PLANNING COMMISSION AGENDA

Thursday, February 15, 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. Discussion of Chapter 16, Table of Uses
2. Discussion of Accessory Buildings
3. Review of City Council Decisions
4. 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 an LDS Meetinghouse
      Applicant: Evans & Associates Architecture
      Address: 6593 W Herriman Blvd
      Zone: R-2-10
      Acres: 3.72
      File Number: C2018-004

   2.2 Request: 4 Lot Commercial Subdivision (Public Hearing)
      Applicant: Kim Rindlisbacher
      Address: 15000 S Academy Parkway
      Zone: C-2
      Acres: 8.0
      File Number: S2018-002

   2.3 Request: Approval for Rockwell Landing Phase 2 Grading Plan
      Applicant: Kim Rindlisbacher
      Address: 16000 S 2150 W
      File Number: 39C15-01
2.4 Request: Conditional Use for a PUD Amendment to Reduce Rear Yard Setbacks of Miller Crossing Pod 5, Lots 563, 564, and 565
   Applicant: Herriman City
   Address: 5296 W Croyden Ln
   Zone: R-2-10
   Acres:.40
   File Number: C2014-038-11

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: Amendment to the 2025 General Plan (Public Hearing)
   Applicant: Herriman City
   File Number: G2018-001

3.2 Request: Text Change to the Land Development Code Regarding Open Space in the Planned Development Overlay Zone (Public Hearing)
   Applicant: Herriman City
   File Number: Z2018-002

3.3 Request: Text Change to the Land Development Code Regarding Backyard Chickens in Residential Zones (Public Hearing)
   Applicant: Herriman City
   File Number: Z2018-003

3.4 Request: Text Change to the Land Development Code to Allow Churches in All Zones (Public Hearing)
   Applicant: Herriman City
   File Number: Z2018-005

4. Chair and Commission Comments

5. Future Meetings
5.1 City Council – Wednesday, February 28, 2018 @ 7:00 PM
5.2 Planning Commission Meeting – March 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) 446-5523 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 Hearing Policy and Procedure: The purpose of public hearings 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 Wendy Thorpe, 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. His policy also applies to all public hearings.

1. 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.uta.gov/pmu/index.html and on Herriman City's website www.herriman.org.
The following are the minutes of the Planning Commission Meeting held on Thursday, December 7, 2017 at 6:00 p.m. in the Herriman City Community Center, 5355 West Herriman Main Street, 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 Clint Smith

**Commission Members Present:** Chris Berbert, Andrea Bradford, Adam Jacobson, Jessica Morton, Curt Noble, and Robyn Shakespear

**Council Members Present:** Mayor Carmen Freeman

**City Staff Present:** Assistant City Planner Bryn McCarty, Assistant City Manager Gordon Haight, Communications Specialist Destiny Skinner, Planning Coordinator Craig Evans, City Engineer Blake Thomas, City Attorney John Brems, and City Recorder Jackie Nostrom.

**6:00 PM - Work Meeting (Fort Herriman Conference Room)**

Assistant City Planner Bryn McCarty informed the Commission that Commissioner Clint Smith has tendered his resignation effective immediately after the Planning Commission meeting.

1. **Training – Video**
The Planning Commission participated in a Land Use Training.

2. **Review of City Council Decisions**
Assistant City Planner McCarty referenced the recently approved Planned Unit Development Overlay Zone and Site Plan requirements to the Commission.

3. **Review of Agenda Items**
December 7, 2017 - Planning Commission Minutes

Item 2.1 Proposed Monument Sign for Herriman Health Center. The applicant requested conditional use approval for a monument sign for the Herriman Health Center. Staff typically approves monument signs; however, the applicant did not want to meet the current stone requirement.

Item 3.1 Proposed Text Change to the Land Use Ordinance to create a Mobile Food Truck Ordinance. The proposed text change was modified due to changes in State Statute. After the Planning Commission made a recommendation to the City Council, City Attorney John Brems reviewed the ordinance and made substantial changes to the text to be consistent with State Code. The City Council remanded the revised ordinance to the Planning Commission for their review as recommended by City Staff.

