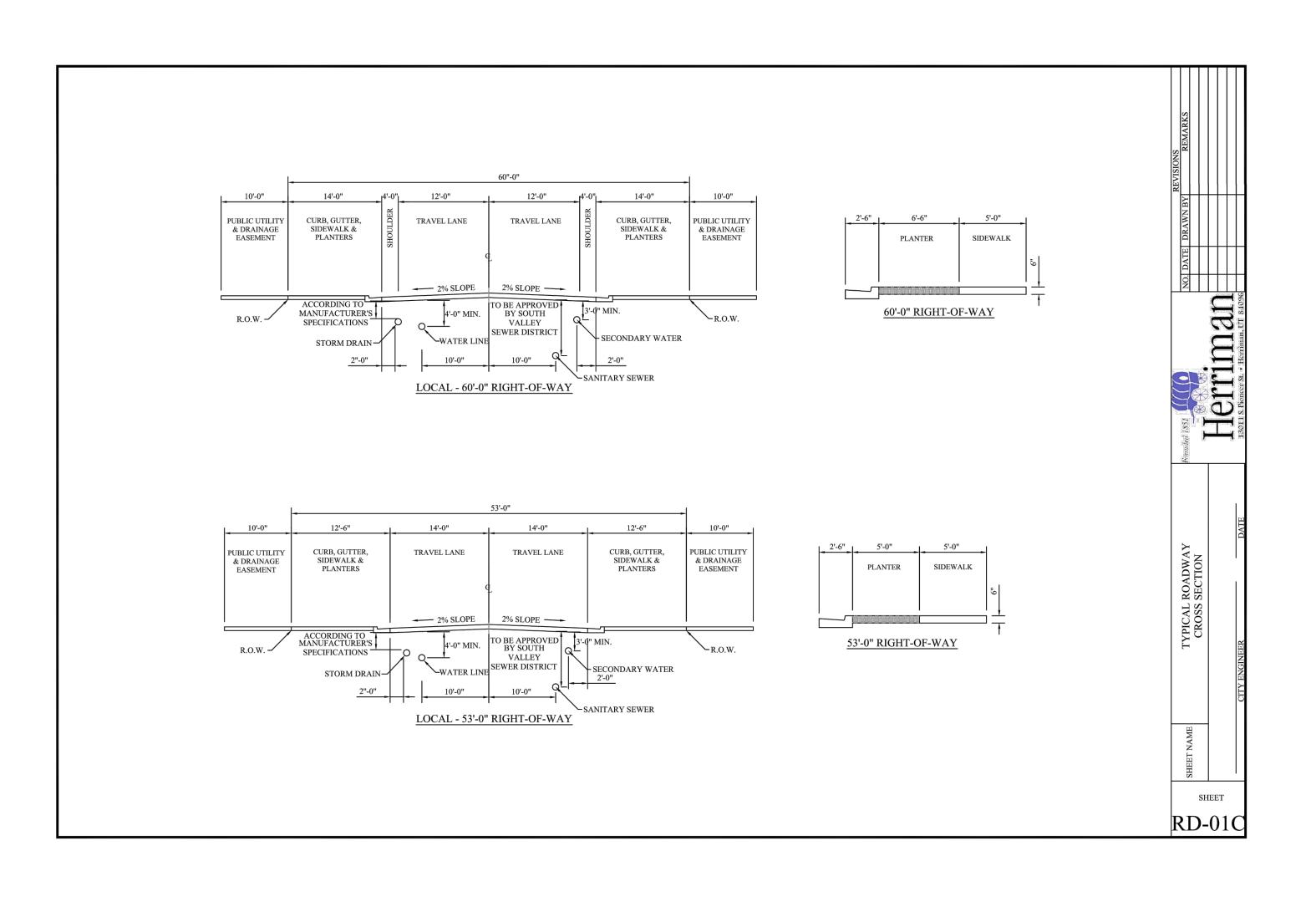
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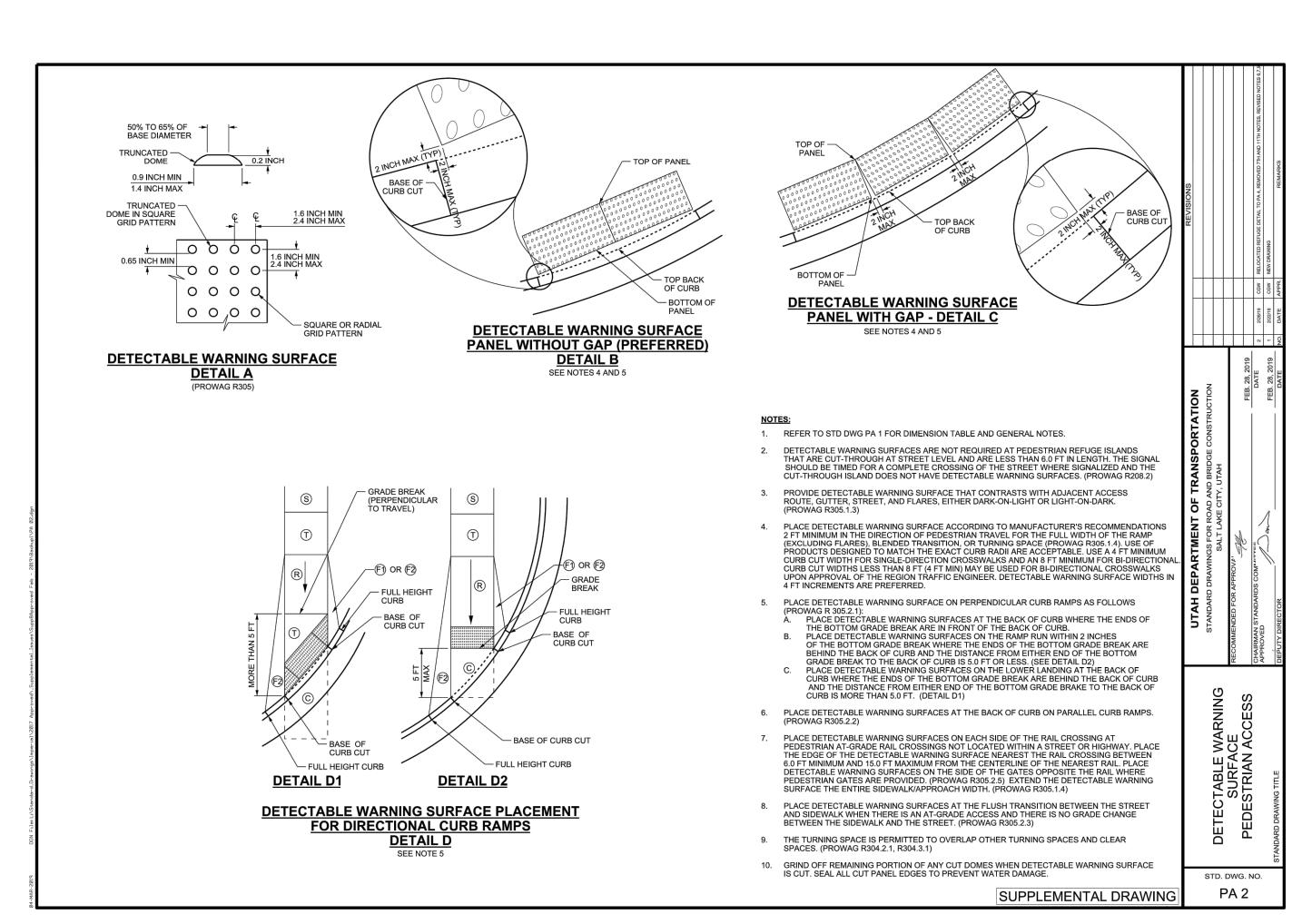
> SALT LAKE CITY 45 W. 10000 S., Suite 500 Phone: 801.255.0529

Phone: 801.547.1100

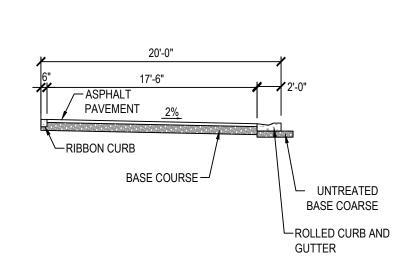
Phone: 435.865.1453 RICHFIELD Phone: 435.896.2983

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_	DIMENSION RI	EFERENCE TABLE (		05)
	ITEM	MAX. RUNNING SLOPE	MAX. CROSS SLOPE	MIN. DIMENSION
s)	SIDEWALK	RD GRADE (IN ROW) 5.0% (OUT OF ROW)	2.0%	4 FT WIDE (i)
T	TURNING SPACE	2.0%	2.0% (iv), (v)	4 FT X 4 FT (ii), (viii)
R	RAMP	8.3% (iii)	2.0% (iv), (v)	4 FT WIDE (viii)
©	CLEAR SPACE	5.0% (vi)	2.0% (iv), (v)	4 FT X 4 FT
	AT-GRADE ACCESS	(SEE DEFINITION)	2.0% (iv), (v)	4 FT WIDE
	CROSSWALK	5.0%	2.0% (iv), (v)	10 FT WIDE
(F) (B)	FLARE WITHIN SIDEWALK FLARE NOT IN SIDEWALK	10.0% (vii) 25.0% (vii)	-	-
INTE SUR REQ USE SPA USE SPA TUR	EWALK WIDTH IS EXCLUSIVE OF ERVALS WHERE SIDEWALK WIE FRACES MAY BE USED AS A PAQUIREMENTS IS PROVIDED.  EA 5 FT MIN. DEPTH IN THE DIR ACE IS CONSTRAINED AT THE BE A 5 FT MIN. WIDTH IN THE DIR ACE IS CONSTRAINED ON 2 OR WING SPACE IS CONSTRAINED.	DTH IS LESS THAN 5 FT (I SSING SPACE WHERE A RECTION OF THE RAMP R BACK OF SIDEWALK. (PRO RECTION OF THE STREET MORE SIDES (PROWAG D BY ANY VERTICAL DIFFI	PROWAG R302.3 - R302. MINIMUM 5 FT WIDE ARI RUN FOR PERPENDICULA DWAG R304.2.1) CROSSING FOR PARAL R304.3.1) ERENCE GREATER THA	4). DRIVEWAYS OR OTH EA MEETING SIDEWALK AR RAMPS WHERE TUR LEL RAMPS WHERE TU N 3.0 IN.
WITH (PRO DO N	IGTH OF 8.3% MAX RUNNING SI HIN AT LEAST 15 FT OR THE NE OWAG R304.2.2, R304.3.2). NOT EXCEED 2.0% CROSS SLC NOT EXCEED 5.0% CROSS SLC	EXT NEAREST JOINT IF TO DPE FOR CROSSINGS WHO DPE FOR CROSSINGS WH	HE MAX RUNNING SLOP IERE THERE IS STOP OF IERE THERE IS NO STOF	E CAN NOT BE MET IN 15 R YIELD SIGN. P OR YIELD SIGN OR
	ERE THERE IS A TRAFFIC SIGN FCH THE HIGHWAY GRADE AT I		`	R302.6)
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	SPACE: A SPACE BEYOND THE RIAN STREET CROSSING AND			
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	UT: THE AREA WHERE THE CL DING SLOPED CURB AT THE SID		E FLOWLINE OF THE GU	ITTER OR ADJACENT R
XISTING	G PHYSICAL CONSTRAINTS: IN	ICLUDE, BUT ARE NOT LI	MITED TO, UNDERLYING	TERRAIN, RIGHT-OF-N
OTABLI	BREAK: THE LINE WHERE TWO	TURE. (PROWAG R202.3.1	1)	,
ARE:	A SLOPED SURFACE THAT PR ND THE TURNING SPACE, MEA:	OVIDES A GRADED TRAN	ISITION ON THE SIDE O	
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ERPEN	IN THE PUBLIC RIGHT-OF-WAY IDICULAR RAMP: CURB RAMPS TRIGHT ANGLES OR MEETS TH	S THAT HAVE A RUNNING	SLOPE THAT CUTS THE	ROUGH OR IS BUILT UP THE CURRE IS CURVED
ROWA ROWA	AG ADVISORY R304.1) <b>G:</b> "PROPOSED ACCESSIBILITY	GUIDELINES FOR PEDES	STRIAN FACILITIES IN TI	HE PUBLIC RIGHT-OF-W.
	CUMENT USED AS THE PRIMAR		`	,
•	R): A SLOPED SURFACE FROM		• •	
	G SLOPE: THE GRADE THAT IS			`
IRNING	G SPACE: SPACE AT THE TOP A AP OTHER TURNING SPACES AT	AND BOTTOM OF A RAME	TO ALLOW FOR DIREC	TIONAL CHANGE, PERM



20' ALLEYWAY CROSS SECTION

2 SLIP LANE CROSS SECTION

STANDARD HIGH BACK —

**CURB AND GUTTER** 

UNTREATED-BASE COARSE

BASE COURSE-

/-- ASPHALT

PAVEMENT

32'-6"

24'-6"

MONOLITHIC CONCRETE -

SIDEWALK

SITE PLAN SUBMITTAL

**DETAILS** 

J. FORD

SCALE: NONE

6/5/20 J. SMITH J. FORD PROJECT MANAGER

MOUNTAIN DGE SE OUTH MOUNTAIN PH S 3400

9

THE STANDARD IN ENGINEERING

SALT LAKE CITY 45 W. 10000 S., Suite 500

Sandy, UT 84070 Phone: 801.255.0529

Phone: 801.547.1100

Phone: 435.843.3590

Phone: 435.865.1453

Phone: 435.896.2983

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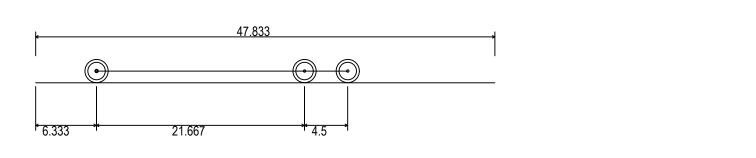
**EDGE HOMES** 13702 S. 200 W. B12 DRAPER, UT 84020 CONTACT: BRANDON WATSON

