The following are the minutes of the Planning Commission Meeting held on **Thursday, December 6, 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:** Brody Rypien, Andrea Bradford, Lorin Palmer, Chris Berbert

**Commission Members Absent:** Andy Powell, Adam Jacobson, Jackson Ferguson

**Staff Present:** City Planner Michael Maloy, Assistant City Planner Bryn McCarty, Planner Craig Evans, Planning Intern Samantha DeSeelhorst, Communication Specialist Destiny Skinner, Deputy Recorder Wendy Thorpe, Engineer Josh Peterson, City Attorney John Brems, Assistant City Manager Gordon Haight, Parks, Recreation and Events Director Wendy Thomas, and Community Outreach Coordinator Sandra Llewelyn.

**Work Meeting (Fort Herriman Conference Room)**
Chair Jessica Morton called the work meeting to order at 6:06 pm.

1. **Discussion Items**
   1.1 **Discuss Requirement for trail along Rose Canyon Road – Wendy Thomas, Parks Director**

   Parks, Recreation and Events Director Wendy Thomas explained the developments along Rose Canyon, including sidewalks, horse trails and ridges near Maddy and Brook Heights. Portions of the area will only include the sidewalk and not the horse trail. Director Thomas explained the trails and presented a picture example of the proposed trail. The Commissioners discussed fee in lieu options for this situation. It was stated that three nearby homeowners would only receive a curb and gutter.
Director Thomas mentioned that most residents transport horses through Yellow Fork Canyon in trailers. The sidewalk already existed in certain sections but there was room to add an asphalt trail now. The group discussed the connection of trails. Rose Creek drainage trail would be installed from the Cove to Butterfield Trail. There were plans for a Bonneville shoreline trail heading all the way to Yellow Fork. The Commissioners discussed if the trail would be on the north or south side of the road. Director Thomas stated that she would defer to the Planning Department to determine whether the north or south side would better suit the trail. In addition, road annexations outside of the City boundaries where the road is narrow with no shoulder were discussed. Commissioner Berbert mentioned that the asphalt trail along the sidewalk would be preferable. Director Thomas added that parts of the area are not yet developed. The Commissioners discussed whether or not an asphalt path or a sidewalk would be preferable.

City Planner Michael Maloy asked which Commissioners might be interested in volunteering for the General Plan Technical Committee. He mentioned that he received feedback from an engineer regarding cell site development standards and expectations. The City understood that they could not be located on streets smaller than 60-feet wide; however, they may be allowed on pre-existing poles. In addition, the City may need to add new guidelines regarding the design standards. He also noted the allowance of open air gun ranges in C-2 zones, but added these may not be a great fit in that zone. Assistant City Planner Bryn McCarty mentioned that two lots on the 7300 West connection are now adjacent to a new road. This may require a fence or wall installation at the location.

2. Review of City Council Decisions
City Planner Michael Maloy informed the Commissioners that the City Council had not met since the last Planning Commission meeting.

3. Review of Agenda Items
Assistant City Planner Bryn McCarty provided a plan for landscaping along 11800 South and stated it would be further discussed during the regular session meeting.

4. Training Video
City Planner Michael Maloy presented a training video.

City Planner Maloy introduced a new Planning Intern, Samantha DeSeelhorst. Further, they mentioned that the issues with the Auto Mall development would be brought up at the regular session meeting.

Planning Commission work meeting adjourned by consensus at 7:02 p.m.


7:00 PM – Regular Planning Commission Meeting

4. Call to Order
Chair Morton called the meeting to order at 7:07 p.m. and welcomed those in attendance.

4.1 Invocation/Thought/Reading and Pledge
Scout Johann Moore led the audience in the Pledge of Allegiance.

4.2 Roll call
Full Quorum Present.

4.3 Approval of Minutes for November 1, 2018 and November 15, 2018
Commissioner Berbert moved to approve item 1.3 Minutes for November 1, 2018 and November 15, 2018 as written. Commissioner Palmer seconded the motion and all voted aye.