Item 3.2 Repeal Herriman City Title 10 (Land Use Regulations) and Title 11 (Subdivision Regulations) in their entirety and Replace with Title 10 (Land Development Code). The City has been updating the Land Use Ordinance which also includes the addition of the subdivision ordinance. Comments offered by the City Council and Planning Commission have been incorporated into the updated ordinance.

Planning Commission work meeting adjourned by consensus at 6:59 p.m.

7:00 PM - Regular Planning Commission Meeting

1. Call to Order
   Chair Clint Smith called the meeting to order at 7:05 p.m. and welcomed those in attendance.

   1.1 Invocation/Thought/Reading and Pledge
   Mayor Carmen Freeman led the audience in the Pledge of Allegiance.

   1.2 Roll call
   Full Quorum Present.

   1.3 Approval of Minutes for: November 2 and November 16, 2017
   Commissioner Noble moved to approve the minutes of November 2, 2017 and November 16, 2017 as written. Commissioner Shakespeare seconded the motion and all voted aye.

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 Approval for a Monument Sign for the Herriman Health Center

   Applicant: Baker Sign & Service
   Address: 5532 W Herriman Main St
   Zone: MU-2 (Mixed Use)
   Acres: 1.03
   File Number: C2017-64

   Assistant City Planner indicated that City Ordinance requires signage in the MU-2 zone must have 18-inches of brick or stone on the base and up one side to be approved by staff. If the sign does not meet the criteria, then it must be presented to the Planning Commission for approval. This particular sign is proposing an 8-
December 7, 2017 - Planning Commission Minutes

Applicant Baker Sign & Service. Mr. Brandon Baker designed the sign to accommodate the name of the center and multiple tenants for advertisement purposes. Mr. Baker reviewed the signage space, and relayed their intent to try and satisfy the intent of the ordinance with having brick on the building and sign. With limited space on the sign, reducing the message portion of the sign would not be accommodating for the tenants and medical plaza.

Planning Commissioner Adam Jacobson questioned the purpose of the message sign. Mr. Baker responded it would advertise specialties of the businesses as well as community events, time and temperature. Commissioner Andrea Bradford asked if the pillars are brick on all sides. Mr. Baker responded it would be black aluminum on one side and brick on the off-side; however, was willing to put a brick veneer all the way around the monument. Commissioner Jacobson asked if the message center was displayed on both sides of the sign. This was confirmed. Commissioner Jacobson relayed his support to not deviate from the City’s standard. Planning Commission Chair Clint Smith expressed his appreciation to the applicant for trying to create a sign that was overall a great product, but concurred with Commissioner Jacobson to remain consistent with the standard. The Commission agreed. Assistant City Planner McCarty informed the Commission the sign would still require a conditional use for the signage, and recommended approval with conditions.

Commissioner Bradford moved to approve a conditional use for item C2017-64 approving a monument sign for Herriman Health Center with an 18” brick requirement to be placed on the sign. Commissioner Jessica Morton seconded the motion.

The vote was recorded as follows:
Commissioner Chris Berber  Aye
Commissioner Andrea Bradford  Aye
Commissioner Adam Jacobson  Aye
Commissioner Curt Noble  Aye
Commissioner Robyn Shakespeare  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: Proposed Text Change to the Land Use Ordinance to Add a Chapter Regarding Mobile Food Trucks (Remanded back to the PC from the City Council)

Applicant:  Herriman City
File Number:  13Z17

Assistant City Planner McCarty indicated the Planning Commission made a recommendation to the City Council, City Attorney John Brems reviewed the ordinance and made changes to the text to be consistent with State Code. The City Council remanded the revised ordinance to the Planning Commission for their review as
recommended by City Staff. Planner McCarty explained the majority of the changes are in the definitions section and to allow food trucks on City property for City sponsored events at Butterfield Park and Crane Park. Commissioner Chris Berbert asked if more parks would need to be added. Planner McCarty responded the City could adjust the list at a later date if necessary. Commissioner Jacobson relayed his appreciation to the City Council for remanding this item to the Planning Commission for review. Commissioner Morton agreed.

*Commissioner Morton moved to recommend approval of the proposed text change to the Land Use Ordinance to add a Chapter regarding Mobile Food Trucks as presented. Commissioner Bradford seconded the motion.*

The vote was recorded as follows:

- Commissioner Chris Berbert  Aye
- Commissioner Andrea Bradford  Aye
- Commissioner Adam Jacobson  Aye
- Commissioner Curt Noble  Aye
- Commissioner Robyn Shakespeare  Aye

The motion passed unanimously.