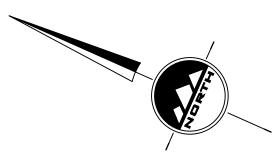
**SUBDIVISION** 

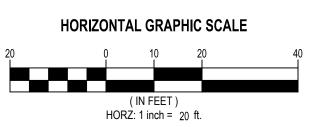
PHONE: 801-494-0150

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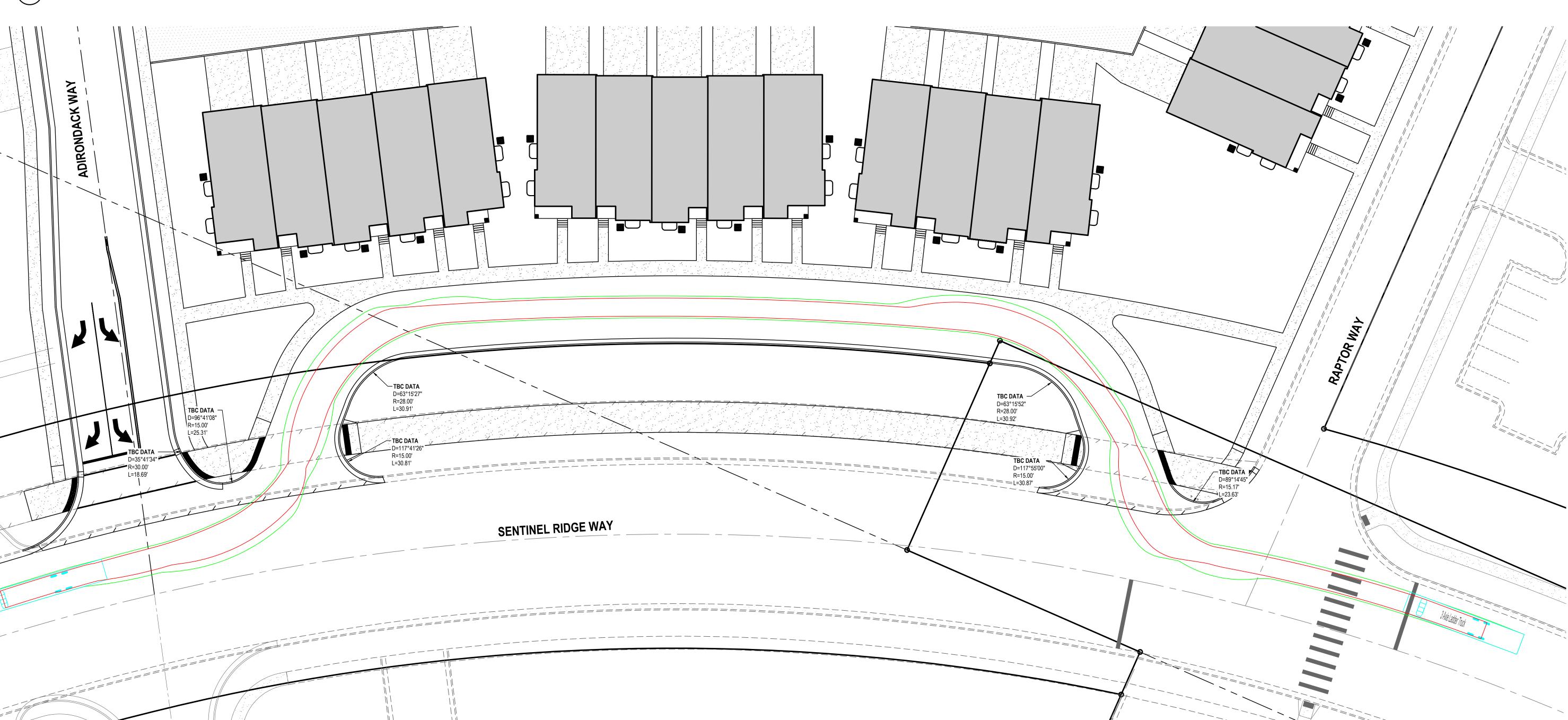




3 Axle Ladder Truck Overall Length Overall Width Overall Body Height Min Body Ground Clearance Track Width Lock-to-lock time Max Steering Angle (Virtual) 47.833ft 8.333ft 1.210ft 1.210ft 6.917ft 4.00s 45.00°

3 AXLE LADDER TRUCK TEMPLATE

SCALE: NONE





**BENCHMARK** NORTH QUARTER CORNER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN ELEV = 4715.69'

PROJECT MANAGER J. FORD

ENSIGN THE STANDARD IN ENGINEERING SALT LAKE CITY

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FOR: EDGE HOMES 13702 S. 200 W. B12 DRAPER, UT 84020 CONTACT: BRANDON WATSON PHONE: 801-494-0150

SUBDIVISION

, O, I, OR O I VIEW CORRIDOR PHASE 1, 2, 5, 6, 7, 8
13400 SOUTH MOUNTAIN VIEW COI
HERRIMAN CITY, UTAH

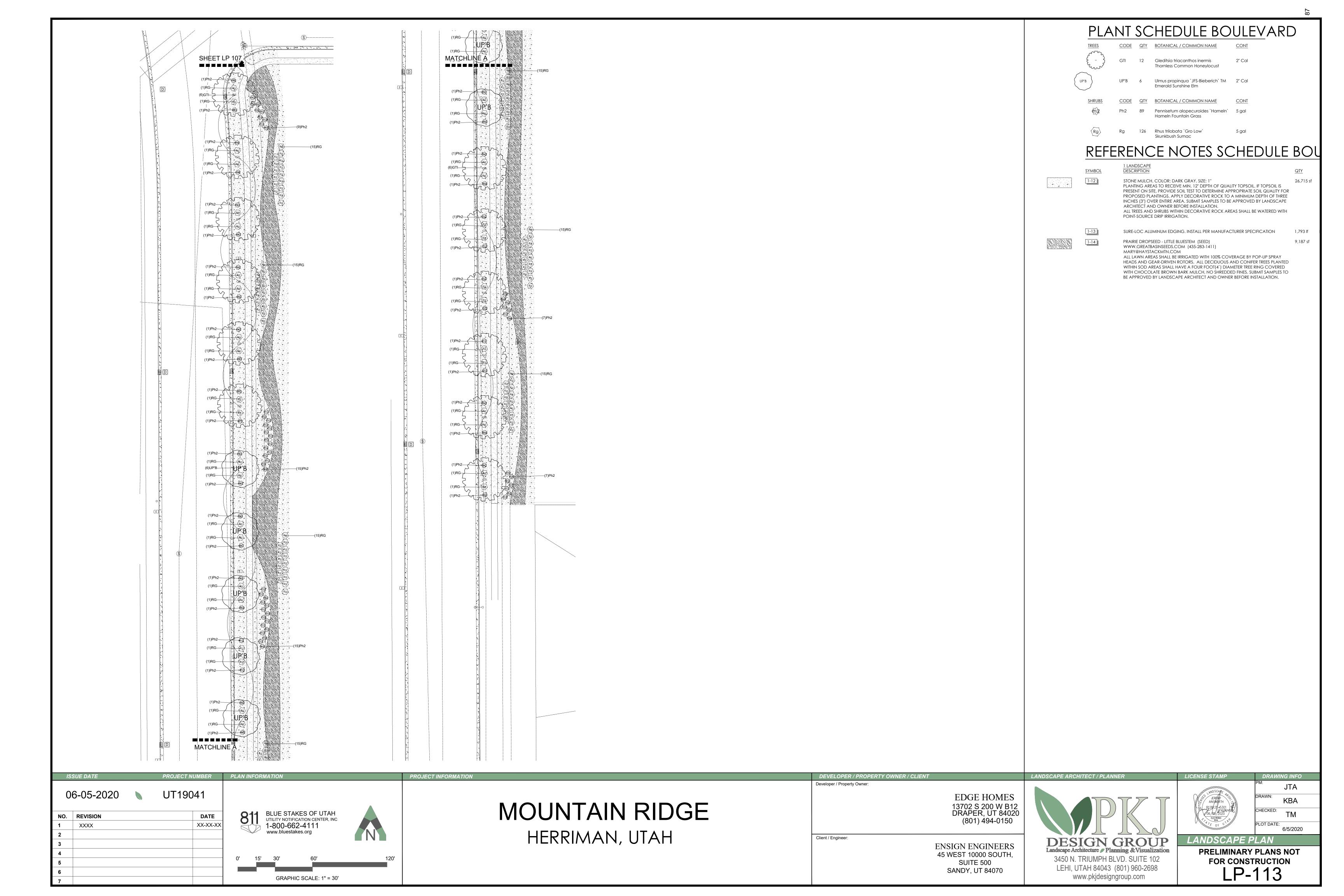
RIDGE

MOUNTAIN

SITE PLAN SUBMITTAL

VEHICLE TRACKING

PROJECT NUMBER 8490A



Attachment D
Building Elevations











Back Elevation Drake



Side Elevation Drake



**Palettes** 5 Plex) David (4, 6 Color

Palettes



David k Elevation Back



Side Elevation David





Back Elevation Chantelle



Side Elevation Chantelle



# Attachment E DRC Comments



### **DEVELOPMENT REVIEW COMMITTEE**

JUNE 3, 2020

Mountain Ridge Phase 1-2, 5-8 S2020-034 14000 S Sentinel Ridge Blvd

DATE	DEPARTMENT
5/14/2020	Submittal

Submitted an application for a preliminary plat and site plan approval of 188 units, known as Mountain Ridge Phase 1-2, 5-8.

Applicant- Brandon Parr, Edge Homes

Engineer- Bob Elder, Ensign Engineering

6/1/2020 Zoning

Bryn MacDonald <u>bmacdonald@herriman.org</u>

- 1. Property is zoned R-2-10 with a PD Overlay zone. The PD zone requires that each phase come back in for final site plan approval and plat approval.
- 2. The application will be divided so that each phase has its own file number.
- 3. The applicant shall demonstrate how the proposal complies with the overall density of the project.
- 4. Design guidelines are approved as submitted, including setbacks, architectural requirements, and minimum lot widths and sizes.
- 5. The developer shall incorporate the designated open space in each pod. With each phase submitted, the applicant shall submit an open space summary.
- 6. Trails between lots shall be at least a 20 feet wide with an 8-foot hard surface trail and landscaping approved by the Parks Department.
- 7. No residential driveways shall access directly onto Sentinel Ridge Boulevard or 13800 South. Residential driveways along these streets shall only access the slip lanes as proposed.
- 8. The size, location, design, and nature of entry monument signs, and the intensity and direction of area floodlighting, shall be detailed in a separate site plan application.
- 9. Submit an application for approval of a site plan pursuant to Section 10-5-12 of the Herriman Land Development Code. The site plan for each pod shall include, but not be limited to, the following:
- Lot area and widths shall be shown on an approved site plan for each phase.
- Landscaping, fencing, and screening related to the uses within the site and as a means of integrating the proposed development into its surroundings shall be submitted as part of a site plan application.
- Open space that is provided in each pod shall demonstrate any unbuildable area that counts as 25%. The overall open space acres required shall be adjusted accordingly.

5/19/2020	Unified Fire Authority		
	Dan Devoogd	ddevoogd@unifiedfire.org	

- 1. Show the locations of the fire hydrants on the utility plans.
- 2. Private drive / alleys will need to be signed "no parking" on both sides due to the road width. Sign placement at each alley entrance and intermediate signs spaced at 150' intervals. Provide a signage and striping plan showing the sign detail and sign spacing.
- 3. Provide a road cross section detail

6/1/2020 Community Coordinator
Sandra Llewellyn <u>sllewellyn@herriman.org</u>

No neighborhood meeting will be required, due to the development having an approved MDA.

6/1/2020 Public Works

Justun Edwards <u>jedwards@herriman.org</u>

Lots that average greater than 6500 square foot are required to install secondary water.

Lots that average smaller than that are not required to have secondary

Secondary should be installed in all townhomes for open space, all parks, and landscaped areas.

Would prefer a master meter for the entire townhome development.

The city will be adopting LID standards as well as revised landscape standards; Mountain Ridge is vested under the current code, but the City would recommend using the new standards as much as possible.

Add a street light plan for all of the public roads

6/1/2020 Parks/ Landscaping Anthony Teuscher

ateuscher@herriman.org Heidi Shegrud hshegrud@herriman.org

- Install street trees in the park strip every 30 feet.
- Work with Parks on the design and timing of the 10 acre park; the city is budgeting to design this park in the 20-21 fiscal year.
- Work with Heidi on finalizing landscape plans

6/2/2020 GIS

Eric Blackett <u>eblackett@herriman.org</u>

Need to add street names, lot addresses, and intersection coordinates to the plat

6/2/2020 Engineering Review

Josh Petersen jpetersen@herriman.org

- ---See Attached Comments---
- 1. Infrastructure for each phase shall be reviewed and approved by Engineering to verify that adequate systems are in place for that pod. This shall include review of transportation, water, and storm drain systems.
- 2. Comply with all recommendations from the Traffic Study, including additional right of way dedication for future traffic signals or turn lanes.
- 3. Infrastructure improvements, including but not limited to utilities, street signs, street lighting, fencing, and other required improvements, shall be provided in accordance with city standards and specifications.
- 4. Install curb, gutter, sidewalk, park strip, and street lights along all public streets in accordance with city standards.
- 5. The existing asphalt trail along Sentinel Ridge Boulevard shall be preserved except where access to the slip roads is located.
- 6. A detailed grading and drainage plan shall be submitted as part of a site plan application.
- 7. Roads providing access to parks, schools, or churches shall have a minimum 60 foot right of way.
- 8. Provide bulb out parking areas for vehicle parking along the canal trail.
- 9. Install a Hawk signal on Sentinel Ridge Boulevard at the T- intersection north of the elementary school, or at a different location as determined by the City Engineer.
- 10. Provide a stormwater report. Ensure reduced discharge rate of 0.02 CFS.
- 11. Storm drain outfall and detention shall comply with the approved Storm Drain Master Plan.

Work on a plan to get stormwater off the church property. Maybe add a 20 foot trail between the lots and use as a storm drain easement?

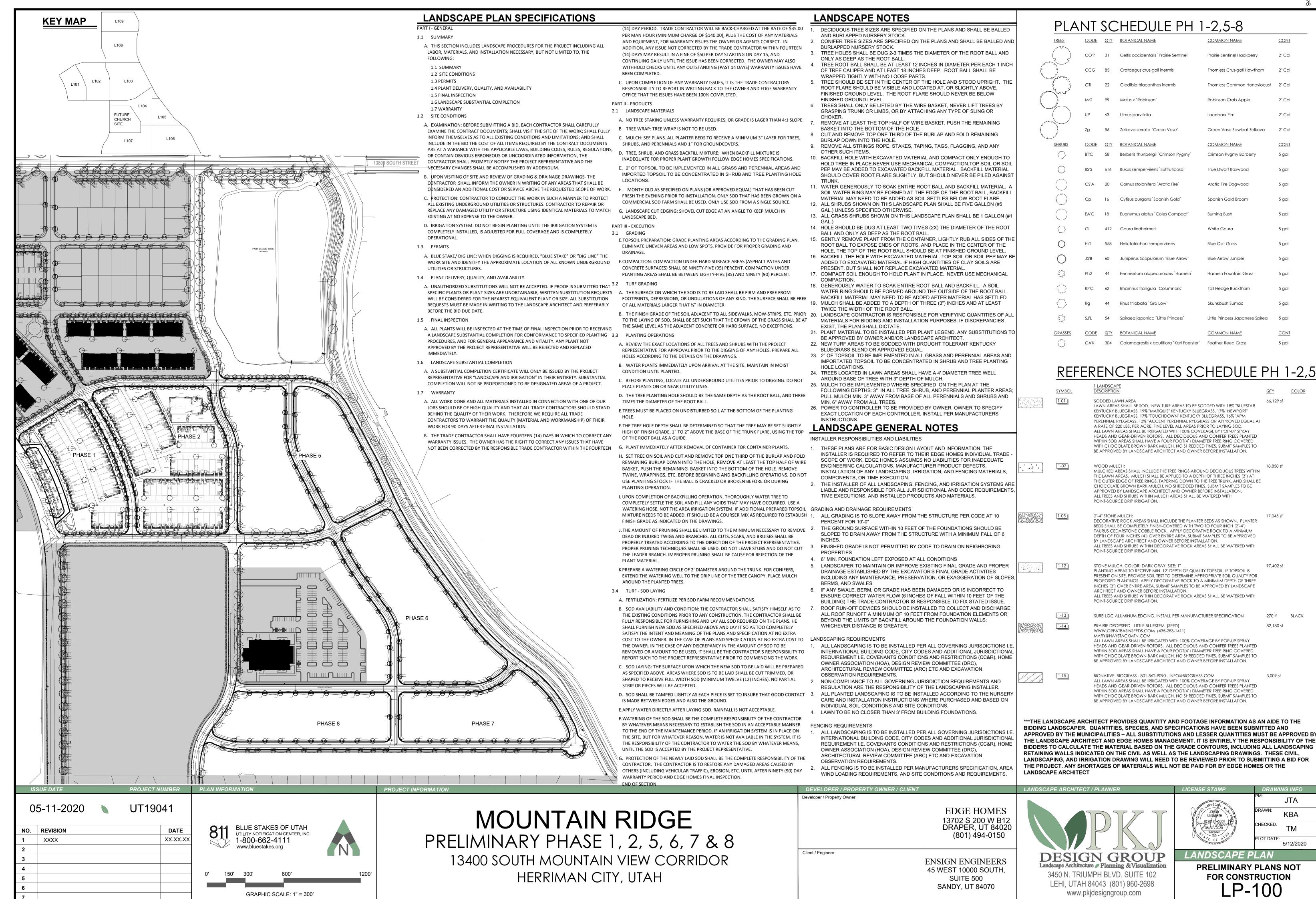
# Mountain Ridge Engineering DRC Comments June 2, 2020

