

Attachment E

Existing Conditional Use Approval



November 6, 2015

Kim Rindlisbacher
14572 S 790 W, A100
Bluffdale, UT 84065

Re: File Number 39C15

Dear Mr. Rindlisbacher:

The Herriman Planning Commission at their regular meeting on November 5, 2015, granted approval to your request for a business park on property located at approximately 15800 S Camp Williams Road. The approval is subject to the following conditions:

1. Meet with the Staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies, including UFA.
3. Submit a landscaping plan showing types, sizes and placement of plant material to the Staff for review and final approval.
4. Building elevations to be reviewed and approved by the Planning Commission. Materials board required.
5. Install curb, gutter and sidewalk on all public streets.
6. No signs are approved with this request, separate approval will be required.
7. Install a 6 foot precast/masonry wall along the north property line adjacent to Porter Rockwell from the MVC right of way to the west side of the building on lot 2.
8. Provide a traffic study to the engineering department for review and approval.
9. The subdivision plat shall be recorded prior to a building permit being issued.
10. At least 15% of the total site must be landscaped. At least 5% of the parking lot interior must be landscaped.
11. The front yard area and the side yard area which faces on a street shall be landscaped and maintained with live plant material, including shrubs, flowers and trees for a minimum distance of twenty feet (20').
12. Screen all outside trash and dumpster areas.
13. Provide storm drain detention to meet City standards.
14. Parking shall be provided for the warehouse square footage at 1 space for each person employed during the highest employment shift. Parking for any retail space shall be provided at 1 space for each 200 square feet of retail floor space.
15. Any outside storage needs to come back to the Planning Commission for a separate conditional use permit.
16. The property adjacent to the future Mountain View Corridor shall be landscaped. This can be done with water wise landscaping.

For questions concerning the engineering process please contact Augusto Robles. If you have any other questions please contact the Planning Department during regular business hours.

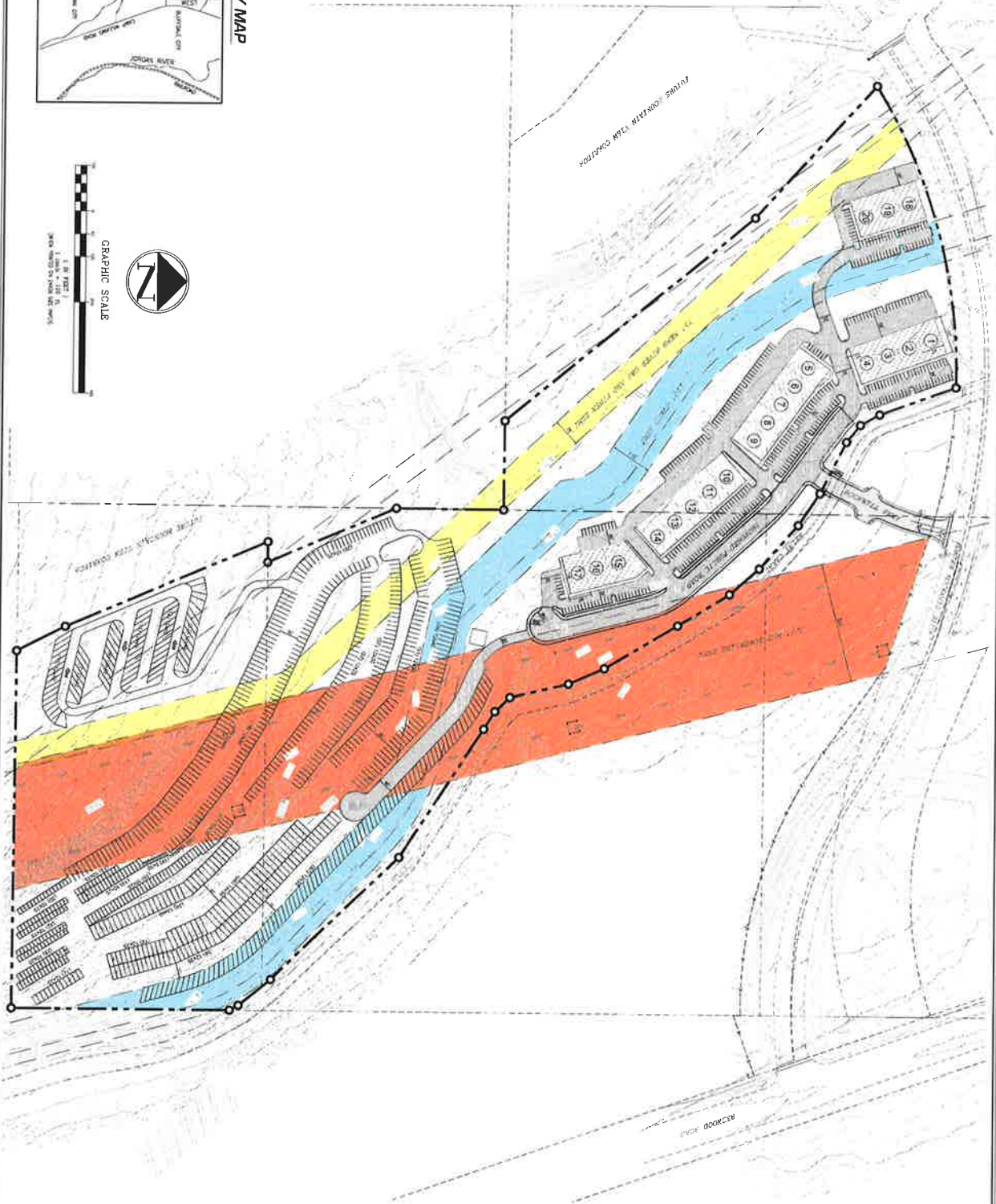
Sincerely,

Heather Upshaw, AICP
Senior Planner
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VICINITY MAP



SHEET NO.
CP-1

DATE: 10/1/2014
BY: J. HERRIN
CHECKED: J. HERRIN
APPROVED: J. HERRIN

ROCKWELL LANDING BUSINESS PARK
OVERALL CONCEPT PLAN
HERRINMAN, UTAH

NO.	DATE	BY	DESCRIPTION
1	10/1/2014	J. HERRIN	INITIAL CONCEPT PLAN
2			
3			
4			