



PLANNING COMMISSION MINUTES

Thursday, October 4, 2018
Approved November 15, 2018

The following are the minutes of the Planning Commission Meeting held on **Thursday, October 4, 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: Assistant City Planner Bryn McCarty, Communication Specialist Destiny Skinner, Planning Coordinator Craig Evans and Deputy Recorder Wendy Thorpe.

Work Meeting *(Fort Herriman Conference Room)*

Chair Jessica Morton called the work meeting to order at 6:03 pm.

The Commission discussed understanding how to be better prepared to ask questions to those conducting presentations. Commissioners requested increased guidance during work meeting sessions. Assistant City Planner McCarty stated staff would provide them with more specific guidelines. Assistant City Planner McCarty emphasized that Commissioners should feel free to make requests for changes during work meeting presentations and that most developers have been willing to change plans based on such feedback. The Planning Commission discussed feedback, development agreement timelines and updating ordinances and policies to reflect necessary updates. The Commissioners discussed options for either continuing a motion to a later date with requirements, or approving an item with additional requirements when making a motion to approve, if they recognized issues.

The Commissioners mentioned an increase in attorneys conducting presentations and emphasized the importance of discussing developments from a building perspective, not from a legal perspective. They stated a preference for legal communication to occur separately between the attorneys. In order to be clear, they determined that it would be acceptable for Commissioners to ask the role of the person speaking at the meetings. Commissioners discussed the possibility of continuing a motion if the speaker is an attorney but the City attorney is not present.

1. **P2018-04 – Discussion of proposed Teton Village and Jackson Village development**

The Commission moved into a discussion regarding the Grand Teton Neighborhood meeting, which took place after the development agreement approval. It was stated that this meeting was for keeping residents informed.

2. **Review of City Council Decisions**

Assistant City Planner Bryn McCarty discussed updates on the Auto Mall zone. She discussed allowances for temporary structures. The group then discussed liquor availability, concerns with home occupations, and issues with shared driveways wherein one resident had multiple visitors.

3. **Review of Agenda Items**

The commissioners continued to discuss the various projects affected by text changes. Commissioner Chris Berbert mentioned the trail continuing up Midas Creek Projects. It was stated that sidewalks are not necessary in all areas; trails may be more practical.

Assistant City Planner Bryn McCarty discussed the U-111 re-alignment. She mentioned that the interested developers for the Kennecott annexation would be on the agenda in about 30 days. The next meeting would occur on October 23, 2018 in Taylorsville and the commissioners need to find applicable Herriman photos, depicting City Comforts examples, before attending.

The group mentioned the text change for the maximum height in C-2, and height limits in T-M zone. The majority of C-2 locations reside along Mountain View Corridor, the Auto Mall area, by RSL, or near Bacchus Highway; future roadway expansion was discussed.

Planning Commission work meeting adjourned by consensus at 6:48 p.m.

7:00 PM - Regular Planning Commission Meeting

1. Call to Order

Chair Morton called the meeting to order at 7:01 p.m. and welcomed those in attendance.

1.1 Invocation/Thought/Reading and Pledge

Parry Harrison led the audience in the Pledge of Allegiance.

1.2 Roll call

A Full Quorum was Present.

1.3 Approval of Minutes for: 09/06/18

Commissioner Berbert moved to approve item 1.3 Minutes for September 6, 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.

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 Fencing Materials (Public Hearing)

**Applicant: Herriman City
File Number: Z2018-16**

Assistant City Planner Bryn McCarty explained fencing materials ordinance changes, most of which were adopted last December. Slight changes were made to materials and colors. Commissioners discussed allowing wood fencing for agricultural zones with large animals. They mentioned that chain link fencing is allowed at public utility sites. It was further stated that double fencing is allowed next to schools and in areas where agriculture is adjacent to a residential area.

Chair Jessica Morton opened the public hearing.

No comments were offered.

Chair Jessica Morton closed the public hearing.

Commissioner Jacobson moved to continue 3.1 file number Z2018-1 Text Change to the Land Development Code Regarding Fencing Materials. 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 Allow Manufacturing in the T-M Zone and Modify the Landscaping Requirements (Public Hearing)

Applicant: Herriman City
File Number: Z2018-18

Assistant City Planner McCarty explained that T-M zones require twenty percent landscaping with amenities. She mentioned a current proposal was aimed at defaulting back to a fifteen percent landscaping requirement. Manufacturing would be added as conditional use with different requirements for parking lots. The Commission discussed frontage and tree requirements. They offered the opinion that areas with trees were more appealing than an open grassy area. The provided example of ideal landscaping was the Provo Riverbottom. They continued with a discussion on hidden parking and proposed visibility requirements.

Chair Jessica Morton opened the public hearing.

No comments were offered.

Chair Jessica Morton closed the public hearing.

Commissioner Jacobson moved to recommend approval to City Council of item 3.2 file number Z2018-18 Text Change to the Land Development Code to Allow Manufacturing in the T-M Zone and Modify the Landscaping Requirements. Commissioner Rypien 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.

3.3 Request: Text Change to the Land Development Code to Alter the Maximum Building Height in the C-2 (Commercial) Zone, Remove Auto Sales, and Add Stadiums (Public Hearing)

Applicant: Herriman City
File Number: Z2018-19

Assistant City Planner McCarty explained the text change in the land development code altering the maximum building height in commercial zones.

Chair Jessica Morton opened the public hearing.

Alternate Commissioner Parry Harrison approached the podium and relayed the setback requirements for residential areas.

Chair Jessica Morton closed the public hearing.

Assistant City Planner Bryn McCarty defined setback requirements as fifteen feet plus an additional foot for each area over fifteen feet tall. Various building materials and heights were discussed, and it was stated that any building over the 45-foot requirement would be conditional use.

Commissioner Berbert moved to recommend approval to City Council of item 3.3 file number Z2018-19 Text Change to the Land Development Code to Alter the Maximum Building Height in the C-2 (Commercial) Zone, Remove Auto Sales and Add Stadiums with staff requirements and an additional requirement of the conditional use of anything greater than 45 feet in height. Commissioner Jacobson 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

Commissioner Adam Jacobson requested the Commission receive specific information on buffering and screening requirements.

5. Future Meetings

- 5.1 City Council – **Wednesday, October 10, 2018 @ 7:00 PM**
- 5.2 Planning Commission Meeting – **October 18, 2018 - CANCELLED**
- 5.3 Planning Commission Meeting – **Thursday, November 1, 2018 @ 7:00 PM**

6. Adjournment

Commissioner Jacobson moved to adjourn the Planning Commission meeting at 7:44 p.m. Commissioner Andrew seconded the motion 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 October 4, 2018. This document constitutes the official minutes for the Planning Commission Meeting.



Wendy Thorpe

