The following are the minutes of the Planning Commission Meeting held on Thursday, June 21, 2018 at 6:00 p.m. in the Herriman City Community Center, 5355 W. Herriman Main Street (12090 South), Herriman, Utah. Adequate notice of this meeting, as required by law, was posted in the Community Center, on the City’s website, and delivered to members of the Commission and media.

Presiding: Chair Jessica Morton

Commission Members Present: Jackson Ferguson, Adam Jacobson, Andy Powell, Brody Rypien

City Staff Present: City Planner Michael Maloy, Assistant City Planner Bryn McCarty Communication Specialist Jonathan LaFollette, Planning Coordinator Craig Evans, Assistant City Engineer Jonathan Bowers, and Deputy Recorder Wendy Thorpe.

6:00 PM – Work Meeting (Fort Herriman Conference Room)
Chair Jessica Morton called the meeting to order at 6:01 pm.

1. **Review of landscaping and other items for JCW’s**
   **File Number:** C2018-15
   Assistant City Planner McCarty reviewed the JCW’s updated landscaping plan and pointed out that the plans were revised to include decorative grasses and trees around the detention basin. The applicant had also worked with the developer Anthem for the area along the property line and the sidewalk to provide consistency along the UDOT right of way. The City maintains the right of way area, due to an interlocal agreement with UDOT. City Planner Maloy added the developer confirmed they would clean out non-native species and noxious weeds from the area annually. Assistant City Planner McCarty displayed the artistic rendering and elevation samples for Commission review and stated that they meet the Anthem design guidelines. Assistant City Engineer Bowers called attention to the additional traffic study that had been conducted to address the Commissioner’s traffic concerns.

2. **Review of landscaping and other items for Les Schwab**
File Number: C2018-18
Assistant City Planner McCarty acknowledged that Commissioners expressed the same concerns for the bordering Les Schwab development have been addressed. She further reviewed the landscaping plan, elevations and the enhanced storefront elevation. The Les Schwab color boards were presented to the Commission. The Commissioners agreed all of the previous issues had been addressed the applicant did not need to present anything further. Assistant City Planner McCarty clarified that engineering and commercial permits would be reviewed at a future meeting. The applicant expressed appreciation to the Commission for allowing the issues to be addressed quickly.

3. Review of City Council Decisions
City Planner Maloy indicated that direction was received from City Council regarding filling the current vacancy for Planning Commission. The candidate would be selected from previous candidates and the appointment would be conducted during the next City Council meeting.

4. Review of Agenda Items
Assistant City Planner McCarty briefly discussed the lot line adjustment. Commissioner Jacobson inquired if lots needed to be adjusted due to old town lot lines. Assistant City Planner McCarty stated the lots were part of the old town plat and the adjustment would shift the lot line before selling one of parcel. Commissioner Jacobson asked if the smaller lot was large enough for home construction. Assistant Planner McCarty explained further subdividing of the smaller lot was not anticipated and it would be large enough to accommodate a home. Creek Ridge was part of a larger development that had preliminary approval on 300 acres which included a development agreement that outlined density. Each phase would be finalized with more detail at a later date. Currently, the plat and final PUD approval are vested under the old ordinance. She noted all changes requested by the City had been completed and suggested the park details would be reviewed later. Assistant City Planner McCarty briefly mentioned that the Church at 12900 South would be a two lot subdivision, and noted the City owned the small piece of property on the corner which had been vacated and declared surplus. The church purchased the property to allow them to construct the building closer to the road.