3.2 Request: Repeal Herriman City Title 10 (Land Use Regulations) and Title 11 (Subdivision Regulations) in their Entirety and Replace with Title 10 (Land Development Code)

*(Public Hearing)*

Applicant: Herriman City
File Number: Z2017-32

Assistant City Planner McCarty indicated this item is a revision of the Land Use Ordinance and the addition of a subdivision ordinance. She briefly reviewed the history of how the final draft came to fruition and recommended the Planning Commission offer their recommendation to the City Council for consideration. The City Council would be placing some transitional language on the ordinance for clarification.

*Chair Smith opened the Public Hearing.*

There were no comments offered.

*Chair Smith closed the Public Hearing.*

Chair Smith wished more public was present to offer input as this was a huge undertaking to rewrite, compile and update the ordinance. He thanked the City Council, Planning Commission and staff for taking the time to revamp the ordinance. Commissioner Jacobson wanted to make sure the proposed land use table was not changing every use from being conditional to permitted. The City needs to make certain potential uses make sense in locations which could require small tweaks to the table as needed. Assistant City Planner McCarty agreed, and noted that staff would continually review the section and ensure allowances have been vetted out.

Commissioner Jacobson recommended removing boarding house, manufactured dwellings, mobile homes, manufactured and mobile home park, protected living facility, bus terminal, temporary dwellings, protected
December 7, 2017 - Planning Commission Minutes

living facility, and short term rental from the table as they are not allowed in any zone. He also referenced an error on footnote 10 and 17 and recommended they be clarified or removed from the table. Commissioner Noble questioned if short term rentals should be removed just in case they would be approved in the future. Assistant City Planner McCarty suggested that would be a future discussion to amend the land use table. Commissioner Jacobson agreed. Commissioner Bradford observed private garages are not permitted in any zone. This was confirmed. Commissioner Berbert relayed his opinion an industrial area garage could be requested. Assistant City Planner McCarty noted gasoline service stations are permitted in a couple of zones and asked the Commission of their suggestions. Commissioner Jacobson recommended gasoline service stations should be a conditional use.

Commissioner Jacobson moved to recommend approval of item 3.2 with the following changes to the land use table:

- Change all MU-2 Zone permitted uses to conditional.
- In the residential section on page one, remove boarding house, manufactured dwelling and mobile home dwelling uses from the table.
- Change the single-family dwelling use footnote in the R-2-15 zone to 11.
- Strike footnote 10 from the land use table “allowed only within a manufactured or mobile home park”.
- In the residential section on page two, remove temporary dwelling, manufactured and mobile home park, protected living facility and short term rental from the land use table.
- In the Public and Civic Section on page two, remove Bus Terminal.
- In the Public and Civic Section on page three, change all of the conditional uses for elementary, middle or high schools to permitted uses.
- Adjust footnote 17 to have the same language as footnote 16.
- Permit the Food Truck Use to be allowed in the zone C-2 and MU-2 and A-.25 with a footnote on the A-.25 which references food trucks would only be allowed in Battersfield Park and Crane Park.
- To change the permitted uses for gasoline service stations to conditional use only in the C-2 and M-1 zones.
- Remove Recreational Vehicle Park on page 4 of the land use table.

Commissioner Noble seconded the motion.

The vote was recorded as follows:

Commissioner Chris Berbert  Aye
Commissioner Andrea Bradford  Aye
Commissioner Adam Jacobson  Aye
Commissioner Curt Noble  Aye
Commissioner Robyn Shakespeare  Aye

The motion passed unanimously.

4. Chair and Commission Comments

Mayor Carmen Freeman took a few moments to thank the Planning Commission for their service and relayed his excitement to continue relationships with each Commissioner. Chair Smith informed the audience it would be his last meeting as a member of the Planning Commission and expressed his appreciation for the opportunity to serve in this capacity. He noted that land use and planning is crucial to long-term success of
December 7, 2017 - Planning Commission Minutes

Herriman City and he encouraged the Planning Commission to continue their diligent service. The Planning Commission relayed their appreciation to Chair Smith and the outgoing Council for their service, dedication and friendship.