4.4 Conflicts of Interest
No conflicts of interest were offered.

5. 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.

5.1 Request: Conditional Use Approval for a Manufacturing Building
Applicant: Rob Cottle/Babcock Design
Address: 7500 W 11800 S
Zone: T-M (Technology Manufacturing)
File Number: C2018-41
Assistant City Planner Bryn McCarty explained the location of conditional use request. The annexation would most likely be approved January 1, 2019. The area was proposed to be zoned T-M for Technology and Manufacturing. She displayed the site plan, elevations, and landscape plan reduction. The Planning Commission requested that the landscape trees be increased along 11800 South with the addition of larger trees clustered together. The item would be discussed during the January 3, 2019 meeting after the annexation is complete. Commissioners discussed the specific annexation requirements. Also, the City needed to re-evaluate requirement number six (6) and designate an asphalt walkway instead of a sidewalk. Number four (4), regarding revised landscaping plan, was already submitted.

Applicant Jeremy Hansen and Darren Perks discussed the corner landscaping tree clusters. Commissioners clarified as well that there would be no signage included at this time and requested that park benches be included. Assistant City Manager Gordon Haight stated that the park benches would be City property and the idea has not yet been discussed. There would be a large park facility nearby.
Commissioner Berbert moved to approve item 5.1 file number C2018-41 Conditional Use Approval for a Manufacturing Building with Staff Recommendations, with a change to number four to remove the requirement for 24 additional trees and amend number six to include the installation of curb, gutter, sidewalk or asphalt path, street lights and park strips on all public streets, this may include a fee in lieu for sidewalk or asphalt path on 11800 South. Commissioner Bradford seconded the motion.

The vote was recorded as follows:
- Commissioner Andrea Bradford: Aye
- Commissioner Chris Berbert: Aye
- Commissioner Lorin Palmer: Aye
- Commissioner Brody Rypien: Aye
The motion passed unanimously.

5.2 Request: Conditional Use Permit Approval for Redemption Sports Bar / Grill

Applicant: Jarod Hall
Address: Maradona Dr & Academy Pkwy
Zone: C-2 (Commercial)
Acres: .93
File Number: C2018-45

Assistant City Planner Bryn McCarty stated the Sports Bar/Grill would be located along Mountain View Corridor (MVC) and Academy Parkway near the Holiday. The brick requirement had been met and the landscaping plan was presented.

Applicant and Architect Jarod Hall explained the location was around 15000 South and MVC. He provided the landscape plan that included building elevations with brick, glass and 3D images. The building would be about 3,000 square feet. Commissioners discussed nearby road layouts and delivery locations. A view of the building from Academy Parkway was displayed.

Commissioner Rypien moved to approve item 5.2 file number C2018-45 Conditional Use Permit Approval for Redemption Sports Bar / Grill with staff recommendations. Commissioner Palmer seconded the motion.

The vote was recorded as follows:
- Commissioner Andrea Bradford: Aye
- Commissioner Chris Berbert: Aye
- Commissioner Lorin Palmer: Aye
- Commissioner Brody Rypien: Aye
The motion passed unanimously.

6. 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
City Planner Michael Maloy informed the Commissioners of the text update. He mentioned that the Planning Commission is the Land Use Authority for the City. The proposal included removing the Mayor’s Signature line and in place adding the Planning Director. All of the other existing signatures would remain. This recommendation will be proposed to the City Council.

Chair Morton reviewed the Public Hearing guidelines.

Chair Morton opened the Public Hearing.

No Comments were offered.

Chair Morton closed the Public Hearing.

City Planner Michael Maloy quoted part of State Code.

Commissioner Berbert moved to recommend approval to the City Council for item 6.1 file number Z2018-24 Text Change to Section 10-5-16D.2.c.(12) of the Land Development Code requiring the signature of the Mayor in a Subdivision Plat.

Commissioner Rypien seconded the motion.