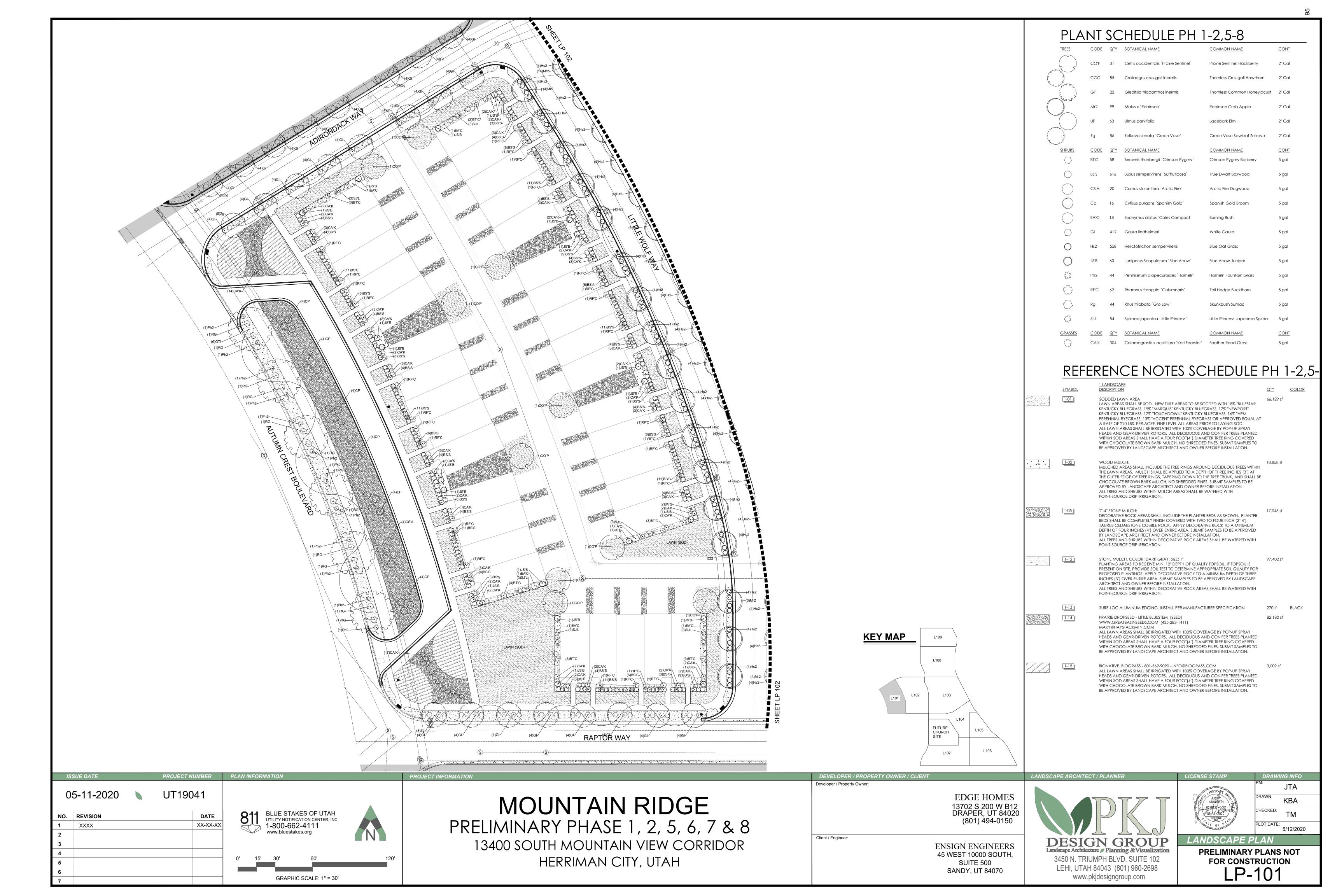
#### **UFA Comments**

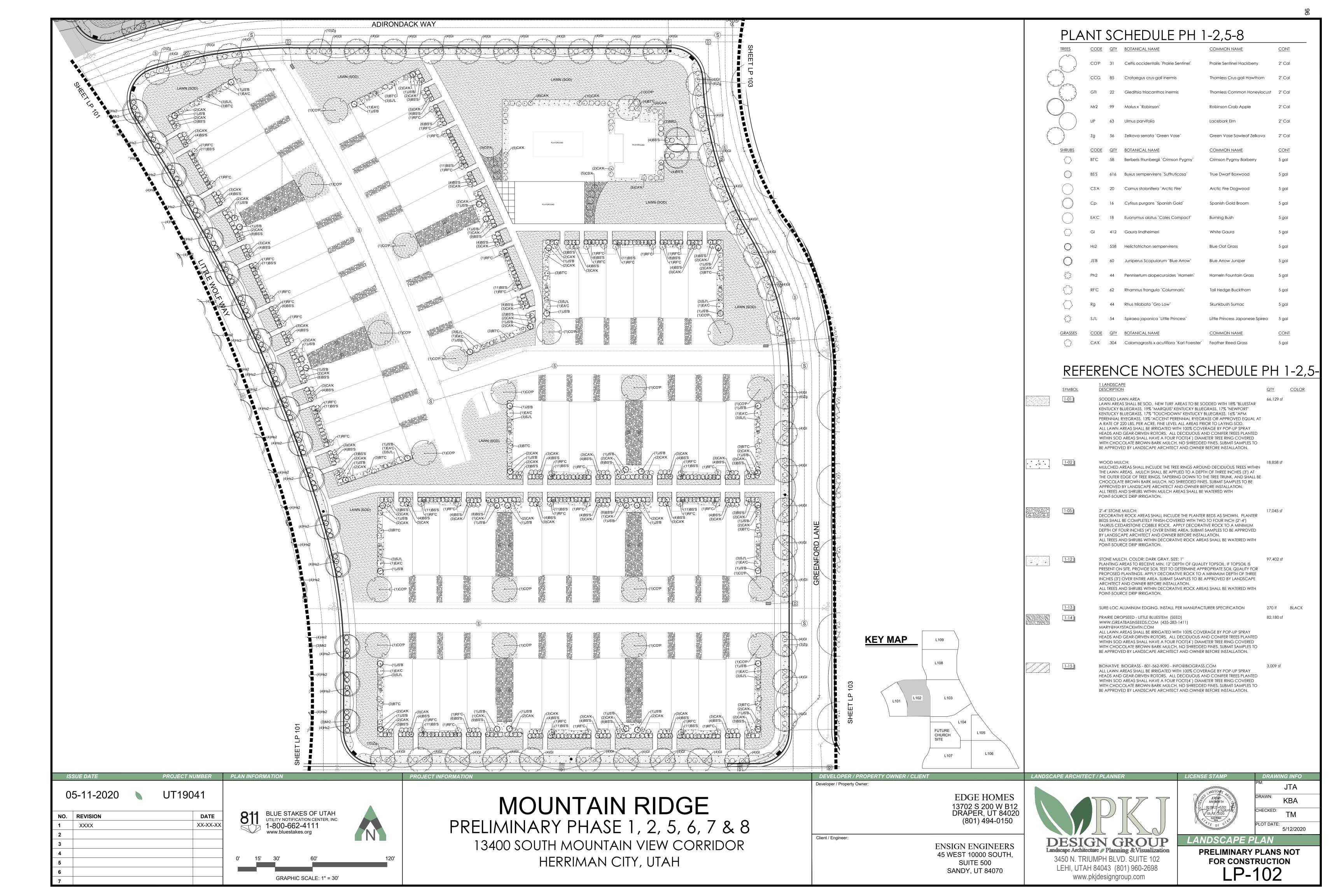
- Show locations of fire hydrants on utility plans.
- Temporary turnaround may be required between phase 7 and 8 depending on timing.
- Private drives and alleys will need to be signed no parking on both sides due to width.
  - o Entrances and 150' intervals.
- Provide road cross sections details.

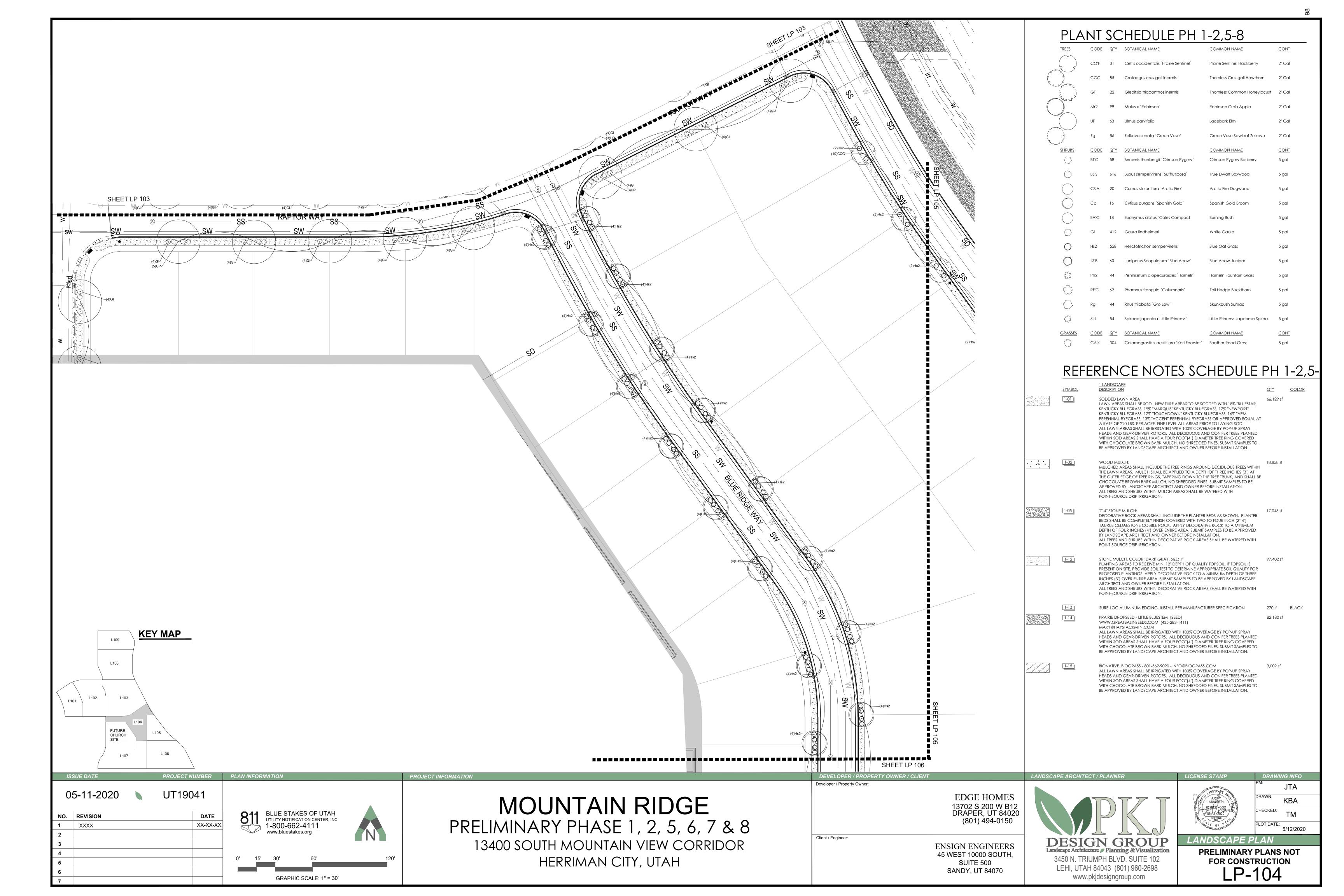
### **Engineering Comments**

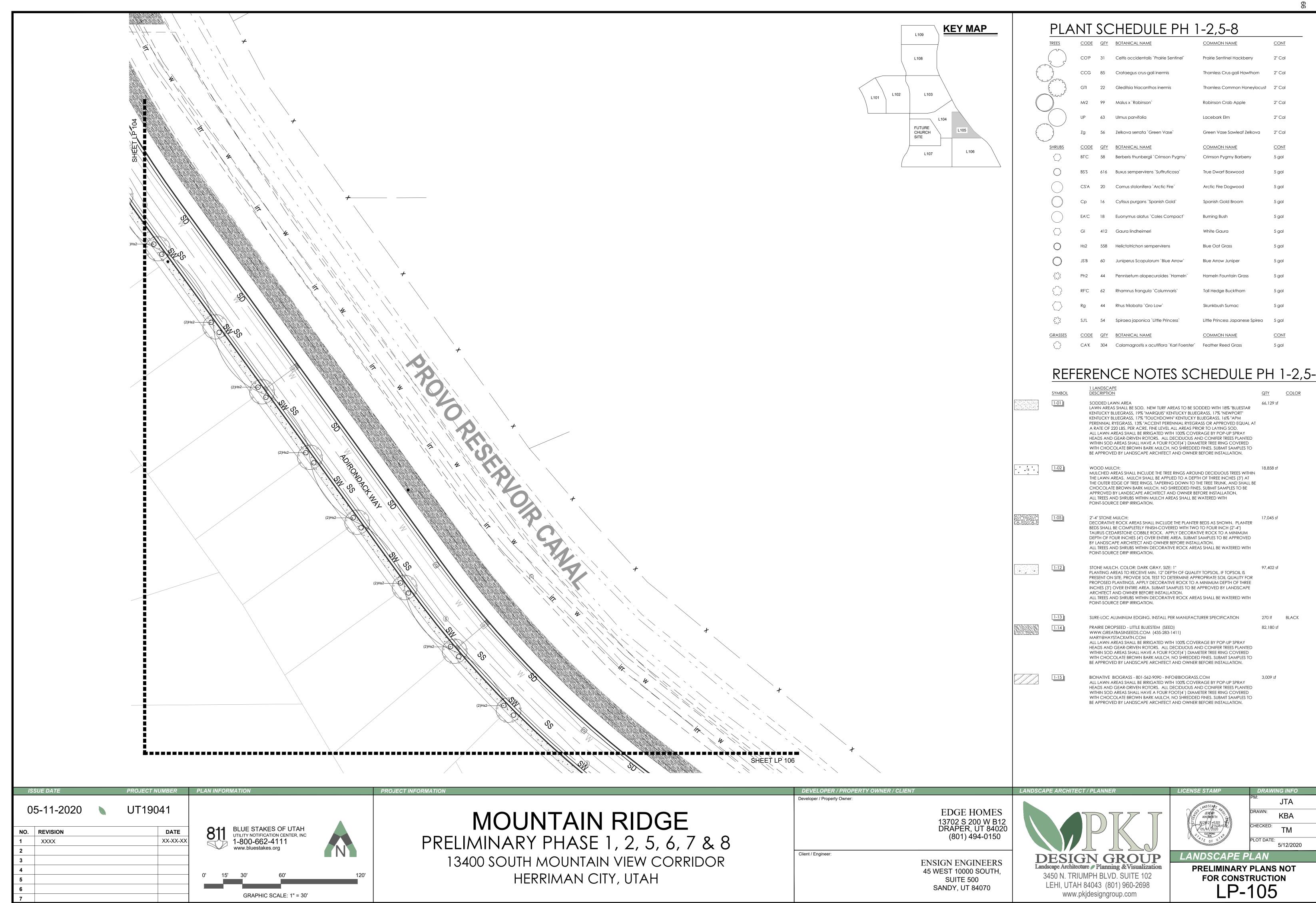
- Improvements to all public streets to include sidewalk, curb and gutter, landscaped parkstrips to city standards, and city standard lighting.
- Show all road cross sections.
- Include civil details including road improvements, trails, etc.
- Project will need a development drainage master plan for the entire development for review.
- Is pipe to Rose Creek 54" or 60"?
- Provide take down sequence for the phases to help us understand how improvements will be constructed.
  - Consider a backbone infrastructure package.
- Crossing west of elementary school may be tricky for students.
- Autumn Crest/Adirondack Way intersection appears to need additional ROW to allow for dedicated left turn lane per traffic study.
- Will a bridge be necessary where open drainage channel enters 10 acre park.
- Show proposed fencing between church site and residences.
- Will on site detention be required for Future Church Site.
- Each phase will require hydraulic modelling (done by city consultant Hansen Allan Luce).
- Secondary Water required for each lot if average lot size is greater than 6,500 sf and to all open space and common areas and parks.
  - Provide overall average square footage for lots, as well as an average for each phase for city to evaluate.
- Work with water department to develop best strategy to efficiently master meter multifamily buildings.
- Provide more details for Common Area clubhouse amenity.
- Who will own and maintain parcel A strip and Open Ditch drainage area.
  - Details for open ditch.
  - Will ditch be piped in future.
- How will 10 acre park be developed in multi phased approach for detention.
- Include nuisance by-pass piping to prevent muddy bottom in 10 acre park.
- NOI required.