5. Future Meetings
5.1 City Council – Wednesday, December 13, 2017 @ 7:00 PM
5.2 Planning Commission Meeting – Thursday, December 21, 2017 - CANCELLED

6. Adjournment
Commissioner Morton moved to adjourn the Planning Commission meeting at 8:03 p.m. Commissioner Jacobson seconded the motion and all voted aye.

I, Jackie Nostrom, City Recorder for Herriman City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on December 7, 2017. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.

Jackie Nostrom, MMC
City Recorder
<table>
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<tr>
<th><strong>Date of Meeting:</strong></th>
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<tr>
<td><strong>02/15/2018</strong></td>
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<tr>
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<tr>
<td><strong>Applicant</strong></td>
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<td><strong>Request</strong></td>
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</table>
DATE: February 8, 2017

TO: Planning Commission

FROM: Bryn McCarty, Assistant City Planner

MEETING: PC Agenda 02/15/2018

REQUEST: Conditional Use Permit for an LDS Meetinghouse

Applicant: Evans & Associates Architecture
Address: 6593 W Herriman Blvd
Zone: R-2-10
Acres: 3.72
File Number: C2018-004

Request

The applicant is requesting a conditional use for an LDS Meetinghouse.

Site

The lot is located at 6593 W Herriman Blvd and contains 3.72 acres.

Zoning

The site is zoned R-2-10.

Discussion

The ordinance states All facades, including back and side elevations of a public or quasi-public building generally visible from public view or adjacent to residential areas, shall have an element of rock or stone. The applicant has submitted building elevations which shows a brick building with stone accents.

The ordinance requires the following parking requirements: 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.

The site plan indicates that 309 parking spaces have been provided, but staff does not have any information to determine if that meets the required parking.
Recommendation

Staff recommends approval of the conditional use for an LDS meetinghouse with the following requirements:

Requirements

1. Meet with the Development Services Staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies.
3. Submit landscaping plans showing types, sizes and placement of plant material to the Staff for review and final approval. At least 5% of the parking lot must be landscaped, and at least 20 feet of landscaping along Herriman Blvd.
4. Building elevations are approved as submitted, including the stone accents as shown.
5. Install curb, gutter, street lights, and sidewalk along Herriman Blvd.
6. Provide a 6 foot vinyl privacy fence along the south, west, and east property lines.
7. All air conditioning units, dumpsters, and outside utilities shall be fenced with masonry enclosures.
8. 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.
Land Use Application

Address or location of site: 5593 West Herriman Blvd

Size of Parcel(s): 3.72 acres

What is Requested (explain in detail)?

A new LDS Church is proposed

If applicable, square footage of proposed building(s) or addition (all stories combined): 18,000 sf

If the request is residential, how many and what type of units (apartment, condo, etc.):

Property Owner's Name: Corporation of the Presiding Bishop

Mailing Address: 50 East North Temple

City: Salt Lake City State: UT Zip Code: 84150

Telephone: (801) 240-5416 Cell Number: (801) 870-0700 E-mail: stephensonbc@ldschurch.org

Applicant/Agent: Evans & Associates Architecture / Chad Spencer

Mailing Address: 11576 South State Street, Suite 103b

City: Draper State: UT Zip Code: 84020

Telephone: 801-553-8272 Cell Number: 801-450-5113 E-mail: chad@studio-ea.com

Subject to Purchase or Lease: ______ or Present Owner of Property: X

Yes I am the authorized agent or owner of the subject property: X

Current Use of Subject Property: Vacant

Proposed Development Name: Pioneer 3

For Herriman Use Only

Date of Submittal: 1/31/18 Filing Fee: $24,90 File Number: C2018-04

Receipt Number: 538164 Accepted by: CE DRC: 1/23/18

Herriman City • 5355 West Herriman Main St, Herriman UT 84096 • o. 801.446.5323 • email: planning@herriman.org
Date of Meeting:
02/15/2018

<table>
<thead>
<tr>
<th>File #</th>
<th>S2018-002</th>
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<tr>
<td>Applicant</td>
<td>Kim Rindlisbacher</td>
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<tr>
<td>Address</td>
<td>15000 S Academy Parkway</td>
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<tr>
<td>Request</td>
<td>4 Lot Commercial Subdivision</td>
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</table>
DATE: February 8, 2018
TO: Planning Commission
FROM: Bryn McCarty, Assistant City Planner
MEETING: PC Agenda 02/15/2018
REQUEST: 4 lots Commercial Subdivision
Applicant: Kim Rindlisbacher
Address: 15000 S Academy Parkway
Zone: C-2 (Commercial)
Acres: 8.0
File Number: S2018-002

Request
The applicant is requesting a 4 lot commercial subdivision.