5. Review of updates to Section 3 of the Engineering Standards
Assistant City Engineer Bowers distributed packets to present the engineering standards updates. He noted much of the information was reorganized into a better structure. He conveyed that the intent of section 3 was to provide applicants with building permit guidelines. He clarified that some specific permits, such as grading permit, had been consolidated and were now considered land disturbance permits. He provided guidance with regards to the permits required at certain milestones in the process and explained that notice of intent was now required earlier in the standards. Assistant City Engineer Bowers clarified difference between plan review for preliminary and final and included that Planning Commission approval was part of the preliminary review process. Projects would only be brought back to the Commissioners again if significant changes were proposed. Assistant City Engineer Bowers pointed out that City fees have not changed and were dictated by ordinance. Assistant City Engineer Bowers explained changes to the building permit application requirements.
The State statute changed to allow the developer to submit an application once essential infrastructure is in place. He went on to define essential infrastructure as having a commissioned water system, a City approved fire flow test report and required to be an all weather surface. Commissioner Jacobson stated the importance of defining these were subject to American Public Works Association (APWA) standards. Assistant City Engineer Bowers pointed out the sections that defined partial release, and the system bond release breakdown. Assistant City Engineer Bowers stated that all weather surface would be required, but does not have to be asphalt, which was addressed as a specification for a temporary road. In addition, the road would only be accepted by the City after final curb and gutter and all weather surface installation at the final inspection. After acceptance, the warranty period would last for a one-year period, during which time all repairs would be the responsibility of the developer. Power for street lights and landscaping maintenance for public infrastructure would also be the responsibility of the developer during the warranty period. It was clarified that the landscaping and irrigation standards would be reviewed and maintained by City staff during the warranty period. Commissioner Jacobson clarified the importance of the City closely overseeing maintenance issues during the warranty period to avoid liability. Assistant City Engineer Bowers stated an end of warranty inspection would be conducted.

Planning Commission work meeting adjourned by consensus at 6:55 p.m.

7:00 PM - Regular Planning Commission Meeting

1. Call to Order
Chair Morton called the meeting to order at 7:02 p.m. and welcomed those in attendance

1.1 Invocation/Thought/Reading and Pledge
Mr. Carter Warenski, Mr. Rayden Warenski, and Mr. Jaxon Burgon led the audience in the Pledge of Allegiance.

1.2 Roll call
Full Quorum Present; Commissioner Chris Berbert was excused.

1.3 Approval of Minutes for: 04/05/18, 04/19/18, 05/03/18
Commissioner Powell moved to recommend approval of item 1.3 Minutes for April 5, 2018, April 19, 2018, and May 3, 2018. Commissioner Jacobson seconded the motion and all voted aye.

1.4 Conflicts of Interest
No conflicts of interest were offered.

2. Administrative Items
Administrative items are reviewed based on standards outlined in the ordinance. Public comment may be taken on relevant and credible evidence regarding the applications compliance with the ordinance.
2.1 Plat Amendment for a Lot Line Adjustment

Applicant: Ben Johnson
Address: 5937 W 12900 S
Zone: A-25 (Agricultural – 10,000 sq. ft. min.)
Acres: 1.25
File Number: S2018-13

Assistant City Planner McCarty provided a brief explanation of the lot line adjustment and stated a public hearing was not required. Applicant Ben Johnson approached the podium and stated he was adjusting the lot line to maintain the landscaping before selling the “L” shaped portion of the lot.

Staff Requirements:
1. Compliance with all recommendations received from applicable agencies.
2. Final plat to be reviewed and approved by the City Engineer.
3. Any utilities or utility boxes that need to be relocated shall be done at the expense of the property owner.

Commissioner Jacobson moved to recommend approval of item 2.1 file number S2018-13, Plat Amendment for a Lot Line Adjustment with the three staff recommendations. Commissioner Rypien seconded the motion.

The vote was recorded as follows:
Commissioner Jackson Ferguson    Aye
Commissioner Adam Jacobson       Aye
Commissioner Andy Powell         Aye
Commissioner Brody Rypien        Aye

The motion passed unanimously.

2.2 Request: One Lot Subdivision for an LDS Seminary

Applicant: Evans & Associates Architecture
Address: 14000 S Autumn Crest Blvd
Zone: A-1 (Agricultural – 1 acre min.)
Acres: 1.097
File Number: S2018-11

Assistant City Planner McCarty offered a brief description of the LDS Seminary location, near the new highschool along Mountain View Corridor. Mr. Chad Spencer with Evans & Associates Architect approached podium and stated he had no information to present.

Commissioner Jacobson reviewed the guidelines for a Public Hearing.

Chair Morton opened the public hearing.

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

Requirements:
1. Receive and agree to the recommendations from other agencies, including DRC comments.
2. Install park strip, street trees, sidewalk, and street lights along Autumn Crest Blvd. This may be a fee in lieu, depending on the timing of the construction of the road.
3. Modify or replace the existing sewer easement. (See DRC comments)
4. Dedicate property to Herriman City to provide storm water outfall to Rose Creek (see Attachment A – Development Review Committee Comments).
5. Final plat to be reviewed and approved by the Engineering Department before building permit submittal.

