PLANNING COMMISSION AGENDA
Thursday, January 18, 2018
NOTICE IS HEREBY GIVEN that the Herriman Planning Commission shall assemble for a meeting in the City Council Chambers, located at 5355 W Herriman Main Street, Herriman, Utah.

6:00 PM - Work Meeting (Fort Herriman Conference Room)
1. Training - Video
2. Election of Chair and Vice-Chair
3. Review of City Council Decisions
4. Discussion of amendment to the General Plan
5. Discussion of amendments to the Land Use Table
6. Review of Agenda Items

7:00 PM - Regular Planning Commission Meeting
1. Call to Order
   1.1 Invocation/Thought/Reading and Pledge
   1.2 Roll call
   1.3 Approval of Minutes for: December 7, 2017
   1.4 Conflicts of Interest

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 Check City Retail Location
      Applicant: Tracy Rawle
      Address: 5156 W 13400 S
      Zone: MU-2 (Mixed Use)
      Acres: .98
      File Number: C2017-66

   2.2 Request: Exception to the Single Family Design Standards
      Applicant: Zachary Gordon
      Address: 13683 S Blue Sage Ln
      Zone: A-.25 (Agricultural – 10,000 sq. ft. min.)
      Acres: .45
      File Number: C2018-02

3. Legislative Items
   Legislative items are recommendations to the City Council. Broad public input will be taken and
THIS AGENDA IS SUBJECT TO CHANGE WITH MINIMUM 24-HOURS' NOTICE
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 Remove Storage Units from the C-2 Zone in Chapter 16 (Table of Uses) of the Land Development Code
Applicant: Herriman City
File Number: Z2017-33

4. Chair and Commission Comments

5. Future Meetings
5.1 City Council – Wednesday, January 24, 2018 @ 7:00 PM
5.2 Planning Commission Meeting – February 1, 2018 @ 7:00 PM

6. Adjournment
The Planning Commission Rules of Procedure and Ethical Conduct can be found on the City website at www.herriman.org.

In accordance with the Americans with Disabilities Act, Herriman City will make reasonable accommodation for participation in the meeting. Request assistance by contacting Herriman City at (801) 446-5323 and provide at least 48 hours advance notice of the meeting.

Electronic Participation: Members of the planning commission may participate electronically via telephone, Skype, or other electronic means during this meeting.

Public Comment Policy and Procedure: The purpose of public comment is to allow citizens to address items on the agenda. Citizens requesting to address the commission will be asked to complete a written comment form and present it to Cindy Quick, Deputy Recorder. In general, the chair will allow an individual three minutes to address the commission. A spokesperson, recognized as representing a group in attendance, may be allowed up to five minutes. This policy also applies to all public hearings.

I, Wendy Thorpe, certify the foregoing agenda was emailed to at least one newspaper of general circulation within the geographic jurisdiction of the public body. The agenda was also posted at the principal office of the public body, on the Utah State Website www.utah.gov/dmr/index.html and on Herriman City’s website www.herriman.org.

Posted and Dated this 11th day of January, 2018

Wendy Thorpe
Deputy Recorder
<table>
<thead>
<tr>
<th>Date of Meeting:</th>
<th>01/18/2018</th>
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</thead>
<tbody>
<tr>
<td>File #</td>
<td>C2017-66</td>
</tr>
<tr>
<td>Applicant</td>
<td>Tracy Rawle</td>
</tr>
<tr>
<td>Address</td>
<td>5136 W 13400 S</td>
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<tr>
<td>Request</td>
<td>Conditional Use Permit for a Check City Retail Location</td>
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</tbody>
</table>
DATE: January 11, 2018
TO: Planning Commission
FROM: Bryn McCarty, Assistant City Planner
MEETING: PC Agenda 01/18/2018
REQUEST: Conditional Use Permit for a Check City Retail Location
Applicant: Tracy Rawle
Address: 5136 W 13400 S
Zone: MU-2 (Mixed Use)
Acres: .98
File Number: C2017-66

Request

The applicant is requesting a conditional use for a Check City.

Site
The lot is located at 5136 W 13400 S. It is an existing 4-tenant building.

Zoning
The site is zoned MU-2.

Notices

Staff mailed notices to all property owners within 300 feet of the subject property. Notices were mailed to 12 property owners on January 8, 2018. At this time, staff has received no comments on the request.

Discussion

The request is for a Check City, which is classified as a check cashing business. The request was submitted on December 6, 2017, and is therefore vested under the zoning ordinance in place at that time. In that ordinance, check cashing was listed as a conditional use in the MU-2 zone, provided it meets the following requirements:
A. No check cashing or deferred deposit loan business shall be located within one thousand feet (1,000') of any other check cashing business. Distance requirements defined in this section shall be measured in a straight line, without regard to intervening structures on the zoning districts, from the entry door of each business.