Site
The lot is located at approximately 15000 S Academy Parkway.

Zoning
The site is zoned C-2 (Commercial).

Notices
Staff mailed notices to all property owners within 1,000 feet of the subject property. Notices were mailed to 22 property owners on January 8, 2018. At this time, staff has received no comments on the request.

Neighborhood Meeting
A neighborhood meeting was held on January 29, 2018. Notices were mailed to 22 residents. There was one resident that attended the meeting. The minutes from that meeting are included in the packet.

Process
A subdivision is an administrative decision. The Planning Commission will hold a public hearing and make a decision based on compliance with the applicable ordinances.
Discussion

The applicant is requesting a 4 lot commercial subdivision at the intersection of 15000 South and Academy Parkway. This property is part of a larger commercial area adjacent to Mountain View Corridor, and near the RSL stadium. The applicant is creating 4 commercial lots. He has submitted a proposed layout for the future uses. The individual users on the lots will come in for site plan approval in the future. Building elevations, landscaping, and parking will be reviewed at that time.

Recommendation

Staff recommends approval of the 4 lot commercial subdivision with the following requirements:

1. Meet with the Staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies.
3. Install curb, gutter, street lights, and sidewalk on all public streets. Work with engineering on the timing of the installation of these improvements.
4. Provide a storm drain study. There is no outfall for this area, so full retention must be provided. All on-site retention is required to have a maintenance agreement.
5. Retention ponds should be landscaped per City standards.
7. Install landscaping (including irrigation system) and lighting along all public and private roadways.
8. Coordinate with other utilities at the time of road improvements in order to minimize future road cuts.
9. Provide adequate right of way for a future signal at the intersection of 15000 South.
Land Use Application

Address or location of site 15000 South Academy Parkway Herriman UT, 84096
Size of Parcel 8.006 Acres

What is Requested (explain in detail)?

Commercial Retail Center for a Gas Station, C-store, Restaurant

If applicable, square footage of proposed building(s) or addition (all stories combined). N/A
If the request is residential, how many and what type of units (apartment, condo, etc). N/A

Property Owner's Name Kim Rindlisbacher

Mailing Address 14572 S 790 W Site A100
City Bluffdale State UT Zip Code 84065
Telephone 801.253.1237 Cell Number 801.259.1237 E-mail Kim@scenicdev.com

Applicant/Agent Kim Rindlisbacher

Mailing Address 14572 S 790 W Site A100
City Bluffdale State UT Zip Code 84065
Telephone 801.253.1237 Cell Number 801.259.1237 E-mail Kim@scenicdev.com

Subject to Purchase or Lease: _______ or Present Owner of Property: _______

Yes I am the authorized agent or owner of the subject property: ✓

Current Use of Subject Property Grazing land/open space

Proposed Development Name Mountain Point Retail Center

For Herriman Use Only

Date of Submittal 1/16/18 Filing Fee $1,125 File Number S2018-02
Receipt Number S31263 Accepted by CE DRC 1/29/18
APPLICANT'S/OWNER'S AFFIDAVIT

State of Utah  

City of Herriman  

I (we), ____________________, being duly sworn, depose and say that I (we) am (are) the owner(s) or authorized agent(s) of owner, of property involved in the attached application and that the statements and answers contained herein in the attached plans and other exhibits thoroughly, to the best of my (our) ability, present the argument in behalf of the application requested herewith and that the foregoing statements and information above referred to are in all respects true and correct to the best of my (our) knowledge and belief.

Signed ____________________________

Subscribed and sworn before me this ______ day of _____________, 2018

______________________________
Notary Public, Residing at ____________________________

My Commission Expires ________

*May be owner of record, contract owner, party to valid earnest money agreement, option holder or have other legal control of the property.

