The following are the minutes of the Planning Commission Meeting held on Thursday, September 20, 2018 at 7:00 p.m. in the Herriman City Community Center, 5355 W. Herriman Main Street (12090 South), Herriman, Utah. Adequate notice of this meeting, as required by law, was posted in the Community Center, on the City’s website, and delivered to members of the Commission and media.

**Presiding:** Chair Jessica Morton

**Commission Members Present:** Jackson Ferguson, Andy Powell, Brody Rypien, Parry Harrison, Andrea Bradford, Adam Jacobson, Lorin Palmer, Chris Berbert

**Staff Present:** City Planner Michael Maloy, Assistant City Manager Gordon Haight, Assistant City Planner Bryn McCarty, Director of Parks, Events and Recreation Wendy Thomas, Communication Specialist Jonathan LaFollette, Planner Craig Evans, Assistant City Engineer Jonathan Bowers, Staff Engineer Josh Peterson, Parks Landscape Architect Heidi Shegrud, and Deputy Recorder Wendy Thorpe.

Representatives from Taylorsville included Community Development Coordinator Mark McGrath, Councilmember Meredith Harker, Councilmember Ernest Burgess, Commissioners Lynette Wendel, Anna Barbieri, Rebecca Scholes, Don Quigley, Mark McElreath, John Warnas and Carl Fauver from the Taylorsville Journal.

Taylorsville Planning Commission invited Herriman Planning Commission to a Taylorsville Planning Commission Meeting to be held October 23, 2018.

**5:00 PM - Field Trip and Work Meeting with Taylorsville City Officials and Staff**

Commissioners and Staff visited various sites in Herriman.
Work Meeting (Fort Herriman Conference Room)

Chair Jessica Morton called the work meeting to order at 6:05 pm.

Taylorsville Community Development Coordinator Mark McGrath presented training on the book “City Comforts” by David Sucher.

Planning Commission work meeting adjourned by consensus at 7:16 p.m.

7:00 PM - Regular Planning Commission Meeting
1. Call to Order
Chair Morton called the meeting to order at 7:20 p.m. and welcomed those in attendance.

1.1 Invocation/Thought/Reading and Pledge
Ed Eggers led the audience in the Pledge of Allegiance.

1.2 Roll call
Full Quorum Present.

1.3 Approval of Minutes for: 08/16/18
Commissioner Berbert moved to approve item 1.3 Minutes for August 16, 2018 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 Request: Conditional Use Permit for a Public Restroom with Attached Pavilion at Prairie Oaks Park
Applicant: Herriman City – Wendy Thomas
File Number: C2018-38
Address: 13912 South 7300 West
Zone: A-25 (Agricultural – 10,000 sq. ft.)
Acres: 2.01

Assistant City Planner McCarty explained that when the park was originally built, amenities such as bathrooms and pavilion were included to be added at a later date. She added the City had received both positive and negative
feedback regarding the amenities.

Parks, Events and Recreation Director Wendy Thomas approached the podium described the location for the pavilion and restrooms and explained the restrooms would automatically lock for the night. She added that the mirrors would be non-breakable.

Commissioners asked if future plans included a link between the sidewalk on 7300 West to the park. They expressed safety concerns with pedestrians having to walk through the parking lot to reach the park and discussed locations for adding sidewalks along the parking lot entrances.

*Commissioner Rypien made a motion to approve item 2.1 file number S2018-38 for Conditional Use Permit for a Public Restroom with Attached Pavilion at Prairie Oaks Park, with condition to include sidewalks to link 7300 West to the park for safety. Commissioner Jacobson seconded the motion.*

The vote was recorded as follows:
- Commissioner Chris Berbert: Aye
- Commissioner Andrea Bradford: Aye
- Commissioner Andy Powell: Aye
- Commissioner Adam Jacobson: Aye
- Commissioner Jackson Ferguson: 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 Regarding Various Alcohol Licenses (Public Hearing)

Applicant: Herriman City
File Number: Z2018-11

Chair Morton explained the public hearing guidelines.

Assistant City Planner Bryn McCarty explained the updated table regarding alcohol licenses, which were previously not in City code for restaurants and some other uses. Hotels and airports were added in anticipation of future growth. Some additions were to comply with State code and some were for uses not included in the City previously. Assistant City Planner McCarty explained that variance in City code would be removed to comply with the change by State statutes, per direction provided at the latest joint City Council/Planning Commission work meeting. She clarified that restaurants, bars and brew pubs all adhere to the same licenses and the community location exception would occur if the building with the alcohol license was constructed first.
Chair Morton opened the public hearing.

No comments were offered.

Chair Morton closed the public hearing.

Commissioner Jacobson moved to recommend approval to City Council of item 3.1 file number Z2018-11 Text Change to the Land Development Code Regarding Various Alcohol Licenses with staff recommendations. Commissioner Berbert seconded the motion.

The vote was recorded as follows:

- Commissioner Chris Berbert Aye
- Commissioner Andrea Bradford Aye
- Commissioner Jackson Ferguson Aye
- Commissioner Adam Jacobson Aye
- Commissioner Andy Powell Aye
- Commissioner Brody Rypien Aye

The motion passed unanimously.