B. One check cashing or deferred deposit loan business shall be allowed for every ten thousand (10,000) citizens living in the city.

This is the first check cashing business to request to be located in the City. There are no other check cashing businesses located within 1,000 feet. There is an estimated 46,000 citizens in the City. Therefore, both requirements for the use have been met.

The use is to be located in a newly constructed 4-tenant building. The building was constructed to meet the HTC Design Guidelines.

**Recommendation**

Staff recommends approval of the conditional use for a Check City with the following requirements:

1. Receive and agree to the recommendations from other agencies.
2. At least 15% of the total site must be landscaped. At least 5% of the parking lot interior must be landscaped.
3. No signs are approved with this request, separate approval will be required.
Proposed Conditional Use
File# C2017-66
NORTH ELEVATION
CONCEPT

Check City
LOAN CENTER

SQUARE FOOTAGE
BUILDING AREA 33'-6" x 26' = 837.5 SQ FT
ALLOWED 15% = 125.62 SQ FT
PROPOSED = 95.88 SQ FT

EXISTING CONDITIONS

ELEVATION
SCALE 1/16" = 1'-0"
<table>
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<tr>
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<table>
<thead>
<tr>
<th>File #</th>
<th>C2018-02</th>
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<tbody>
<tr>
<td>Applicant</td>
<td>Zachary Gordon</td>
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<tr>
<td>Address</td>
<td>13683 S Blue Sage Ln</td>
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<tr>
<td>Request</td>
<td>Exception to the Single Family Design Standards</td>
</tr>
</tbody>
</table>
DATE: January 11, 2017

TO: Planning Commission

FROM: Bryn McCarty, Assistant City Planner

MEETING: PC Agenda 01/18/2018

REQUEST: Exception to the Single Family Design Standards
Applicant: Zachary Gordon
Address: 13683 S Blue Sage Ln
Zone: A-.25 (Agricultural – 10,000 sq. ft. min.)
Acres: .45
File Number: C2018-02

Request
The applicant is requesting an exception to the single family dwelling design standards. The exception would allow for no brick or stone to be incorporated on the front elevation of the home.

Site
The lot is located at 13683 S Blue Sage Ln and contains .45 acres.

Zoning
The site is zoned A-.25.

Notices
No notices were sent. Notices are not required for conditional use permit applications.

Ordinance

10-19-27: SINGLE-FAMILY OR TWO-FAMILY DWELLINGS; STANDARDS:

A. Exterior materials for all buildings shall include brick, stucco, stone, or other decorative masonry products including fiber-cement siding as approved by the planning commission. A minimum of forty percent (40%) of the front exterior and any side or rear viewable from the street shall be brick or stone. Vinyl and wood siding are not permitted. However, shake shingles may be permitted as an accent material as approved. All sides of dwellings shall receive equal design consideration, particularly where they may be readily viewed by pedestrians and motorists, or from adjacent properties.
Discussion

Herriman adopted an ordinance in 2015 stipulating the design standards for single family dwellings. The ordinance also explicitly grants the Planning Commission the option to make exceptions to these standards, as shown below:

H. The planning commission may approve deviations from one or more of the developmental or architectural standards provided in this section on the basis of a finding that the architectural style proposed provides compensating design features.

Recommendation

The Planning Commission must determine whether the design features of the home compensate for the lack of stone on the front elevation.
Proposed Conditional Use
File# C2018-01
<table>
<thead>
<tr>
<th>Date of Meeting:</th>
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<tbody>
<tr>
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<td><strong>Request</strong></td>
<td>Text Change to Remove Storage Units from the C-2 Zone in Chapter 16 (Table of Uses) of the Land Development Code</td>
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Staff Report

DATE: January 11, 2018

TO: Planning Commission

FROM: Bryn McCarty, Assistant City Planner

MEETING: PC Agenda 01/18/2018

REQUEST: Text Change to Remove Storage Units from the C-2 Zone in Chapter 16 (Table of Uses) of the Land Development Code
Applicant: Herriman City
File Number: Z2017-33

Request
Herriman City is proposing a text change to the land use ordinance to remove self-storage and RV storage as a conditional use in the C-2 zone, and to add RV storage as a conditional use in the M-1 zone.

Notice
The public hearing notice was posted in the newspaper on January 8, 2018 and on the City website on January 11, 2018. The proposed text was posted on the City website on January 11, 2018. As of the date of this report, we have received no comments regarding the text change.