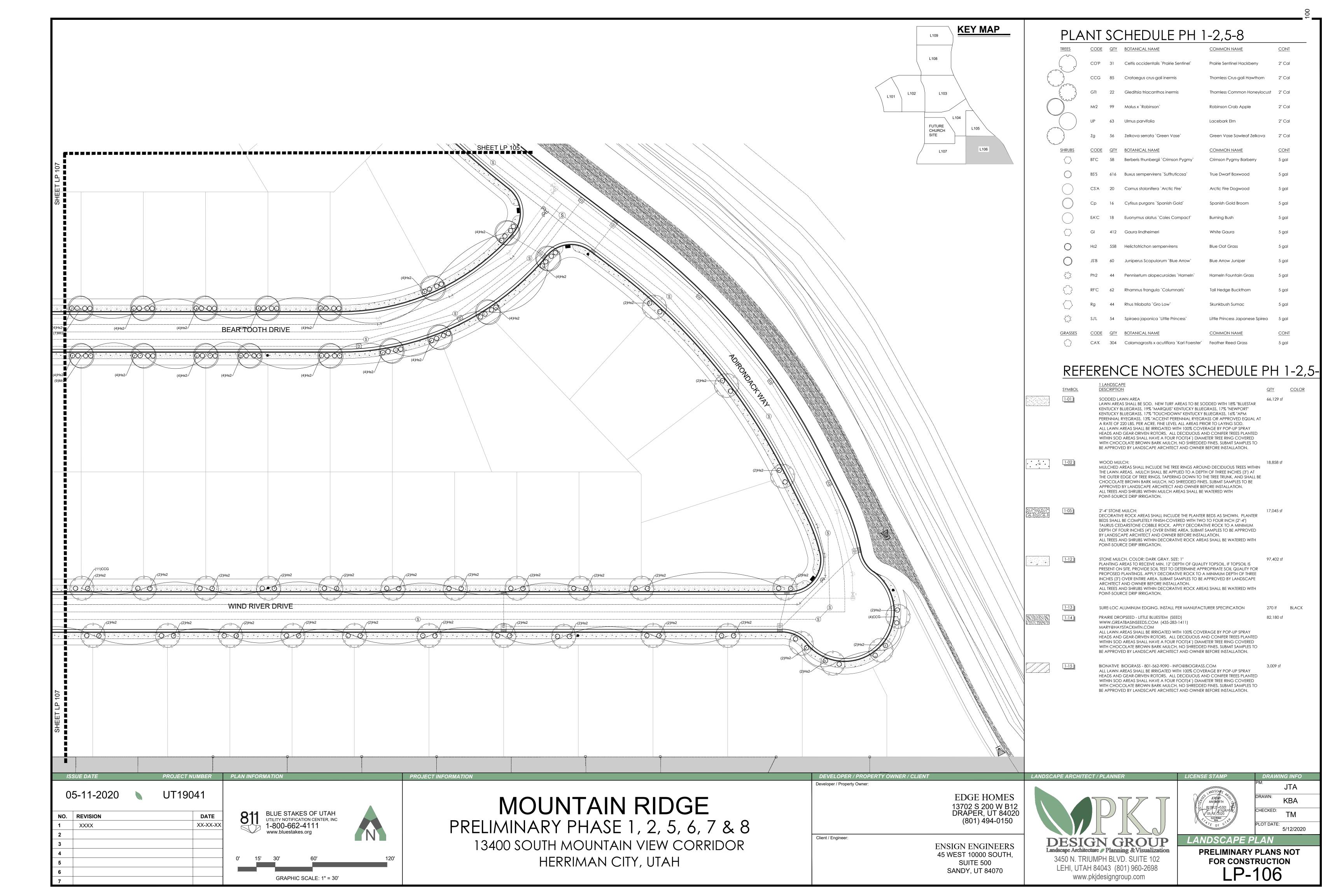


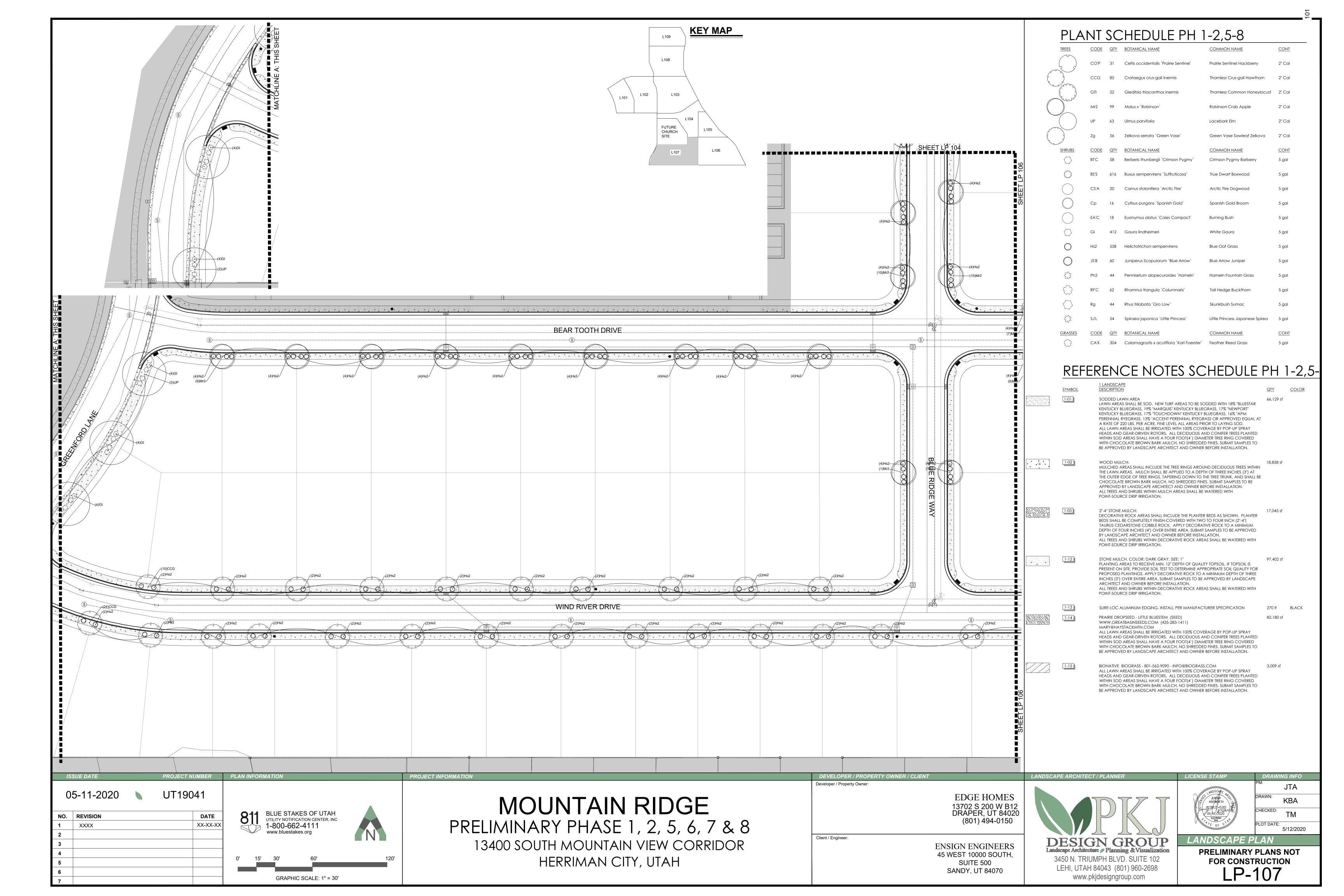


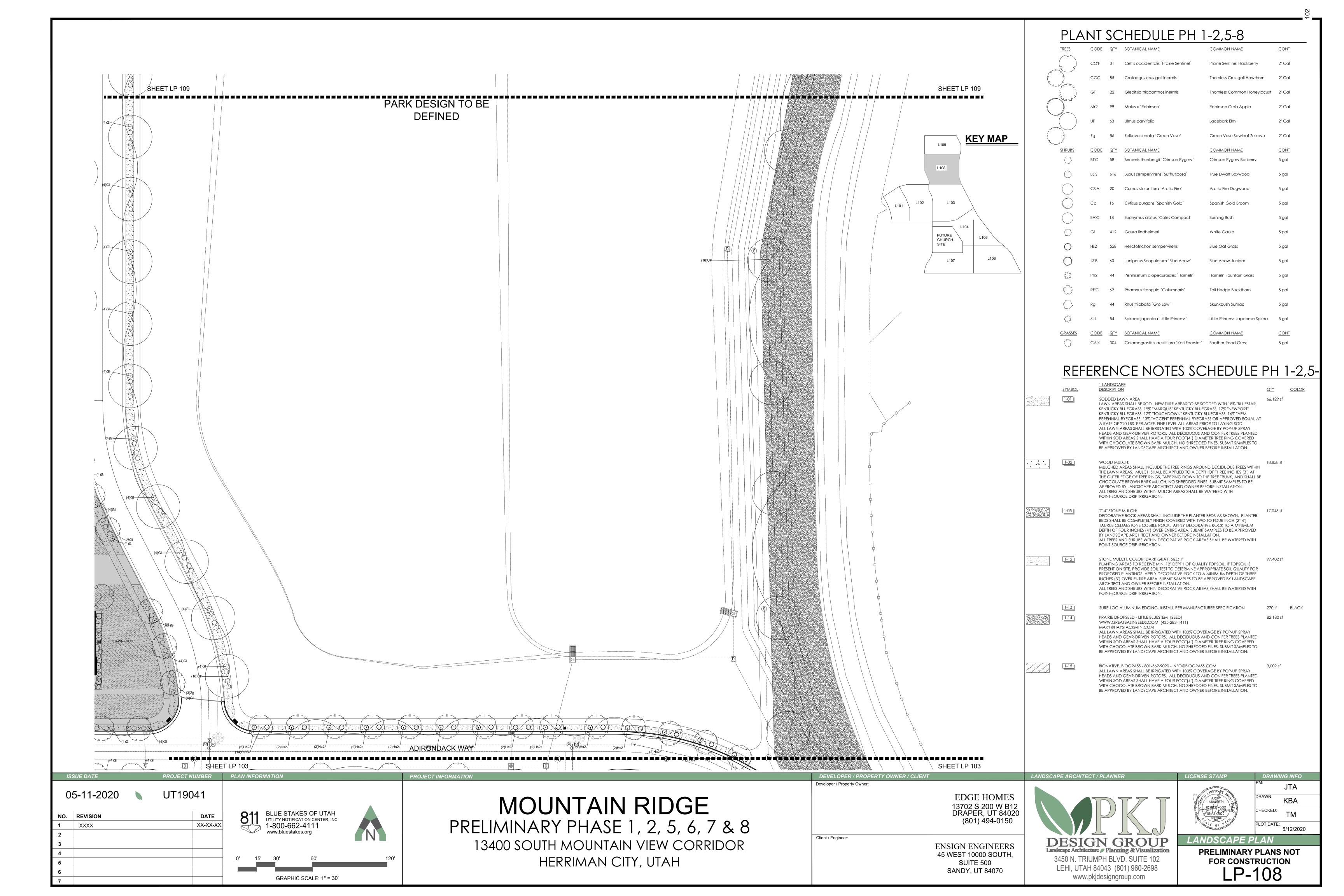


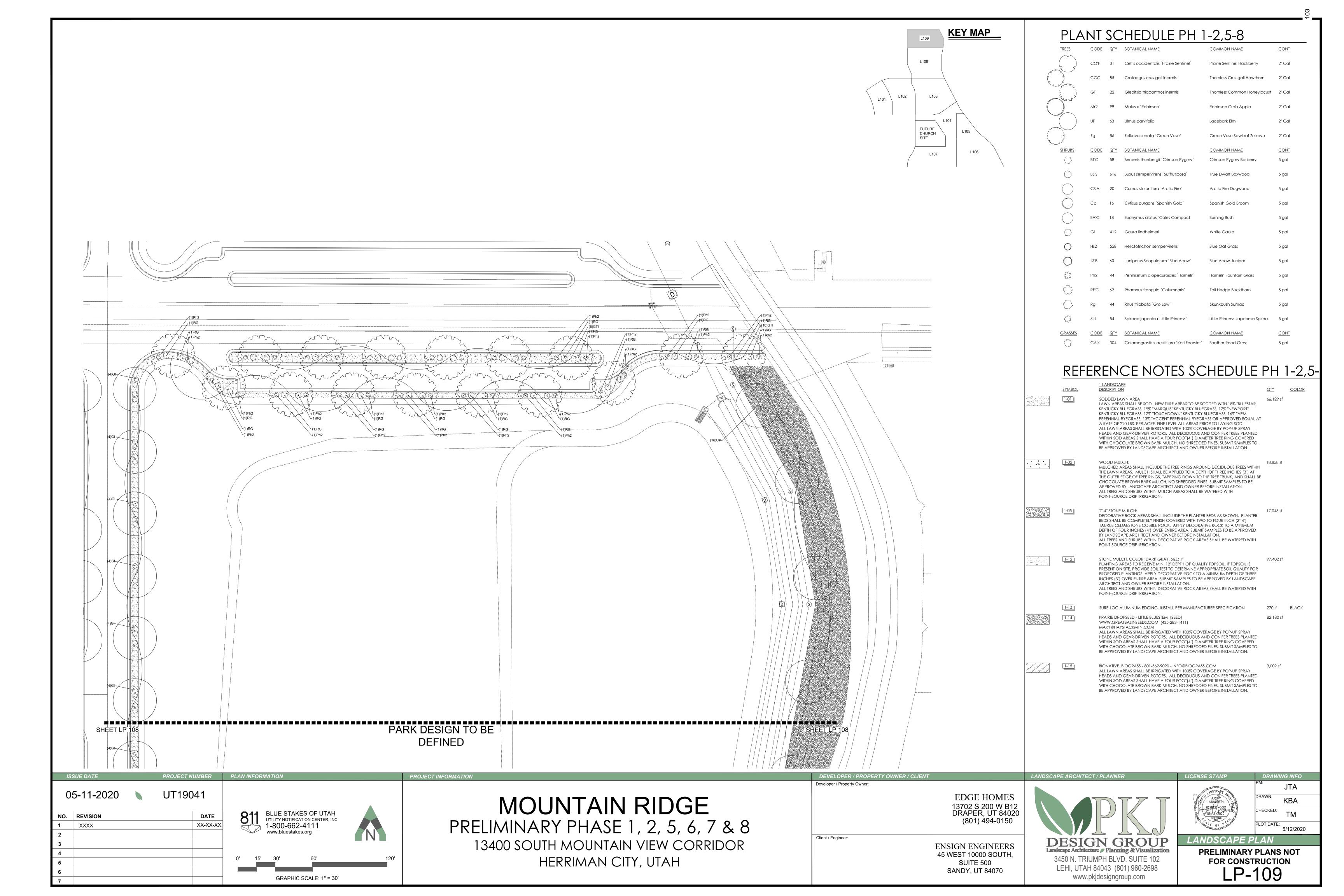


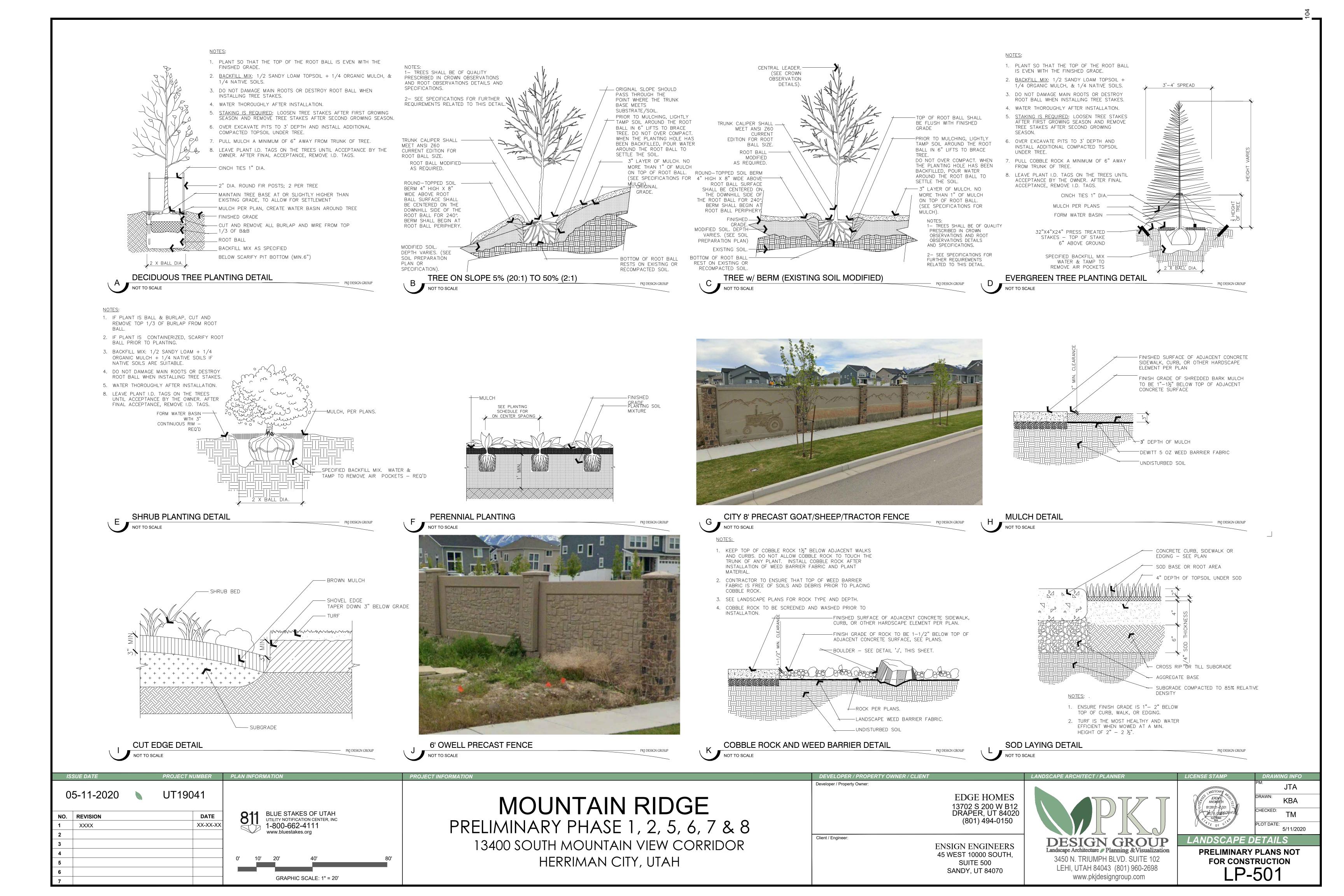














Date of Meeting: 6/18/20			
File #	S2020-036		
Applicant Edge Homes			
Address	14000 S Sentinel Ridge		
Request	Preliminary Plat approval for 81 single		
	family lots known as Mountain Ridge Ph		
	5-6		



Date of Meeting:		
6/18/20		
File #	P2020-037	
Applicant	Edge Homes	
Address	14000 S Sentinel Ridge	
Request	Site plan approval for 81 single family	
	lots known as Mountain Ridge Ph 5-6	



**DATE:** June 10, 2020

**TO:** Planning Commission

**FROM:** Bryn MacDonald, AICP, Assistant City Planner

**MEETING:** Planning Commission Meeting June 18, 2020

**REQUEST:** Preliminary plat and Site plan approval for 81 single family lots for a project known

as Mountain Ridge Phases 5-6

Applicant: Brandon Watson, Edge Homes Address: 14011 S Sentinel Ridge Boulevard

Zone: R-2-10 (Medium Density) with a Planned Development Overlay Zone

Acres: 17.16

File Number: S2020-036/P2020-037

### **Summary**

The applicant is requesting preliminary plat and site plan approval for 81 single family lots, for a project known as Mountain Ridge Phases 5-6.

### **Site**

This property is located at 14011 S Sentinel Ridge Boulevard, east of Mountain View Corridor, south of 13800 South. The entire Mountain Ridge development is approximately 105 acres. This application is for phases 5 amd 6, which is a total of 17.16 acres.

### **Zoning**

The property is currently zoned R-2-10 with a Planned Development Overlay Zone. See current zoning map below:



### **Process**

A preliminary plat is an administrative process. The Planning Commission holds a public hearing and makes a decision based on compliance with applicable codes and standards.

A site plan approval is an administrative process. The Planning Commission holds a public meeting and makes a decision based on compliance with applicable standards and conditions of the Planned Development Overlay Zone.

The Planned Development Overlay Zone requires that each phase shall submit an application for approval of a site plan pursuant to Section 10-5-12 of the Herriman Land Development Code. The site plan for each pod shall include, but not be limited to, the following:

- a. Lot area and widths shall be shown on an approved site plan for each phase.
- b. Traffic studies will be required for each pod in compliance with the Engineering Design Standards. Each study shall be done as an addendum to the master traffic study already completed.
- c. A detailed grading and drainage plan shall be submitted as part of a site plan application.
- d. Landscaping, fencing, and screening related to the uses within the site and as a means of integrating the proposed development into its surroundings shall be submitted as part of a site plan application.
- e. Open space that is provided in each pod shall demonstrate any unbuildable area that counts as 25%. The overall open space acres required shall be adjusted accordingly.

### Issue 1 – Site Plan

The PD Overlay zone requires that a preliminary site plan be approved concurrently with the rezone request. A preliminary site plan was approved by the City Council with the PD Overlay zone. Each phase now comes back for final site plan approval, to show compliance with the preliminary plan.

The ordinance states that a planned development shall not be subject to the lot width and lot area requirements of the underlying zone. Lot area and widths shall be shown on an approved site plan.

PHASE 5 SUMMARY TABLE					
DESCRIPTION	UNITS	TOTAL AREA	PERCENTAGE		
LOTS	31	4.53 ACRES	64 %		
PUBLIC ROW AREA	-	2.53 ACRES	36 %		
TOTAL	31	7.06 ACRES	100 %		

PHASE 6 SUMMARY TABLE					
DESCRIPTION	UNITS	TOTAL AREA	PERCENTAGE		
LOTS	50	7.25 ACRES	61 %		
PUBLIC ROW AREA	-	2.85 ACRES	39 %		
TOTAL	50	10.10 ACRES	100 %		

Phase	Proposed	Proposed
	Single Family	Townhomes
1-2	12	94
5-6	81	0
7-8	51	0
Total proposed	144	94
Total approved	206	419
Total remaining	62	325

### Issue 2 – Open Space

The PD overlay zone requires that 20 percent of the planned development be preserved as open space. The project is 105.887 acres, with 4.46 acres planned for a church site. This, therefore, requires 20.3 acres of open space. When each phase is submitted, the applicant must demonstrate what open space is being included with each phase. This application for phases 5 and 6 includes 2.63 acres of open space, which is 21% of the total of these phases.