AGENT AUTHORIZATION

I (we), ________________________________________, the owner(s) of the real property at ___________________________________________ Herriman, Utah, do hereby appoint ______________________________________________________ as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize __________________________________ to appear on my (our) behalf before any City Boards considering this application.

Signed ____________________________

Dated this ______ day of ________________, 20____, personally appeared before me ____________________________ the signer (s) of the above instrument who duly acknowledged to me that he/she (they) executed the same.

______________________________
Notary Public, Residing at ____________________________

My Commission Expires ____________________________
Community Outreach Meeting

Date: January 29, 2018

Developer/Applicant: Scenic Development Inc./Kim Rindlisbacher

Community#: 7

Community Facilitator: Preston Oberg

The applicant was asked to mail out notices to all residents within 1000 feet of the of development, beyond the necessary 300 foot requirement, in order to reach more residents and facilitate participation as the surrounding area under application currently has few residents. One resident chose to attend.

The applicant, Mr. Rindlisbacher, described the plan for a small commercial subdivision. The property contains 4 lots averaging 1.5 acres in size, to consist of 5 buildings for varying types of uses i.e. stores, fast food, sit down restaurants, or a small retail strip center.

The resident expressed his enthusiasm, support and positive outlook for the development. The applicant then responded to the questions presented.

Q. What sort of commercial entities will be in the buildings?

A. Plans include a likely Iggy’s restaurant, a Burger King, and a Holiday Oil Station. The fourth building is still yet to be determined, but likely will house a small fast food restaurant. The strip mall will also include a variety of small eateries and possibly a fitness gym or similar commercial entities.

Q. What are the plans for nearby development outside of this area?

A. A second phase is being planned that is hoped to include additional restaurants and possibly a hotel. According to zoning, other sides of the development include residential housing and other mixed use or commercial enterprises.

Q. What is the plan for retention on the east side of the development?

A. A retaining precast wall.

Q. What is the timeline of the development? Are the investors wanting to wait until more residents are constructed in the area?

A. The investors are wanting to get underway with construction as soon as possible. The timeline, pending approval and availability of workers would be to begin construction before the end of 2018.
<table>
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<td><strong>Request</strong></td>
<td>Approval for Rockwell Landing Phase 2 Grading Plan</td>
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</tbody>
</table>
DATE: February 8, 2018

TO: Planning Commission

FROM: Bryn McCarty, Assistant City Planner

MEETING: PC Agenda 02/15/2018

REQUEST: Review of Rockwell Landing Phase 2 grading plan
Applicant: Kim Rindlisbacher
Address: 16000 S 2150 West
Zone: M-1 (Manufacturing)
File Number: 39C15-01

Request
The applicant is requesting a final review and approval of the grading plans for Rockwell Landing Phase 2.

Site
The lot is located at approximately 16000 S 2150 West.

Zoning
The site is zoned M-1 (Manufacturing).

Discussion
The property was previously approved for an indoor and outdoor storage facility. There is significant slope on the site and the Planning Commission had concerns about the amount of grading that would be required. The conditional use was approved with the requirement that “the final grading plan to come back to the Planning Commission for review and approval.”

The applicant has now completed his engineering and submitted final grading plans. The PC needs to review the plans and grant a final approval.

Recommendation
Staff recommends approval of the grading plan with the following requirements:
1. Meet all Engineering Standards and receive approval from the City Engineer prior to any grading being done on the site.
A. GENERAL NOTES

1. THE PURPOSE OF THIS NOTICE IS TO PROVIDE NOTICE FOR MASS DRAINAGE ACTIVITIES OF THE FUTURE HULL CITY, DUNSTAN ROAD INTERSECTION IMPROVEMENT PROJECT DESIGNED BY THE KAPLAN ROBERTSON, LTD, AND ALL SURROUNDING MUNICIPALITIES INVOLVED.

2. THE ROBERTSON PEAK ROADWAY WILL BE UTILIZED IN ITS CURRENT CONDITION FOR APPROXIMATELY 18 TO 24 MONTHS.

3. CONTRACTOR WILL BE RESPONSIBLE FOR ALL ADVERSE IMPACTS, including but not limited to, erosion control, sediment control, stream bank control, and the carrying out of all required work in accordance with the approved plans and specifications.