Process
A text change is a legislative action. The Planning Commission holds a public hearing and makes a recommendation to the City Council. The City Council holds a public meeting to discuss the item and then makes the final decision.

Discussion
The Land Development Ordinance has been rewritten and was adopted on December 13, 2017. As part of the revision, self-storage was inadvertently listed as a conditional use in the C-2 zone in Chapter 16 (Table of Uses). Additionally, RV Storage was inadvertently listed as a conditional use in the C-2 zone instead of the M-1 zone, where it was previously located.

Recommendation
Staff recommends approval of the text change to the land use ordinance to remove self-storage and RV storage as conditional uses in the C-2 zone and add RV storage as a conditional use in the M-1 zone.
<table>
<thead>
<tr>
<th>Uses</th>
<th>Commercial</th>
<th>Zones</th>
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<tbody>
<tr>
<td></td>
<td>A-.25</td>
<td>A-.5</td>
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<tr>
<td>Repair service</td>
<td>P</td>
<td>P</td>
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<tr>
<td>Research service</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Restaurant, fast-food</td>
<td>C</td>
<td>P</td>
</tr>
<tr>
<td>Restaurant, general</td>
<td>C</td>
<td>C</td>
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<tr>
<td>Retail, general</td>
<td>P^2</td>
<td>P</td>
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<tr>
<td>Secondhand store</td>
<td>C</td>
<td>C</td>
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<tr>
<td>Sexually oriented business</td>
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<td>Shopping center</td>
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<td>C</td>
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<tr>
<td>Tavern</td>
<td>P</td>
<td>P</td>
</tr>
<tr>
<td>Temporary building(^3)</td>
<td>C</td>
<td>C</td>
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<tr>
<td>Transportation service</td>
<td>C</td>
<td>C</td>
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<tr>
<td>Vehicle and equipment rental or sale</td>
<td>C</td>
<td>P</td>
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<td>Vehicle and equipment repair, general</td>
<td>C</td>
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<td>Vehicle repair, limited</td>
<td>C</td>
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<td>Warehouse, self service(^5)</td>
<td>C</td>
<td>C</td>
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<tr>
<td>Wireless telecommunication facility(^6)</td>
<td>C</td>
<td>C</td>
</tr>
</tbody>
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1. Excludes gunsmith.
2. Excludes grocery stores up to 5000 sq. ft, which are allowed as a conditional use.
3. Building must be removed upon completion or abandonment of construction work.
4. Limited to 16 trucks on the premises at one time.
5. Must be located within a fully enclosed building.
6. Must be located on public or quasi-public owned property or utility site, and not in public parks unless an exception is granted by the Planning Commission, subject to section 10-29-8.
7. Maximum height of 50 feet and designed as a stealth facility.
| Industrial | A-.25 | A-.5 | A-1 | R-1-10 | R-1-15 | R-1-21 | R-1-43 | R-2-10 | R-2-15 | R-M | FR-1 | RC | OP | C-1 | C-2 | M-1 | T-M | MU | MU-2 |
|------------|-------|------|-----|--------|--------|--------|--------|--------|--------|-----|------|---|----|-----|-----|-----|-----|-----|-----|-----|
| Freight terminal |       |      |     |        |        |        |        |        |        |     |      |   |    |     |     |     |     |     |     |
| Heavy industry | C⁸    |      |     |        |        |        |        |        |        |     |      |   |    |     |     |     |     |     |     |
| Laundry services |      |      |     |        |        |        |        |        |        |     |      |   |    |     |     |     |     |     |     |
| Manufacturing | C⁹    |      |     |        |        |        |        |        |        |     |      |   |    |     |     |     |     |     |     |
| Manufacturing, light |      |      |     |        |        |        |        |        |        |     |      |   |    |     |     |     |     |     |     |
| Recreational vehicle storage yard | C¹⁰   |      |     |        |        |        |        |        |        |     |      |   |    |     |     |     |     |     |     |
| Wholesale and warehousing, general |      |      |     |        |        |        |        |        |        |     |      |   |    |     |     |     |     |     |     |
| Wholesale and warehousing, limited |      |      |     |        |        |        |        |        |        |     |      |   |    |     |     |     |     |     |     |

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⁸ Limited to slaughterhouses and stockyards only.
⁹ Limited to logging and lumber processing only.
¹⁰ Limited to cabinet shops only.
¹¹ Includes a 6 feet high solid visual barrier fence or masonry wall around the entire storage area.
¹² Includes a 6 feet high solid visual barrier fence or masonry wall around the entire storage area.