#### Issue 3 – Infrastructure

Sentinel Ridge Boulevard runs down the west side of these phases. The applicant will build slip roads along Sentinel Ridge Boulevard. This will allow for homes to front the street, instead of having the street lined with a pre-cast wall for the entire length. The applicant will work with the Engineering department on the design and implementation of the slip roads. The slip roads will be private and will be maintained by the HOA.

### Issue 4 – Design Guidelines

The applicant has approved design guidelines that outline the setbacks, architecture, and design of the project. They have also had building elevations approved as part of the preliminary site plan approval. The setbacks and parking requirements from the design guidelines are shown below.

#### MINIMUM SINGLE FAMILY SETBACKS

	nom office Pariet of Drotto
5'	Side minimum setback (13' to popout for comer lots or when adjacent to open space
5'	Rear minimum setback for accessory buildings
10'	Rear minimum setback for porch, deck, or entry
15'	Rear minimum setback to living space
16'	Front minimum setback to living space
21'	Minimum setback to garage

MINIMUM SQUARE FEET. The minimum finished square footage shall be:

#### SINGLE-FAMILY

1,400 square feet of living space above grade.

#### MULTI-FAMILY

1,200 square feet of living space above grade.

#### PARKING REQUIREMENTS

All single-family housing shall incorporate a minimum of 2 (two) enclosed parking spaces. All single-family housing shall incorporate a minimum 21' foot long driveway, with capacity for two off street parking spaces.

### **Issue 5- Fencing**

These two phases are adjacent to a future LDS Chapel site. A pre-cast wall will be required between the church and the single family homes.

### **Issue 6- Parking**

The single family lots are required to have a 2 car garage and 21 foot long driveway. All of the proposed elevations meet this requirement, and it will be verified again when the building permits for each lot are reviewed.

### Recommendation

Staff recommends approval of the preliminary plat and site plan for 81 single family lots for Mountain Ridge phases 5-6 with the following requirements:

### **Preliminary Plat Requirements:**

- 1. Receive and agree to the recommendations from other agencies.
- 2. Comply with all of the requirements of the DRC comments dates June 3, 2020.
- 3. Infrastructure for each phase shall be reviewed and approved by Engineering to verify that adequate systems are in place for that pod. This shall include review of transportation, water, and storm drain systems.
- 4. Provide a traffic impact study for the entire development, including the portion in Riverton and 13400 South.
- 5. Comply with all recommendations from the Traffic Study, including additional right of way dedication for future traffic signals or turn lanes.
- 6. Infrastructure improvements, including but not limited to utilities, street signs, street lighting, fencing, and other required improvements, shall be provided in accordance with city standards and specifications.
- 7. Install curb, gutter, sidewalk, park strip, and street lights along all public streets in accordance with city standards.
- 8. Provide a stormwater report. Ensure reduced discharge rate of 0.02 CFS.
- 9. Storm drain outfall and detention shall comply with the approved Storm Drain Master Plan.

### **Site Plan Requirements:**

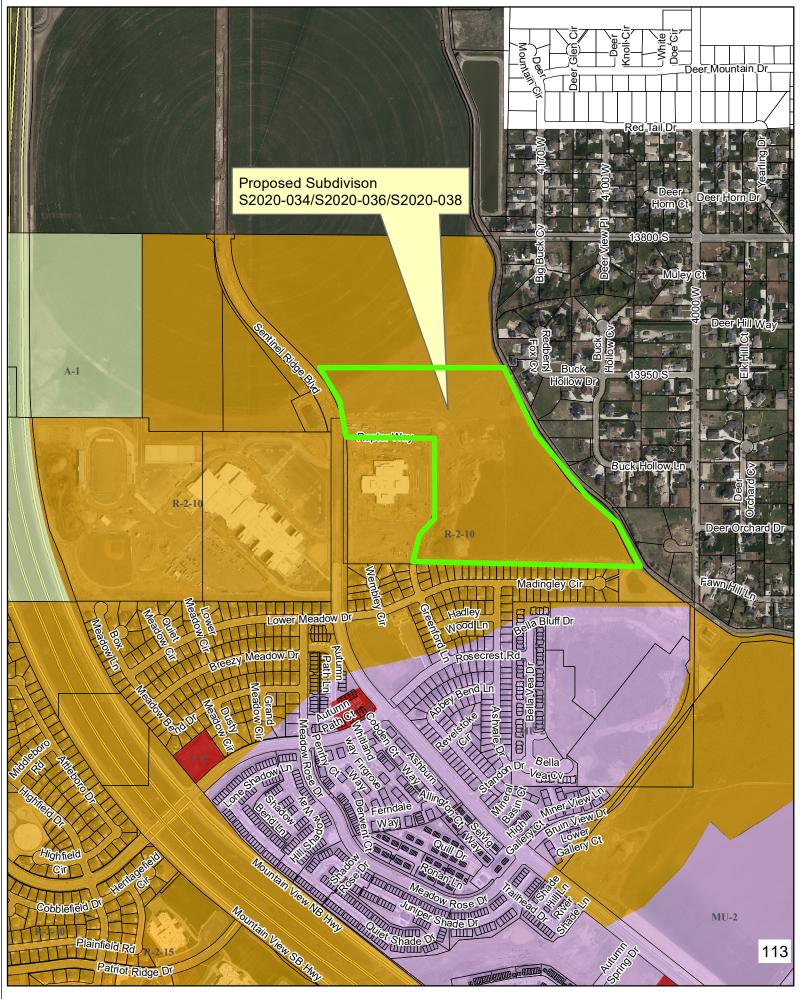
- 1. Receive and agree to the recommendations from other agencies.
- 2. The site plan is approved as attached with 81 single family lots, to be in compliance with the approved Planned Development Overlay Zone.
- 3. All single family homes shall comply with the approved Mountain Ridge Design Guidelines.
- 4. At least 20 percent of the planned development shall be preserved as permanent open space. At least one-half of the open space required shall be maintained in single contiguous lot, not including any unbuildable property, configured in a usable size and shape. Open space that is unbuildable because of, among other things, slope, wetlands, flood drainage, or contamination, shall be counted at 25 percent of the acreage required to satisfy applicable open space requirements.
- 5. The developer shall incorporate the designated open space in each pod. With each phase submitted, the applicant shall submit an open space summary.

- 6. Comply with all off-street parking requirements for single-family dwellings.
- 7. The size, location, design, and nature of entry monument signs, and the intensity and direction of area floodlighting, shall be detailed in a separate site plan application.