4. CONTRACTOR SHALL UPGRADE ROBERTSON PEAK ROADWAY TO MEET THE REQUIREMENTS OF THE��:\n
5. CONTRACTOR SHALL UPGRADE ROBERTSON PEAK ROADWAY TO MEET THE REQUIREMENTS OF THE.City, including but not limited to, erosion control, sediment control, stream bank control, and the carrying out of all required work in accordance with the approved plans and specifications.

6. CONTRACTOR SHALL UPGRADE ROBERTSON PEAK ROADWAY TO MEET THE REQUIREMENTS OF THE.City, including but not limited to, erosion control, sediment control, stream bank control, and the carrying out of all required work in accordance with the approved plans and specifications.

7. CONTRACTOR SHALL UPGRADE ROBERTSON PEAK ROADWAY TO MEET THE REQUIREMENTS OF THE.City, including but not limited to, erosion control, sediment control, stream bank control, and the carrying out of all required work in accordance with the approved plans and specifications.

8. CONTRACTOR SHALL UPGRADE ROBERTSON PEAK ROADWAY TO MEET THE REQUIREMENTS OF THE.City, including but not limited to, erosion control, sediment control, stream bank control, and the carrying out of all required work in accordance with the approved plans and specifications.

9. CONTRACTOR SHALL UPGRADE ROBERTSON PEAK ROADWAY TO MEET THE REQUIREMENTS OF THE.City, including but not limited to, erosion control, sediment control, stream bank control, and the carrying out of all required work in accordance with the approved plans and specifications.

10. CONTRACTOR SHALL UPGRADE ROBERTSON PEAK ROADWAY TO MEET THE REQUIREMENTS OF THE.City, including but not limited to, erosion control, sediment control, stream bank control, and the carrying out of all required work in accordance with the approved plans and specifications.

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<tr>
<th>Date of Meeting:</th>
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<td>02/15/2018</td>
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<table>
<thead>
<tr>
<th>File #</th>
<th>C2014-038-11</th>
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</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>Herriman City</td>
</tr>
<tr>
<td>Address</td>
<td>5296 W Croyden Ln</td>
</tr>
<tr>
<td>Request</td>
<td>Conditional Use for a PUD Amendment to Reduce Rear Yard Setbacks of Miller Crossing Pod 5, Lots 563, 564, and 565</td>
</tr>
</tbody>
</table>
DATE: February 8, 2018

TO: Planning Commission

FROM: Bryn McCarty, Assistant City Planner

MEETING: PC Agenda 02/15/2018

REQUEST: PUD amendment to reduce the rear yard setback for 3 lots in Miller Crossing

Applicant: Herriman City
Address: 5296 W Croyden Lane
Zone: R-2-10
File Number: C2014-038-11

Request
The applicant is requesting a PUD amendment to the rear yard setback for 3 lots in Miller Crossing pod 5.

Site
The lots are located on Croyden Lane. The request is for lots 563, 564, and 565.

Zoning
The site is zoned R-2-10.

Discussion
These lots were recently amended in order to align the property line with the trail and wall built to the north. The amendment decreased the depth of the lots. The builder is now requesting to reduce the rear yard setback for the 3 affected lots. The request is to reduce the rear yard setback from 20 feet to 15 feet for the home, and from 15 feet to 10 feet for a covered patio/deck.

Recommendation
Staff recommends approval of the PUD amendment to reduce the rear yard setbacks on lots 563, 564, and 565 from 20 feet to 15 feet for the home, and from 15 feet to 10 feet for a covered patio/deck.
Proposed Conditional Use
File# C2014-038-11
Land Use Application

Address or location of site: Miller Crossing 6D 5 Phase 2 Subdivision

Size of Parcel(s): 7,265 sq ft, 4,765 sq ft, 4,724 sq ft

What is Requested (explain in detail):

CHANGE THE REAR SETBACK ON THREE LOTS - 563, 564, 565
from 20' to 15' also from 15' to 10'
for Covered Patio / Deck.

If applicable, square footage of proposed building(s) or addition (all stories combined).

If the request is residential, how many and what type of units (apartment, condo, etc). Single Family

Property Owner's Name: Miller Crossing 6D 5 LLC.