The vote was recorded as follows:

Commissioner Chris Berbert Aye
Commissioner Andrea Bradford Aye
Commissioner Lorin Palmer Aye
Commissioner Brody Rypien Aye

The motion passed unanimously.

Assistant City Planner Bryn McCarty provided a brief overview of the proposed location of the project.
Assistant City Manager Gordon Haight provided the layout and further identified the location. Access to the location would be directly from Mountain View Corridor (MVC) frontage roads. A C-2 commercial center is adjacent along the 12600 South section. The City intended to retain approximately five acres for a park or recreation area. A 6-foot high precast wall would separate the residential area from the roadway across the street. Commissioners discussed the setbacks, speed limit, accessibility, and landscaping street trees between the precast wall and sidewalk. Assistant City Manager Haight explained the ownership of the property and that a rezone is necessary for the developer to market the locations. He added that Right of Way access was still being discussed.

Chair Morton opened the Public Hearing.

Clint Underwood asked who the developer was and questioned how it would be funded. He disagreed with the concept of financing with promised money. He questioned if zoning was consistent with the plan and if a new plan would need to be changed. He stated drainage areas are regulated by State and Federal regulations and the City should be more consistent with parks development. If the plan should be approved the signage issue would need to be discussed.

Tyler Moore offered the opinion that the auto mall will lower the quality of life in our community and that the City is too interested in Commercial development. He added this would not enrich the community and there were better things that could be built in this location.

Jared Boswell stated he had no issues with commercial development and accepted the freeway but mentioned concerns with light pollution. He further expressed concerns with increased traffic from test drives through the neighborhoods and that there is not enough space remaining for the proposed trax line. He is concerned by this development and he would like more information.

Community Facilitator Preston Oberg noticed many comments on social media. He voiced support for the auto mall and the taxes it would bring and believed it would be a smart commercial endeavor for the City.

Glenn Larson expressed support for the location but had concerns with light pollution from signs. His main concern was he did not see plans for the trax station and hoped it would still go forward. He voiced hope that a natural trail system would be maintained.

Chair Morton closed the Public Hearing.

Assistant City Manager Gordon Haight stated that the City had worked with Utah Department of Transportation (UDOT) Wasatch Front and Utah Transit Authority (UTA) and the intention was to connect the red trax line to the Real Salt Lake (RSL) complex area. Lighting and signage would be required to meet the City standard. Main street would include monument signs; however, the freeway side would have larger signs.
These ideas would be presented to the Planning Commission for approval at a later date. Assistant City Manager Haight clarified the trail system location.

_Commissioner Andrea Bradford left at 7:57 pm_

Commissioner Berbert stated that the standards would be included later. Commissioner Palmer thanked the residents for their comments. He offered the opinion that test drives would take place on MVC. He lived nearby and offered the opinion that the auto mall would have less impact on traffic than a residential area.

_Commissioner Andrea Bradford returned at 8:00 pm_

Commissioner Berbert moved to recommend approval to City Council for item 6.2 file number Z2018-23 Rezone from R-2-10 (Residential-Medium Density) and A-1 (Agricultural – 1 acre min.) to Auto Mall Special District and C-2 (Commercial) Conditional Use Approval for a Manufacturing Building to City Council. Commissioner Palmer seconded the motion.

The vote was recorded as follows:

Commissioner Andrea Bradford  Aye
Commissioner Chris Berbert  Aye
Commissioner Lorin Palmer  Aye
Commissioner Brody Rypien  Aye

The motion passed unanimously.

No comments were offered.

7.  **Chair and Commission Comments**

No comments were offered.

8.  **Future Meetings**

   8.1  City Council Meeting – **Wednesday, December 12, 2018 @ 7:00 PM**
   8.2  Planning Commission Meeting – **Thursday, January 3, 2019 @ 7:00 PM**

9.  **Adjournment**

Commissioner Palmer moved to adjourn the meeting at 8:02 p.m. Commissioner Berbert 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 December 6, 2018. This document constitutes the official minutes for the Planning Commission Meeting.

_Wendy Thorpe_