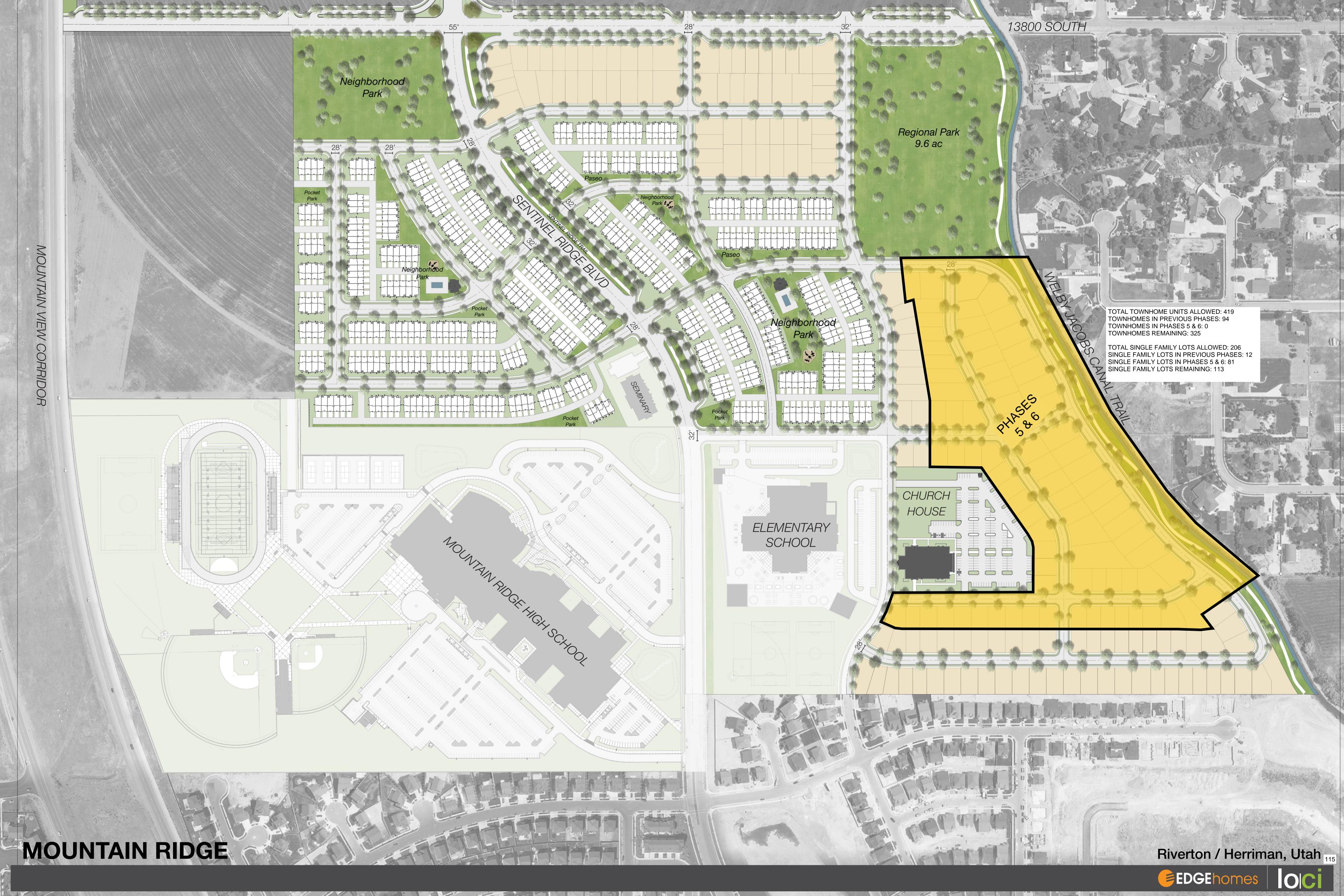
### **Attachments**

- A. Vicinity & Zoning Map
- B. Approved Preliminary Site plan
- C. Proposed plans for Ph 5-6

## Attachment A Vicinity & Zoning Map



### Attachment B Approved Preliminary Site Plan



### Attachment C Proposed Plan for Phase 5-6

# EXHIBIT "B" MOUNTAIN RIDGE SUBDIVISION

PHASE 5 SUMMARY TABLE			
DESCRIPTION	UNITS	TOTAL AREA	PERCENTAGE
LOTS	31	4.53 ACRES	64 %
PUBLIC ROW AREA	-	2.53 ACRES	36 %
TOTAL	31	7.06 ACRES	100 %



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LAYTON Phone: 801.547.1100

> TOOELE Phone: 435.843.3590 CEDAR CITY Phone: 435.865.1453 RICHFIELD Phone: 435.896.2983

### WWW.ENSIGNENG.COM

EDGE HOMES 13702 S. 200 W. B12 DRAPER, UT 84020

BRANDON WATSON PHONE: 801-494-0150

**SUBDIVISION** 

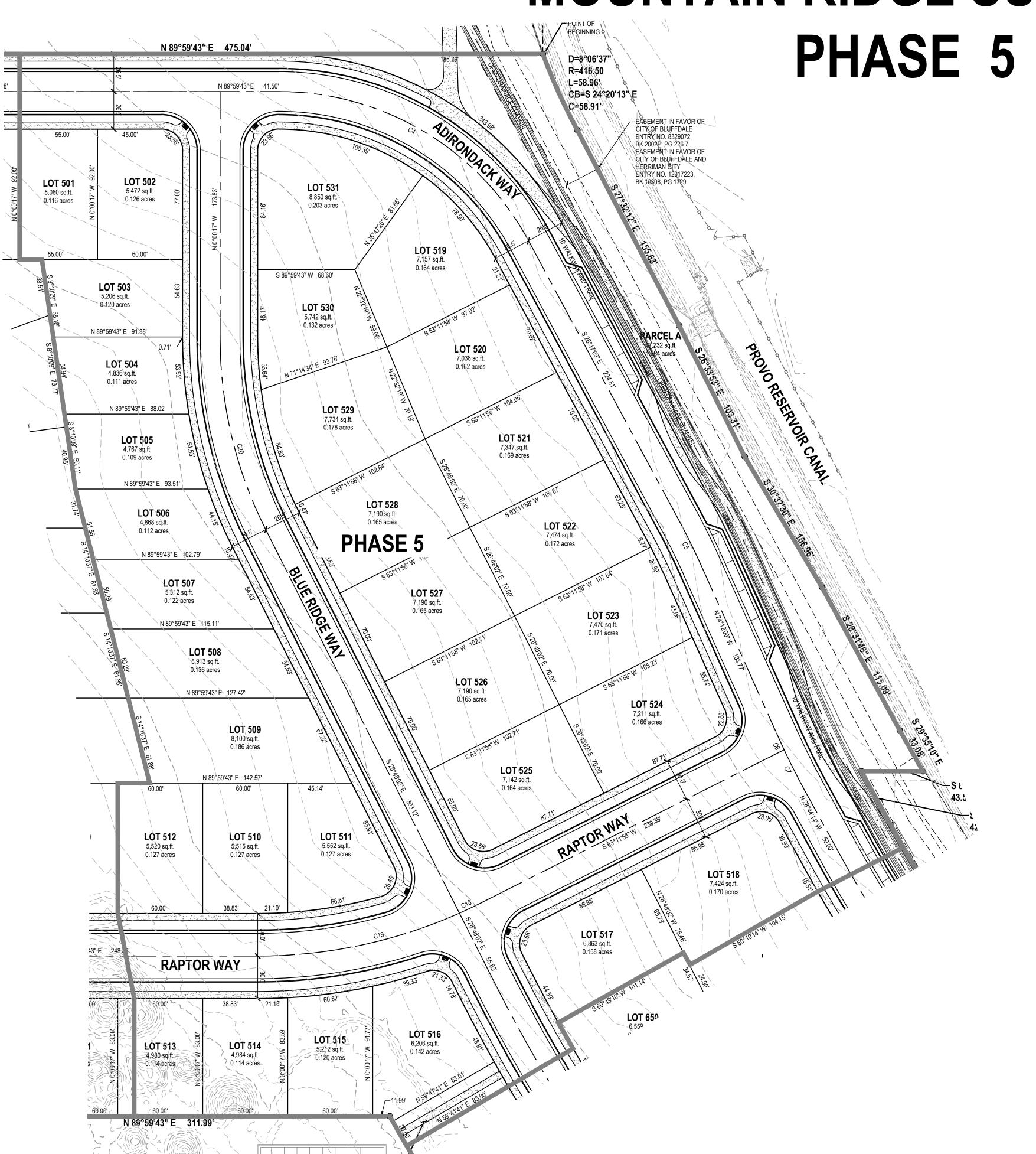
MOUNTAIN

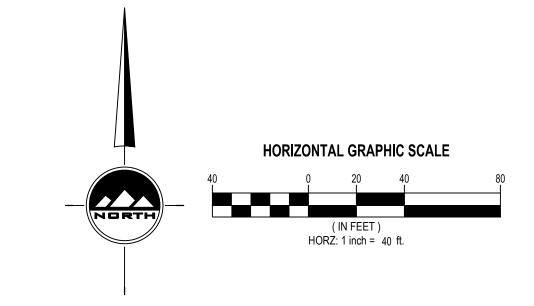
CORRIDOR 13400 SOUTH MOUNTAIN **PHASE** 

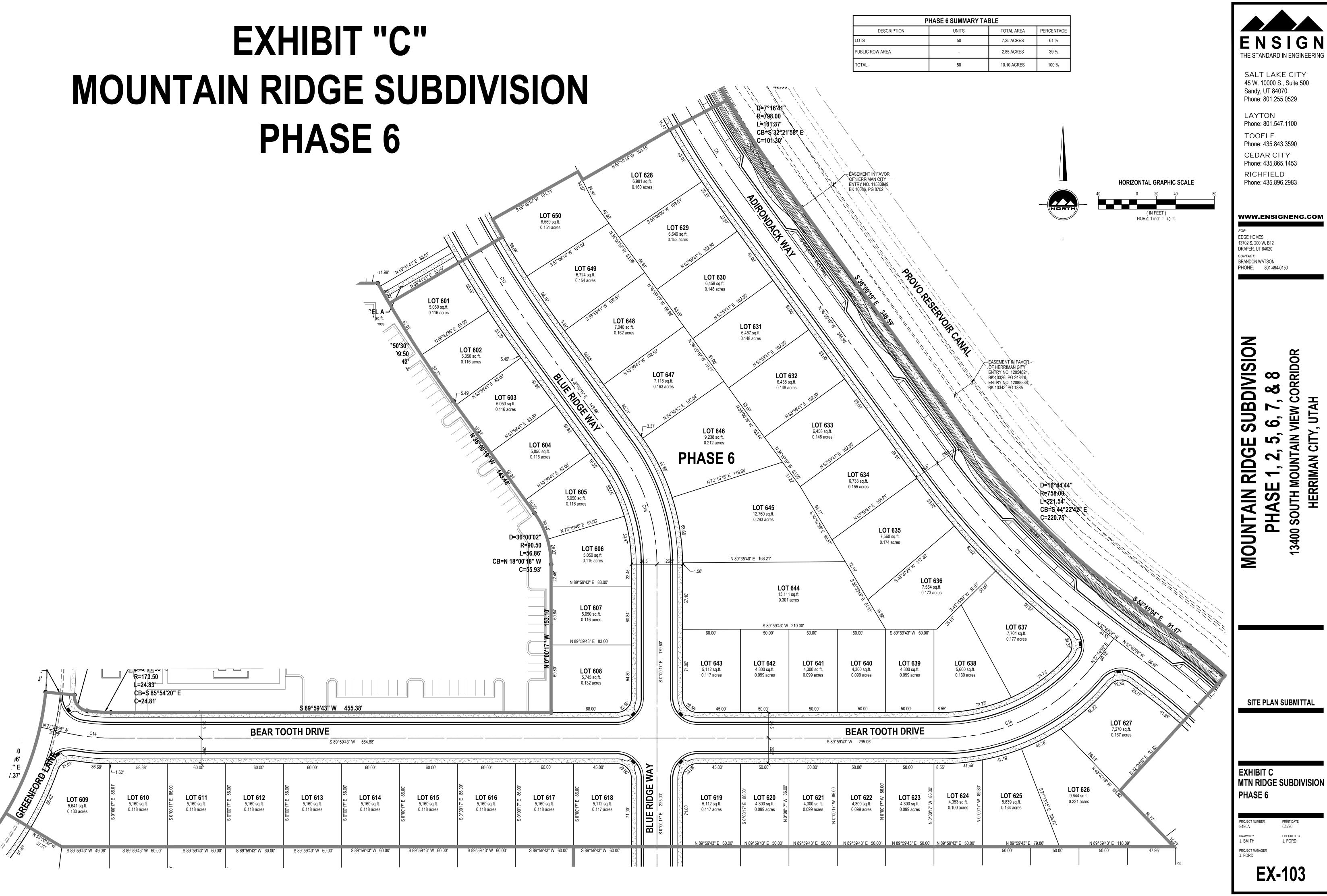
SITE PLAN SUBMITTAL

**EXHIBIT B** MTN RIDGE SUBDIVISION PHASE 5

PROJECT NUMBER 8490A PRINT DATE 6/5/20 J. SMITH PROJECT MANAGER J. FORD









Date of Meeting: 6/18/20		
File #	S2020-038	
Applicant	Edge Homes	
Address	14000 S Sentinel Ridge	
Request	Preliminary Plat approval for 51 single family lots known as Mountain Ridge Ph	
	7-8	



Date of Meeting:		
	6/18/20	
File # P2020-039		
Applicant Edge Homes		
Address	Address 14000 S Sentinel Ridge	
Request Site Plan approval for 51 single family		
	lots known as Mountain Ridge Ph 7-8	



**DATE:** June 10, 2020

**TO:** Planning Commission

**FROM:** Bryn MacDonald, AICP, Assistant City Planner

**MEETING:** Planning Commission Meeting June 18, 2020

**REQUEST:** Preliminary plat and Site plan approval for 51 single family lots for a project known

as Mountain Ridge Phases 7-8

Applicant: Brandon Watson, Edge Homes Address:14011 S Sentinel Ridge Boulevard

Zone: R-2-10 (Medium Density) with a Planned Development Overlay Zone

Acres: 8.62

File Number: S2020-038/P2020-039

### **Summary**

The applicant is requesting preliminary plat and site plan approval for 51 single family lots, for a project known as Mountain Ridge Phases 7-8.

### <u>Site</u>

This property is located at 14011 S Sentinel Ridge Boulevard, east of Mountain View Corridor, south of 13800 South. The entire Mountain Ridge development is approximately 105 acres. This application is for phases 7 and 8, which is a total of 8.62 acres.

### **Zoning**

The property is currently zoned R-2-10 with a Planned Development Overlay Zone. See current zoning map below:



### **Process**

A preliminary plat is an administrative process. The Planning Commission holds a public hearing and makes a decision based on compliance with applicable codes and standards.

A site plan approval is an administrative process. The Planning Commission holds a public meeting and makes a decision based on compliance with applicable standards and conditions of the Planned Development Overlay Zone.

The Planned Development Overlay Zone requires that each phase shall submit an application for approval of a site plan pursuant to Section 10-5-12 of the Herriman Land Development Code. The site plan for each pod shall include, but not be limited to, the following:

- a. Lot area and widths shall be shown on an approved site plan for each phase.
- b. Traffic studies will be required for each pod in compliance with the Engineering Design Standards. Each study shall be done as an addendum to the master traffic study already completed.
- c. A detailed grading and drainage plan shall be submitted as part of a site plan application.
- d. Landscaping, fencing, and screening related to the uses within the site and as a means of integrating the proposed development into its surroundings shall be submitted as part of a site plan application.
- e. Open space that is provided in each pod shall demonstrate any unbuildable area that counts as 25%. The overall open space acres required shall be adjusted accordingly.

#### Issue 1 – Site Plan

The PD Overlay zone requires that a preliminary site plan be approved concurrently with the rezone request. A preliminary site plan was approved by the City Council with the PD Overlay zone. Each phase now comes back for final site plan approval, to show compliance with the preliminary plan.

The ordinance states that a planned development shall not be subject to the lot width and lot area requirements of the underlying zone. Lot area and widths shall be shown on an approved site plan.

PHASE 7 SUMMARY TABLE			
DESCRIPTION UNITS TOTAL AREA PERCENTAGE			
LOTS	29	3.29 ACRES	65 %
PUBLIC ROW AREA	-	1.78 ACRES	35 %
TOTAL	29	5.07 ACRES	100 %

PHASE 8 SUMMARY TABLE			
DESCRIPTION UNITS TOTAL AREA PERCENTAGE			
LOTS	22	2.58 ACRES	73 %
PUBLIC ROW AREA	-	.97 ACRES	27%
TOTAL	22	3.55 ACRES	100 %

Phase	Proposed	Proposed
	Single Family	Townhomes
1-2	12	94
5-6	81	0
7-8	51	0
Total proposed	144	94
Total approved	206	419
Total remaining	62	325

### Issue 2 – Open Space

The PD overlay zone requires that 20 percent of the planned development be preserved as open space. The project is 105.887 acres, with 4.46 acres planned for a church site. This, therefore, requires 20.3 acres of open space. When each phase is submitted, the applicant must demonstrate what open space is being included with each phase.

#### Issue 3 – Infrastructure

Sentinel Ridge Boulevard runs down the west side of these phases. The applicant will build slip roads along Sentinel Ridge Boulevard. This will allow for homes to front the street, instead of having the street lined with a pre-cast wall for the entire length. The applicant will work with the Engineering department on the design and implementation of the slip roads. The slip roads will be private and will be maintained by the HOA.