Commissioner Powell made a motion to approve item 2.2 file number S2018-11 One Lot Subdivision for an LDS Seminary with staff requirements. Commissioner Jacobson seconded the motion.

The vote was recorded as follows:
Commissioner Jackson Ferguson  Aye
Commissioner Adam Jacobson  Aye
Commissioner Andy Powell  Aye
Commissioner Brody Rypien  Aye

The motion passed unanimously.

2.3 Request: Site Plan Review for an LDS Seminary

Applicant: Evans & Associates Architecture
Address: 14000 S Autumn Crest Blvd
Zone: A-1 (Agricultural – 1 acre min.)
Acres: 1.097
File Number: S2018-14

Assistant City Planner McCarty explained the request was for a permitted use for an LDS Seminary and explained the location for the building, north of where the new high school was being built. She stated a road would be constructed within the next year along the east side of the property to 13400 South. Assistant City Engineer Bowers clarified the road was a capital facility roadway and Herriman City had been working with the owner of the property to confirm the design. Assistant Planner McCarty provided the landscaping plan and fence and retaining wall information and building elevations. Revised elevations had been provided recently by the applicant and they agreed to add stone to the columns around the building. Commissioner Jackson requested for the stone elevations and color boards to be submitted to the Commission.

Requirements:
1. Receive and agree to the recommendations from other agencies, as noted on the attached Development Review Committee comments.
2. Landscape plan is approved as submitted.
3. Building elevations are approved, with the addition of rock or stone accents to the building.
4. Provide a 6 foot precast wall along the north and west property lines.
5. The Building Department will review accessibility with the Engineering Review. (See DRC comments)
6. All air conditioning units, dumpsters, and outside utilities shall be fenced with masonry enclosures.
7. Parking shall be provided at 1 space for each faculty member and administrator.
8. A subdivision plat shall be recorded prior to applying for a building permit.
9. Modify or replace the existing sewer easement. (See DRC comments)
10. Dedicate property to Herriman City to provide storm water outfall to Rose Creek (see Attachment A – Development Review Committee Comments).

Commissioner Jacobson moved to approve item 2.3 file number S2018-4 Site Plan Review for an LDS Seminary with staff requirements, with an amendment to #3 to have the building elevations and material board submitted to the Planning Commission. Commissioner Rypien seconded the motion.

The vote was recorded as follows:
Commissioner Jackson Ferguson    Aye
Commissioner Adam Jacobson       Aye
Commissioner Andy Powell         Aye
Commissioner Brody Rypien        Aye
The motion passed unanimously.

2.4 Request: Preliminary Plat Approval for 116 Single Family Lots in Creek Ridge West

Applicant: Edge Homes
Address: 6400 W Herriman Pkwy
Zone: R-2-10 (Medium Density Residential)
Acres: 25
File Number: S2018-01

Assistant City Planner McCarty explained the layout and location and reminded the Commissioners that this item and the following item were both regarding the same property and contained much of the same information. She clarified the density was already determined by the master development agreement. She pointed out park location, detention area and discussed storm water drainage for runoff. The Commissioners questioned the drainage requirements in the area and Assistant City Engineer Bowers stated that would be addressed by the applicant.

Applicant Steve Maddox for Edge Homes in Draper addressed the impact of the drainage. The size of the trench in that area was larger than anticipated, and would absorb four times more water than anticipated.

Chair Morton opened the Public Hearing

Ms. Alisa Eams asked about the size of each lot. Assistant City Planner McCarty pointed them out and explained size varied but was about .15 to .2 of an acre. Ms. Eams explained she thinks those lot sizes were too small and
high density housing is going up everywhere around her. She bought her home to have more of an open feel and she felt crowded out which she finds depressing.

Mr. Steve Carter asked about the definition of R-2-10 zoning. Assistant City Planner McCarty explained it is medium density up to 8.7 units per acre and the amount was averaged across the development. Mr. Carter stated he was buying a home across the street and is concerned by .1 acre lot size. He previously lived in a similar community and was concerned by how close the homes would be to each other, and by the number of cars that would park on the street, which would be dangerous for kids.

Mr. James Bergen noted he lives in the area and commented that his opinion was the lot sizes were too small. He would like homes spaced out more.

Mr. Matt Omby asked if the developer had plans to build in the area north of Herriman Parkway. It was pointed out that the master development plan indicated density would be in that area. He expressed a preference for single family homes in that area and stated there was a demand for homes with larger lots.