3.2 Request: Text Change to the Land Development Code to Create an Auto Mall Special District (Public Hearing)

Applicant: Herriman City

File Number: Z2018-13

Assistant City Planner Bryn McCarty explained that the Auto Mall district would only apply to one area of the city, as displayed on the maps. Architectural design standards are specific to each dealer and storage would be required to be covered. Vehicle pedestal maximum heights had not been determined and pedestals would be allowed in the front setback area only. Commissioners expressed an interest in restricting pedestals to Mountain View Corridor only and not allowing them on Main Street. One pedestal would be allowed per one hundred feet of street frontage, but they may be clustered together and may be no closer than two feet from the property line. Assistant City Planner McCarty stated that Staff anticipated adjustments to the zone as feedback is received from the dealers. All outdoor lighting shall be in conformance with the requirements of the Herriman City Engineering Standards. Landscape trees would be clustered around the perimeter. Temporary facilities require a development agreement and are limited to two years. Larger signs would be placed along Mountain View Corridor, more typical monuments signs would be along Main Street.

Chair Morton opened the public hearing.

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

Commissioner Ferguson moved to recommend approval to City Council of item 3.2 file number Z2018-13 Text Change to the Land Development Code to Create an Auto Mall Special District, Commissioner Berbert seconded the motion.

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

The motion passed unanimously.

4. Chair and Commission Comments
No comments were offered.

5. Future Meetings
   5.1 Planning Commission Meeting – Thursday, October 4, 2018 @ 7:00 PM
   5.2 City Council Meeting – Wednesday, September 26, 2018 @ 7:00 PM
   5.3 Planning Commission Meeting – Thursday October 18, 2018 – Cancelled

6. Adjournment
Commissioner Jacobson moved to adjourn the Planning Commission Regular Session meeting and recommence the Work Meeting at 7:47 p.m. Commissioner Berbert seconded the motion and all voted aye.

7. Work Meeting (Fort Herriman Conference Room)
   1. Discussion of Proposed Monarch Village Development
   2. Discussion of Proposed Teton Village and Jackson Village Development

Work Meeting (Fort Herriman Conference Room)
Chair Jessica Morton called the work meeting to order at 7:55 pm.

   1. Discussion of Proposed Monarch Village Development
Assistant City Planner Bryn McCarty informed the Commission of the South Hills development located near the Real Salt Lake (RSL) complex. She introduced Brian Flam with Development Associates, Inc and he presented the development agreement. He stated that this type of development had been well received in other cities. The location would be adjacent to the Soleil apartments and the site plan included 260 townhome units. The east side of the complex would include rental units and the west side would be for-sale units. He displayed the front and back elevations; and stated that Development Associates, Inc (DAI) will monitor rentals. All for-
sale units include a two-car garage and basement; some units also include driveways and basements. He provided pictures with samples of the chosen stone and lighting and relayed the color schemes would be similar throughout the project. He stated residents would enjoy maintenance-free living, large porches, and functional floor plans.

According to the site plan all for-sale units would be included in phase one. The community center plan included a pool, hot tub, fitness area, pickle ball courts and would fit with the style of the community. Color boards were previewed and each included the same body color scheme with differing colors for doorframes and pop-outs. The foundation would be stepped every few units. The tree-planting schedule had already been created. Street parking accommodated 112 cars with a total of 2.66 total spaces per unit.

Commissioners proposed ideas for breaking up the long street. Options included raised crosswalks, roundabouts, or medians. It was clarified that the Home Owners Association (HOA) would provide road maintenance.

Commissioners expressed the opinion that some areas lack accessibility to visitor parking and the developer agreed to look at options for additional parking. City Planner Michael Maloy advised Commissioners to email any additional concerns to himself or Assistant City Planner Bryn McCarty.

2. Discussion of Proposed Teton Village and Jackson Village Development
Assistant City Planner Bryn McCarty provided a brief history of the area. She explained the final site plan approval, ideas for more open space, and the approval of a preliminary plat for the Jackson and Teton Village. A stream would be included along the south side of the property. Teton Village would be age restricted to 55 years plus. A City park would sit in the center along the trails with smaller HOA parks in the surrounding area and an additional trail had been added. Amenities include pickle ball and bocce courts. The traffic study was still being conducted and a traffic signal is anticipated at 6400 West. Offset traffic access would be along the north end of the development.

Anticipated parking would include a lot by the eight acre City park. Phase one consists of the east units and open space requirements have been met. The Commission requested more information regarding requirements for 55+ housing. A six foot precast wall would be included along the south side of the commercial area with several access points. The agreement for the developers included a building timeline. Neighborhood meetings regarding the development will be held soon in order to keep the community involved. All of the larger lots would be developed south of the creek. More information was scheduled to be presented at the Planning Commission meeting October 4, 2018.

Planning Commission work meeting adjourned by consensus at 8:44 p.m.

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 September 20, 2018. This document constitutes the official minutes for the Planning Commission Meeting.

Wendy Thorpe