### Issue 4 – Design Guidelines

The applicant has approved design guidelines that outline the setbacks, architecture, and design of the project. They have also had building elevations approved as part of the preliminary site plan approval. The setbacks and parking requirements from the design guidelines are shown below.

#### MINIMUM SINGLE FAMILY SETBACKS

5'	Side minimum setback (13' to popout for comer lots or when adjacent to open space)
5'	Rear minimum setback for accessory buildings
10'	Rear minimum setback for porch, deck, or entry
15'	Rear minimum setback to living space
16'	Front minimum setback to living space
21'	Minimum setback to garage

MINIMUM SQUARE FEET. The minimum finished square footage shall be:

#### SINGLE-FAMILY

1,400 square feet of living space above grade.

#### MULTI-FAMILY

1,200 square feet of living space above grade.

#### PARKING REQUIREMENTS

All single-family housing shall incorporate a minimum of 2 (two) enclosed parking spaces. All single-family housing shall incorporate a minimum 21' foot long driveway, with capacity for two off street parking spaces.

#### **Issue 5- Parking**

The single family lots are required to have a 2 car garage and 21 foot long driveway. All of the proposed elevations meet this requirement, and it will be verified again when the building permits for each lot are reviewed.

### Recommendation

Staff recommends approval of the preliminary plat and site plan for 51 single family lots for Mountain Ridge phases 7-8 with the following requirements:

### **Preliminary Plat Requirements:**

- 1. Receive and agree to the recommendations from other agencies.
- 2. Comply with all of the requirements of the DRC comments dates June 3, 2020.
- 3. Infrastructure for each phase shall be reviewed and approved by Engineering to verify that adequate systems are in place for that pod. This shall include review of transportation, water, and storm drain systems.
- 4. Provide a traffic impact study for the entire development, including the portion in Riverton and 13400 South.
- 5. Comply with all recommendations from the Traffic Study, including additional right of way dedication for future traffic signals or turn lanes.
- 6. Infrastructure improvements, including but not limited to utilities, street signs, street lighting, fencing, and other required improvements, shall be provided in accordance with city standards and specifications.
- 7. Install curb, gutter, sidewalk, park strip, and street lights along all public streets in accordance with city standards.
- 8. Provide a stormwater report. Ensure reduced discharge rate of 0.02 CFS.
- 9. Storm drain outfall and detention shall comply with the approved Storm Drain Master Plan.

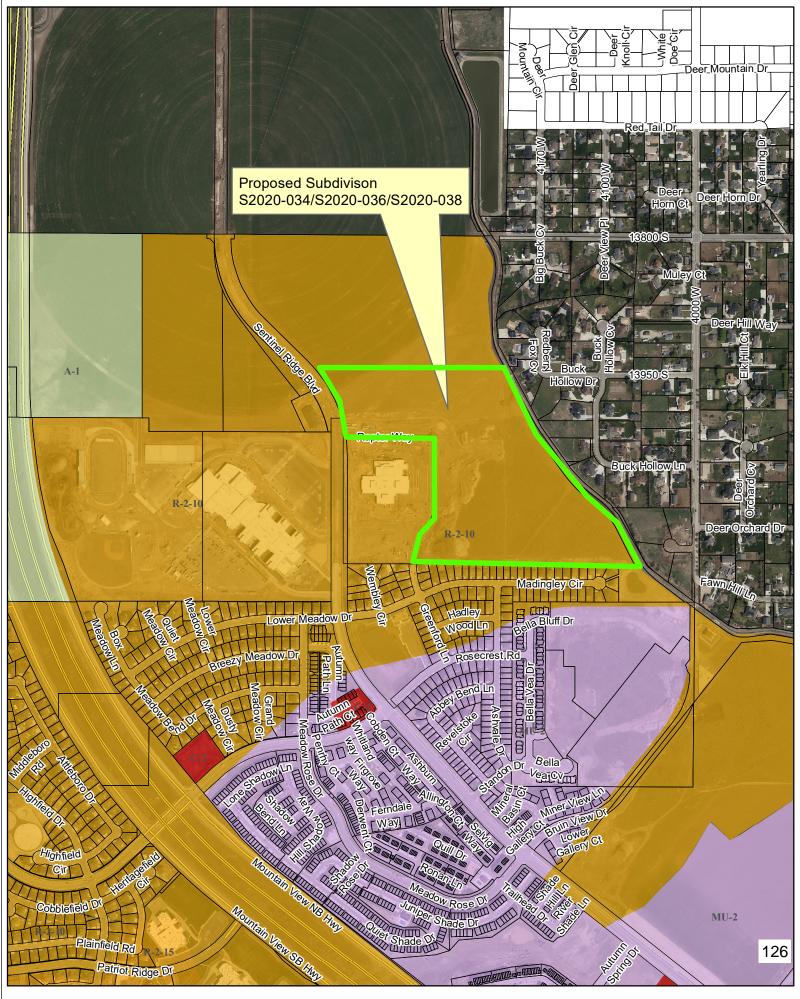
### **Site Plan Requirements:**

- 1. Receive and agree to the recommendations from other agencies.
- 2. The site plan is approved as attached with 51 single family lots, to be in compliance with the approved Planned Development Overlay Zone.
- 3. All single family homes shall comply with the approved Mountain Ridge Design Guidelines.
- 4. At least 20 percent of the planned development shall be preserved as permanent open space. At least one-half of the open space required shall be maintained in single contiguous lot, not including any unbuildable property, configured in a usable size and shape. Open space that is unbuildable because of, among other things, slope, wetlands, flood drainage, or contamination, shall be counted at 25 percent of the acreage required to satisfy applicable open space requirements.
- 5. The developer shall incorporate the designated open space in each pod. With each phase submitted, the applicant shall submit an open space summary.
- 6. Comply with all off-street parking requirements for single-family dwellings.
- 7. The size, location, design, and nature of entry monument signs, and the intensity and direction of area floodlighting, shall be detailed in a separate site plan application.

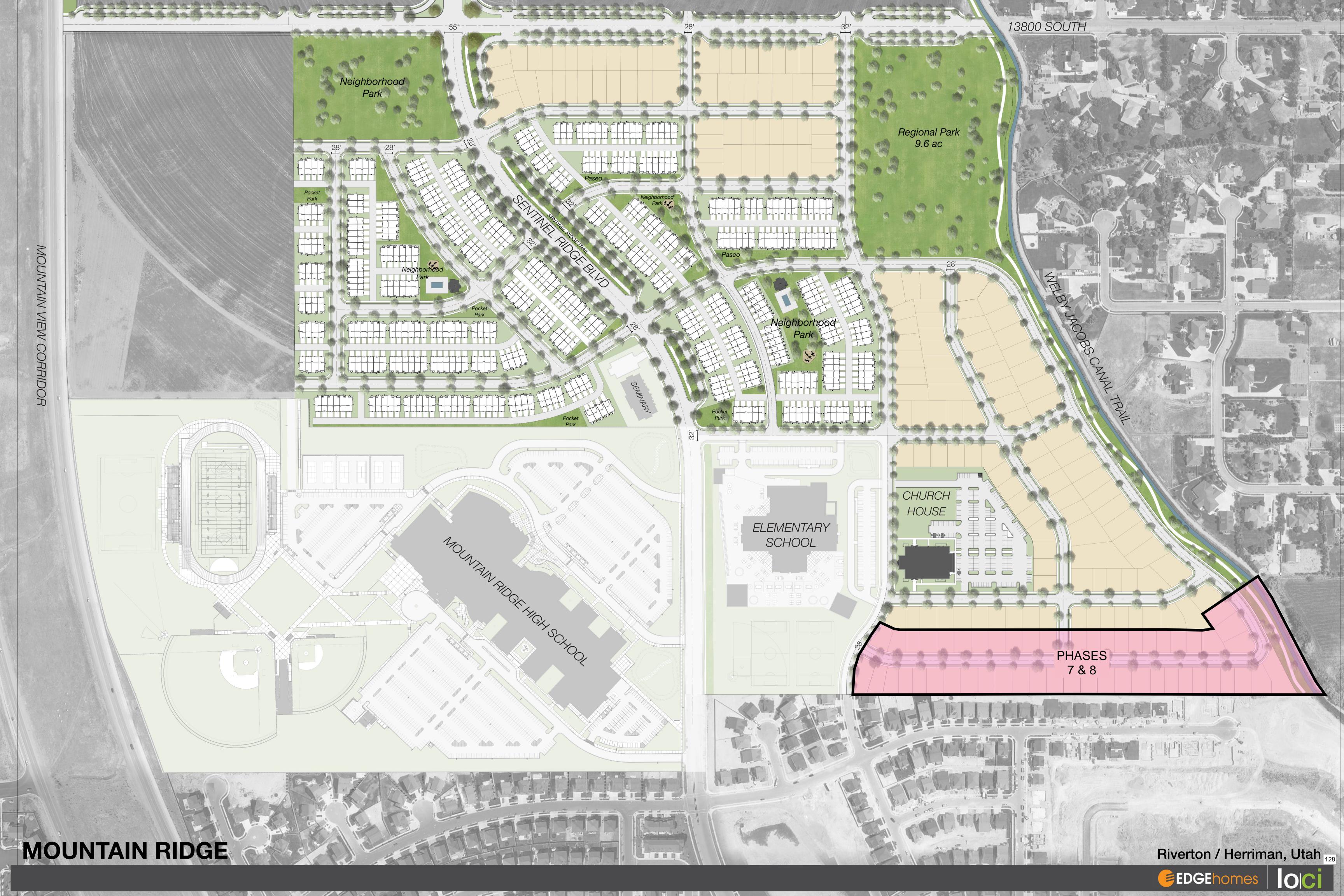
#### **Attachments**

- A. Vicinity & Zoning Map
- B. Approved Preliminary Site plan
- C. Proposed plans for Ph 7-8

## Attachment A Vicinity & Zoning Map



### Attachment B Approved Preliminary Site Plan



### Attachment C Proposed Plan for Phase 7-8

## EXHIBIT "D" MOUNTAIN RIDGE SUBDIVISION PHASE 7

PHASE 7 SUMMARY TABLE			
DESCRIPTION	UNITS	TOTAL AREA	PERCENTAGE
LOTS	29	3.29 ACRES	65 %
PUBLIC ROW AREA	-	1.78 ACRES	35 %
TOTAL	29	5.07 ACRES	100 %



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EDGE HOMES 13702 S. 200 W. B12 DRAPER, UT 84020 BRANDON WATSON

PHONE: 801-494-0150

SUBDIVISION CORRIDOR DGE **MOUNTAIN RII** 

SITE PLAN SUBMITTAL

**EXHIBIT D** MTN RIDGE SUBDIVISION PHASE 7

PROJECT MANAGER

**BENCHMARK** 

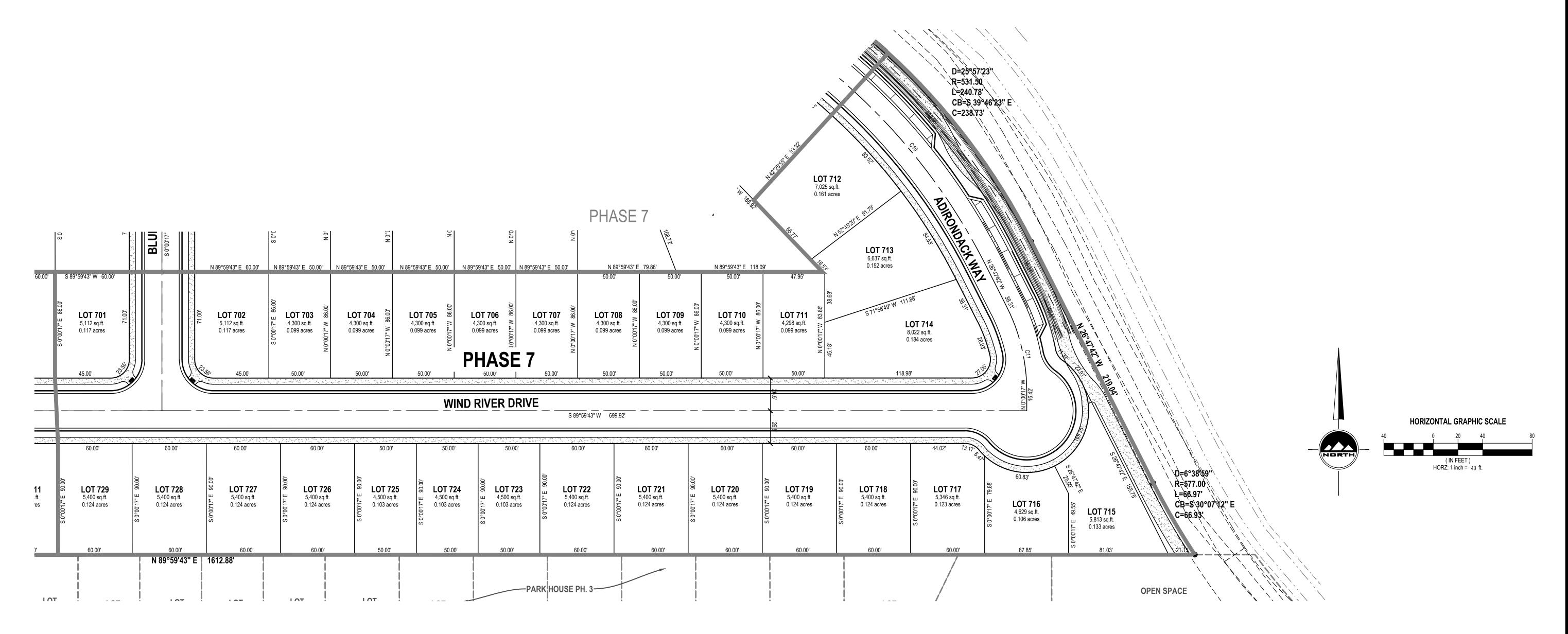
NORTH QUARTER CORNER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN

ELEV = 4715.69'

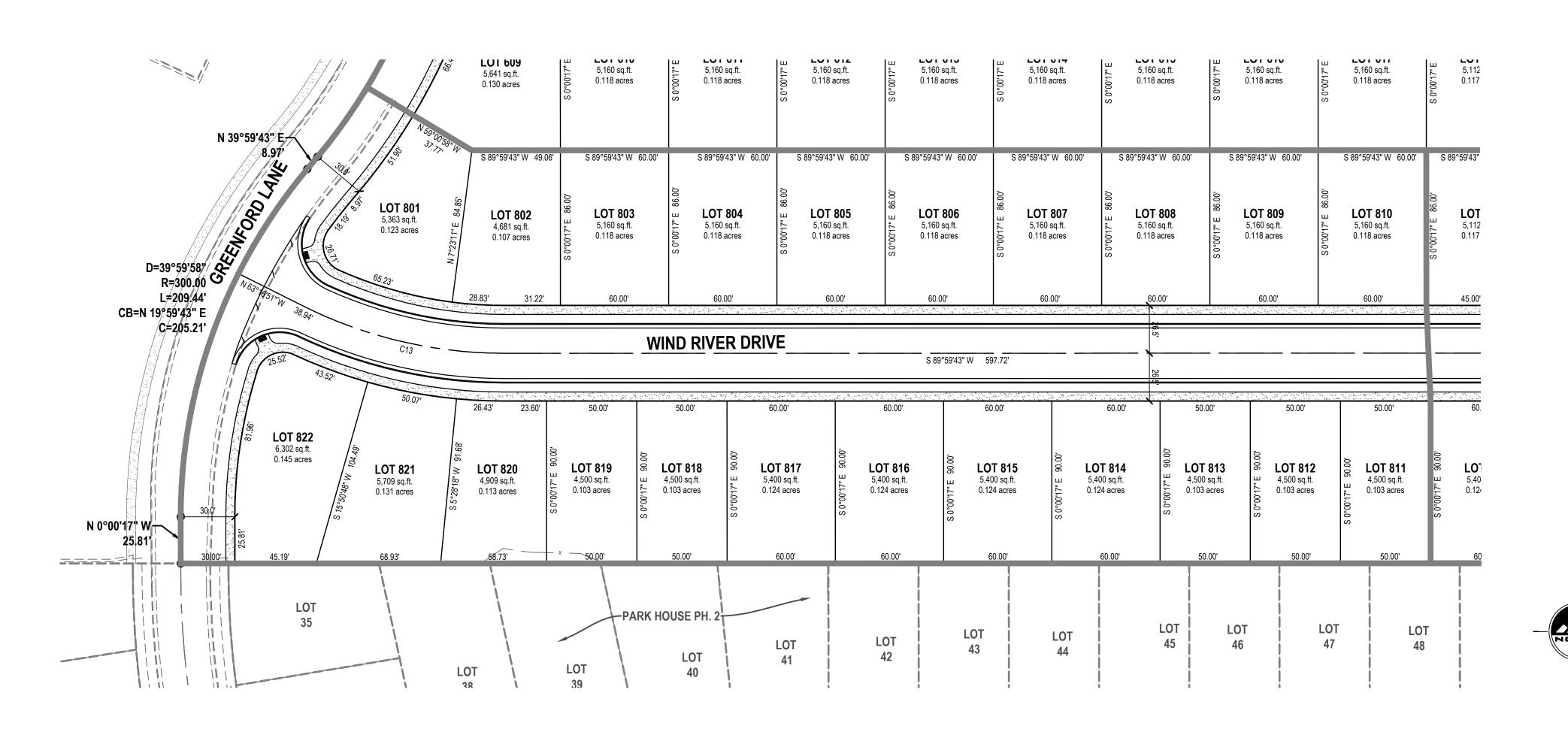
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS

PRIOR TO THE

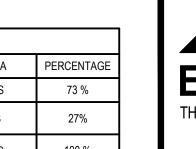
Know what's below.
Call before you dig.
CONSTRUCTION.