Mr. Robert Warenski expressed his concern with the differing lot sizes. He added that placement of the largest lots on the outer edges of the development would create issues with cars parked on the street. He offered the opinion the larger lots should be on the Creek Wood side of the development.

Chair Morton closed the public hearing.

Applicant Maddox expressed appreciation for all the comments. He stated the frontage was based on elevations and some of the homes lots more depth. The applicant desired roadways which were not linear which created variation regarding the depths of the lots. He explained that due to addition of green space the density was lower than originally anticipated.

Requirements:
1. Receive and agree to the recommendations from other agencies, including all comments from the Development Review Committee.
2. Install curb, gutter, park strip, street trees, and sidewalk on all public streets.
3. Work with UFA on providing emergency turnarounds as required.
4. All public roads to meet City Standards.
5. Coordinate with other utilities at the time of road improvements in order to minimize future road cuts.
7. Provide detention to meet all City requirements. The detention pond should be landscaped with sod, sprinklers, and trees to meet City standard.
8. Install an 8 foot precast wall along Herriman Blvd, making sure to maintain the clear view at the intersections.
9. Oceanside Street shall be a minimum 60 foot right of way adjacent to the park, to allow for on-street parking.

Commissioner Powell moved to approve item 2.4 item file number S2018-01 Preliminary Plat Approval for 116 Single Family Lots in Creek Ridge West with requirements. Commissioner Jacobson seconded the motion.

The vote was recorded as follows:
Commissioner Jackson Ferguson    Aye
Commissioner Adam Jacobson       Aye
Commissioner Andy Powell          Aye
Commissioner Brody Rypien         Aye

The motion passed unanimously.

2.5 Request: Final Planned Unit Development Approval for 116 Single Family Lots in Creek Ridge West

Assistant City Planner McCarty explained the request for the Planned Unit Development approval for the same property. She pointed out the site, various elevations, parks information and setbacks. The applicant has an architectural review committee that would approve all elevations. Commissioner Rypien addressed possibility of parking lot near open space on Oceanside Drive to mitigate problem with street parking. Assistant City Planner McCarty clarified that most internal roads were 53 feet but Oceanside Road would be 60 feet across to help accommodate parking for the open space and stated the open space area contained 1.6 acres. The developer would work with the City Parks Department regarding specific amenities.

Requirements:
1. Receive and agree to the recommendations from other agencies, including the DRC comments. (see attached)
2. Overall number of units approved is 116.
3. Submit detailed plans on park amenities to the Planning Commission for review and approval. The park amenities need to be reviewed and approved by the PC prior to Engineering plans being submitted for review.
4. Park and amenities to be installed by the developer or builder prior to 50 percent of the building permits being issued.
5. Install an 8 foot high precast masonry wall along Herriman Blvd.
6. Install a 6 foot high precast masonry wall along the south property line.
7. Setbacks to be as follows: Living area: 10 feet Garage: 20 feet Rear yard: 15 feet Side yard: 5 feet Corner: 15 feet.
8. The trail connections and parks shall be installed by the developer, per City Standard, and dedicated to the City.
9. Work with the City on the landscaping along Herriman Blvd.
10. Install a 6 foot high solid vinyl fence along the west property line.
11. All development within the Master Plan area shall comply with the approved Project Guidelines, administered by the City, and Design Guidelines, administered by the Design Review Committee. The Creek Ridge Architectural Review Committee (ARC) shall submit an approval prior to engineering review.
12. Meet all the requirements of the Creek Ridge Master Development Agreement that apply to this phase.
13. The master developer shall demonstrate how much density has been allocated to previously approved projects and how much density remains for future development.

Commissioner Jacobson made a motion to approve item 2.5 item C-2014-09-01 Final Planned Unit Development Approval for 116 Single Family Lots in Creek Ridge West with 13 requirements. Commissioner Powell seconded the motion.

The vote was recorded as follows:
Commissioner Jackson Ferguson  Aye
Commissioner Adam Jacobson  Aye
Commissioner Andy Powell  Aye
Commissioner Brody Rypien  Aye
The motion passed unanimously.

2.6  Request: Two Lot Subdivision for an LDS Church/Stake Center

Applicant: BHD Architects
Address: 5661 West 12900 South
Zone: A-50 and A-1 (Agricultural)
Acres: 7.3
File Number: S2018-12

Assistant City Planner McCarty explained the location for the two lot development and pointed out the requirements.