## EXHIBIT "E" MOUNTAIN RIDGE SUBDIVISION PHASE 8



Pl	HASE 8 SUMMARY TAI	BLE	
DESCRIPTION	UNITS	TOTAL AREA	PERCENTAGE
LOTS	22	2.58 ACRES	73 %
PUBLIC ROW AREA	-	.97 ACRES	27%
TOTAL	22	3.55 ACRES	100 %



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

LAYTON Phone: 801.547.1100

TOOELE Phone: 435.843.3590 **CEDAR CITY** Phone: 435.865.1453 RICHFIELD Phone: 435.896.2983

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EDGE HOMES 13702 S. 200 W. B12 DRAPER, UT 84020

BRANDON WATSON PHONE: 801-494-0150

SUBDIVISION

CORRIDOR PHASE 1, 2, 5, 13400 SOUTH MOUNTAIN V DGE **MOUNTAIN RII** 

SITE PLAN SUBMITTAL

MTN RIDGE SUBDIVISION PHASE 8

J. SMITH

**BENCHMARK** 

PROJECT MANAGER J. FORD

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE Know what's below.
Call before you dig.
CONSTRUCTION.

HORIZONTAL GRAPHIC SCALE

(IN FEET) HORZ: 1 inch = 40 ft.



Date of Meeting:		
	6/18/2020	
File #	C2015-045-03	
Applicant	AFJS Holdings, LLC	
Address 14199 S 4800 West		
<b>Request</b> Review of the courtyard elevations for		
	Belle Vea	



### Staff Report

**DATE:** June 11, 2020

**TO:** Planning Commission

**FROM:** Bryn MacDonald, AICP, Assistant City Planner

**MEETING:** Planning Commission June 18, 2020

**REQUEST:** Review of the courtyard elevations for the Belle Vea 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

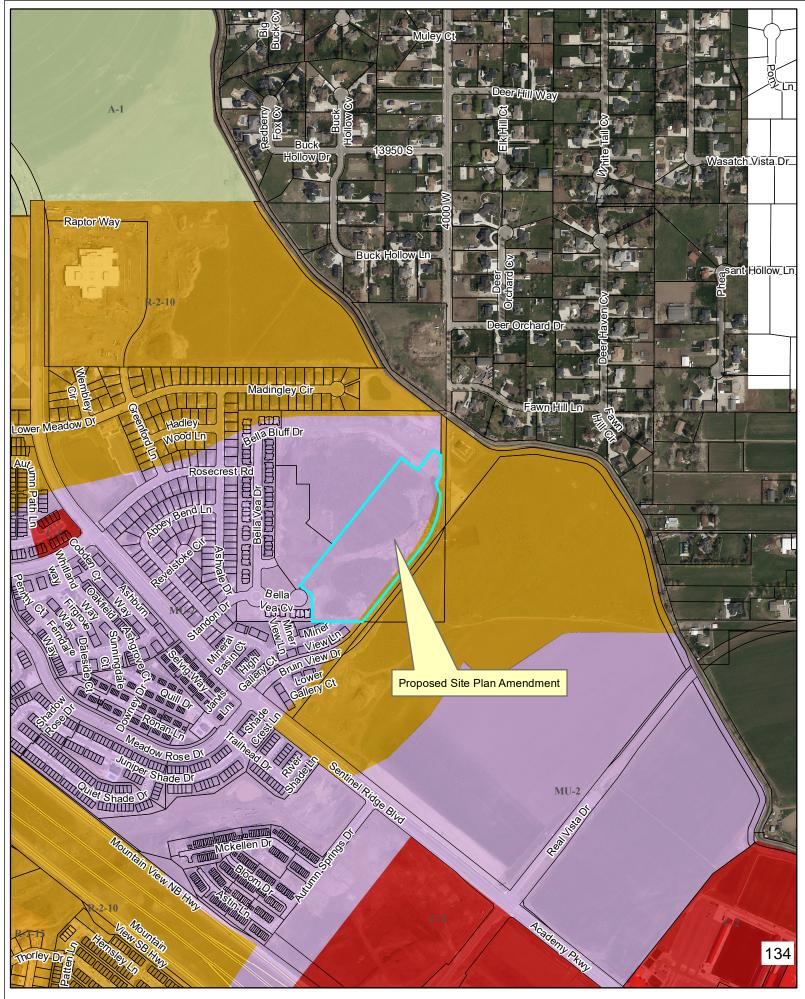
The applicant is requesting a review of the courtyard elevations for the Belle Vea Development.

### **Discussion**

The Planning Commission approved an amended site plan for Belle Vea during their meeting on June 4, 2020. One of the conditions of approval was that the courtyard elevations be brought back to the PC for approval, including materials and colors. The applicant has submitted the requested information for the PC to review and approve.

### Recommendation

Staff recommends review and approval of the proposed courtyard elevations.









### **Project Summary**

Gross Site Area 14.734 Ac

### **Building Summary**

Total Building Floor Area (Courtyard Units)	173,454 SF
Total Building Footprint Area (Courtyard Units)	66,250 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	197	54.72	1.5	296	0.25	50	346
2-Bedroom Units	139	38.61	2	278	0.25	35	313
3-Bedroom Units	24	6.67	2.5	60	0.25	6	66
Total Units	360	100%		634		91	725
Commercial / Office			30k Sq Ft				
Retail Parking (per Parking Study)			22				
Total Required Parking			747				

### **Parking Provided**

Surface Spaces	621
Tuck-under Garages (Stacked)	31
Tuck-under Garages (Courtyard)	49
Stand-alone Garages	66
Tandem Parking (Courtyard Units)	14
Total Parking Provided	781

### **Landscape Summary**

Total Right-of-Way Area

Total Landscape Area	145,033 Sq Ft	
Total Walks / Amenities	68,172 Sq Ft	
Total Open Space	213,305 Sq Ft	(33.23%
Total Parking Area	6.75 Ac	
Total Parking Lot Landscape	0.64 Ac	(9.48%)

37,721.22 Sq Ft



BELLA VEA

14199 S. 4800 W. HERRIMAN, UTAH

SITE PLAN



OLD COURTYARD



### **NEW COURTYARD**

BELLA VEA

14199 S. 4800 W. HERRIMAN, UTAH

COUTYARD BLDG COMPARISON 1

D00.J

Architecture



### OLD COURTYARD



### NEW COURTYARD

BELLA VEA

14199 S. 4800 W. HERRIMAN, UTAH



COMPARISON 2

COUTYARD BLDG



### OLD COURTYARD



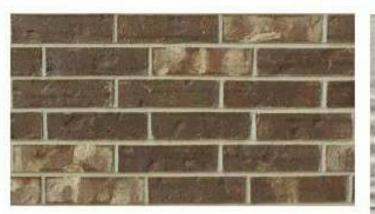
### NEW COURTYARD

BELLA VEA

14199 S. 4800 W. HERRIMAN, UTAH



COUTYARD BLDG COMPARISON 3















1 - BRICK

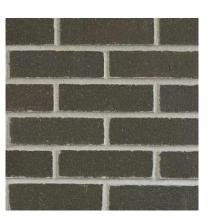
2 - HARDI LAP SIDING 1

3 - HARDI LAP SIDING 2

4 - HARDI LAP SIDING 3 5 - HARDI BOARD ON BOARD

6 - METAL ROOF

### PRIOR APPROVAL COLORS AND MATERIALS



BRICK VENEER

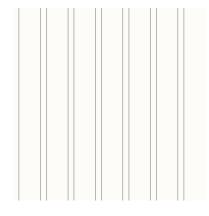
Material: Clay Brick Manufacturer: Interstate Color: Midnight



FIBER CEMENT LAP SIDING Material: Fiber Cement Lap Siding 6" Exposure Manufacturer: TBD Color: Cavern Clay



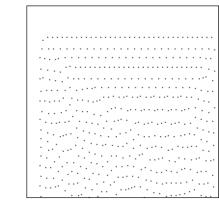
FIBER CEMENT LAP SIDING Material: Fiber Cement Lap Siding 6" Exposure Manufacturer: TBD Color: SW6228 Refuge



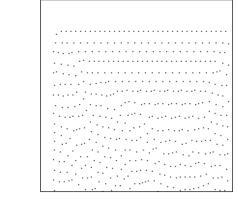
FIBER CEMENT BOARD AND BATT Material: Fiber Cement Board and **Batt Siding** Manufacturer: TBD **Color: White** 



**WINDOWS** Material: Vinyl Manufacturer: AMSCO Cap Stock or Equal Color: Black



COLUMNS/BEAMS
Material: Varies Manufacturer: TBD Color: Match to Charcoal Fascia/Trim/Drip Edge



FASCIA/TRIM/DRIP EDGE Material: Fiber Cement/MTL Manufacturer: TBD Color: White 885 (Gentek)



ASPHALT SHINGLES

Material: Asphalt Shingles

Manufacturer: Certainteed Color: Weathered Wood

### CURRENT COURTYARD COLORS AND MATERIALS





COLOR BOARD COMPARISON





14199 S. 4800 W. HERRIMAN, UTAH

COURTYARD BUILDINGS





14199 S. 4800 W. HERRIMAN, UTAH

COURTYARD AMENITY 2





14199 S. 4800 W. HERRIMAN, UTAH

COURTYARD AMENITY 3





14199 S. 4800 W. HERRIMAN, UTAH

COURTYARD GARAGES





BRICK VENEER

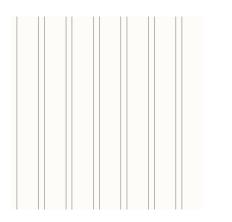
Material: Clay Brick Manufacturer: Interstate Color: Midnight



FIBER CEMENT LAP SIDING Material: Fiber Cement Lap Siding 6" Exposure Manufacturer: TBD Color: Cavern Clay



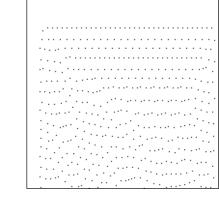
FIBER CEMENT LAP SIDING Material: Fiber Cement Lap Siding 6" Exposure Manufacturer: TBD Color: SW6228 Refuge



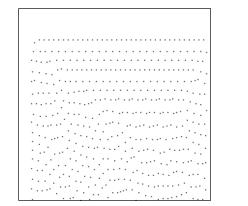
FIBER CEMENT BOARD AND BATT Material: Fiber Cement Board and **Batt Siding** Manufacturer: TBD **Color: White** 



**WINDOWS** Material: Vinyl Manufacturer: AMSCO Cap Stock or Equal Color: Black



**COLUMNS/BEAMS** Material: Varies Manufacturer: TBD Color: Match to Charcoal Fascia/Trim/Drip Edge



FASCIA/TRIM/DRIP EDGE Material: Fiber Cement/MTL Manufacturer: TBD Color: White 885 (Gentek)



ASPHALT SHINGLES

Material: Asphalt Shingles Manufacturer: Certainteed Color: Weathered Wood



Architecture, Inc.

BELLA VEA

14199 S. 4800 W. HERRIMAN, UTAH

COURTYARD -MATERIAL BOARD



Date of Meeting: 6/18/20		
File #	Z2020-017	
Applicant	Western Flats	
Address	6221 W 13900 South	
Request	Rezone from A-1 to A50	



Staff Report

**DATE:** June 9, 2020

**TO:** Planning Commission

**FROM:** Bryn MacDonald, AICP, Assistant City Planner

**MEETING:** Planning Commission Meeting June 18, 2020

**REQUEST:** Rezone property from A-1 (Agricultural -1 acre) to A-.50 (Agricultural – half acre)

Applicant: Western Flats Address: 6221 W 13900 South Zone: A-1(Agricultural, 1 acre)

Acres: 5

File Number: Z2020-016

### **Summary**

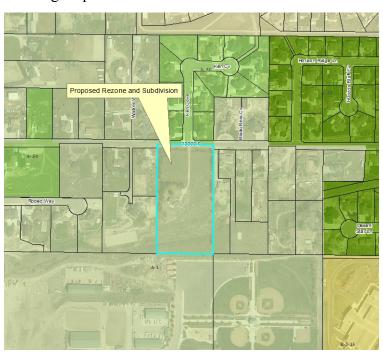
The applicant is requesting a rezone from A-1 (Agricultural 1 acre minimum) to A-.50 (Agricultural, half acre minimum). The applicant has also submitted a preliminary plat application for a 5 lot subdivision.

### **Site**

This property is located at 6221 W 13900 South and is a total of 5 acres. There is one existing home on the property.

### Zoning

The property is currently zoned A-1. This is an agricultural zoning that requires a minimum one acre lot size. See the current zoning map below:





General Plan

The property is designated on the General Plan as Low Density Residential. This designation allows a density of 1.8 - 2.5 units per acre. See the current general plan below:



#### **Process**

A rezone is a legislative decision. The Planning Commission will hold a public hearing and make a recommendation to the City Council. The City Council will then hold a public meeting and make a decision on the application.

#### **Neighborhood Meeting**

The applicant held a neighborhood meeting on May 4, 2020. The electronic meeting was attended by 14 residents. Concerns raised at the neighborhood meeting included increased traffic on 13900 South, the proposed lot sizes being less than half acres, and concerns with 13900 being a dead end street.

### **Notices**

Staff mailed notices to all property owners within 400 feet of the subject property. Notices were mailed to 27 property owners and affected entities on. At this time, staff has not received any comments regarding the proposed rezone.



Staff Report

### **Discussion**

The applicant is requesting a rezone from A-1 to A-.50. The A-1 zone requires a minimum lot size of 1 acre. The A-.50 zone allows a minimum lot size of a half-acre. The applicant has also submitted a preliminary plat application for a 5 lot subdivision.

The original rezone application was requesting to change the property to A-.25, however, after the neighborhood meeting the applicant was able to revise the proposed subdivision plan and keep all of the lots greater than a half-acre.

### Recommendation

Staff recommends approval of the rezone to A-.50 with a zoning condition of 1 unit per acre to limit future development to just five lots.

### **Attachments**

A. Zoning/Vicinity map