Applicant Mike Davey with BHD Architects stated he had nothing to add and would be available for questions.

Chair Morton opened the public hearing.

Mr. Adam Eams stated he lived just to the west and asked if the half acre lot to the west was still zoned agricultural. Assistant City Planner McCarty stated the zoning would not change. He expressed an interest to not have entrance and exit on 12900 South due to it being a very small road and stated he had safety concerns with children on the busy road.

Chair Morton closed the public hearing.
Applicant Davey stated the applicant would install curb, gutter and sidewalk along 12900 South. He went on to explain the entrance on 5600 West would relieve some traffic along 12900 South and that construction was anticipated to begin within a couple months of approval. Mr. Davey stated the half acre section would be sold to a developer. Commissioner Powell questioned the need for a traffic impact study. Assistant City Engineer Bowers stated it was not required.

Commissioner Powell moved to recommend approval of item 2.6 file number S-2018-12 Two Lot Subdivision for an LDS Church/Stake Center, Commissioner Rypien seconded the motion.

The vote was recorded as follows:
Commissioner Jackson Ferguson    Aye
Commissioner Adam Jacobson       Aye
Commissioner Andy Powell         Aye
Commissioner Brody Rypien        Aye

The motion passed unanimously.

2.7  Request: Conditional Use Permit for an LDS Church/Stake Center

Applicant: BHD Architects
Address: 5661 West 12900 South
Zone: A-50 and A-1 (Agricultural)
Acres: 7.3
File Number: C2018-27

Assistant City Planner McCarty reviewed the layout, landscaping plan, elevations with the required stone, and the staff requirements. The Commissioners discussed possible fencing along the south side of property.

Requirements:
1. Receive and agree to the recommendations from other agencies, including those on the DRC comments.
2. Landscape plan approved as submitted.
3. Building elevations are approved as submitted, including the stone accents as shown
4. Provide a 6-foot precast wall on the west property line.
5. All air conditioning units, dumpsters, and outside utilities shall be fenced with masonry enclosures.
6. Parking shall be provided at 1 space for each 6.5 feet of linear pew, or 3.5 seats in the meeting hall; except when used by two congregations, 1.5 parking spaces shall be provided for each 3.5 seats in the meeting hall.
7. Must be a 15-foot landscape buffer adjacent to residential on the west side of the property. Evergreen landscaping anticipated to grow to more than six feet in height shall be provided at distances
sufficient to provide a visual and noise-reducing barrier. Such landscaping shall consist of at least one tree for every 20 feet of fencing. A minimum of one tree shall be provided for every 500 square feet of landscaped area.
8. Park strips must be landscaped and maintained by the applicant. Trees must be provided every 30 feet in the park strip. Trees must meet the approved City tree list. Trees must maintain the appropriate distance from street lights, signage, and intersections.
9. Please make a note in the plans that the parkstrip landscaping and irrigation is to be installed and maintained by the applicant.
10. Please provide Fire Flow Test Report per the UFA test report requirements.
11. Parking lot lights need to meet the city standard per the street light fee study that was adopted by the city council.
12. Underground detention will require a long-term maintenance agreement, form to be provided by the engineering department.
13. The Building department will review accessibility with the Engineering review. This needs to include an Accessibility Detail Sheet.

Commissioner Rypien moved to recommend approval of item 2.7 file number C2018-17 Conditional Use Permit for an LDS Church/Stake Center, with additional requirement number 14 to include a fence along the south property line and additional requirement number 15 to require material boards be provided. Commissioner Jacobson seconded the motion.

The vote was recorded as follows:
Commissioner Jackson Ferguson  Aye
Commissioner Adam Jacobson  Aye
Commissioner Andy Powell  Aye
Commissioner Brody Rypien  Aye
The motion passed unanimously

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

3.1 Request: Text change to the Land Development Code Chapter 16, Table of Uses (Public Hearing)***CANCELED***
Applicant: Herriman City
File Number: Z2018-12

4. Chair and Commission Comments
No comments were offered.

5. Future Meetings
6. Adjournment

Motion to adjourn offered by Commissioner Jacobson at 7:57 p.m., and all voted aye.

I, Wendy Thorpe, Deputy Recorder for Herriman City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on June 21, 2018. This document constitutes the official minutes for the Planning Commission Meeting.

Wendy Thorpe