Mailing Address: 

City: State: Zip Code:

Telephone: Cell Number: E-mail:

Applicant/Agent: Requested by City as part of Plat Amendment Resulting from Encroachment.

Mailing Address: 

City: State: Zip Code:

Telephone: Cell Number: E-mail:

Subject to Purchase or Lease: or Present Owner of Property:

Yes I am the authorized agent or owner of the subject property:

Current Use of Subject Property: 

Proposed Development Name: 

For Herriman Use Only

Date of Submittal: 2-5-18 Filing Fee: File Number: C2018-06

Receipt Number: Accepted by CE DRC: 

Herriman City • 5355 West Herriman Main St, Herriman UT 84065 • Ph. 801.446.5323 • email: planning@herriman.org
<table>
<thead>
<tr>
<th><strong>Date of Meeting:</strong></th>
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<tbody>
<tr>
<td><strong>File #</strong></td>
<td>G2018-001</td>
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<td><strong>Applicant</strong></td>
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<td><strong>Address</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Request</strong></td>
<td>Amendment to the 2025 General Plan</td>
</tr>
</tbody>
</table>
DATE: February 8, 2018

TO: Herriman City Planning Commission

FROM: Michael Maloy, AICP, City Planner

MEETING: Planning Commission Agenda 02/15/2018

REQUEST: Public Hearing of Proposed 2025 General Plan Amendment

Applicant: Herriman City
Address: Not applicable
Acres: Not applicable
File Number: G2018-001

Summary

On January 10, 2018, the Herriman City Council authorized staff to initiate an amendment of the *Herriman City 2025 General Plan Amendment* to facilitate planning for commercial growth within the City. More specifically, the City Council requested the Planning Commission, City staff, and the general public, consider the following amendments to the Future Land Use Map for approximately 1,332 acres of property:

<table>
<thead>
<tr>
<th>No.</th>
<th>Description</th>
<th>Existing</th>
<th>Proposed</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>45 acres along 11800 South &amp; 6000 West</td>
<td>Single Family, &amp; Medium Density</td>
<td>Commercial</td>
</tr>
<tr>
<td>2</td>
<td>10 acres at Anthem Park Blvd &amp; Freedom Park Drive</td>
<td>High Density</td>
<td>Commercial</td>
</tr>
<tr>
<td>3</td>
<td>17 acres at Herriman Blvd &amp; 5600 West</td>
<td>Public</td>
<td>Commercial</td>
</tr>
<tr>
<td>4</td>
<td>25 acres at Herriman Boulevard &amp; Main Street</td>
<td>Single Family</td>
<td>Commercial</td>
</tr>
<tr>
<td>5</td>
<td>60 acres along Mountain View Corridor (PRI)</td>
<td>Single Family</td>
<td>Commercial</td>
</tr>
<tr>
<td>6</td>
<td>100 acres at Juniper Crest &amp; Mountain View Corridor</td>
<td>Mixed Use, &amp; Public</td>
<td>Commercial</td>
</tr>
<tr>
<td>7</td>
<td>40 acres at Mountain View Corridor &amp; Academy Pkwy</td>
<td>Medium Density</td>
<td>Commercial</td>
</tr>
<tr>
<td>8</td>
<td>35 acres near Porter Rockwell</td>
<td>Single Family</td>
<td>Light Industrial/Business Park</td>
</tr>
<tr>
<td>9</td>
<td>20 acres adjacent to Porter Rockwell Blvd</td>
<td>Mixed Use</td>
<td>Commercial</td>
</tr>
<tr>
<td>10</td>
<td>1,000 acres of Kennecott Property annexation</td>
<td>Residential (various)</td>
<td>Light Industrial/Business Park</td>
</tr>
</tbody>
</table>
Process

A General Plan amendment is a legislative process that requires the Planning Commission to conduct a public hearing and make a recommendation to the City Council. The Planning Commission may recommend approval, denial, or modification of the proposed amendment.

Prior to the Planning Commission's public hearing, Herriman City Code also requires the City to hold an Open House meeting when amending the general plan. The Open House meeting, which has been summarized below, occurred February 7, 2018.

Open House Meeting

Approximately 35 residents attended an Open House meeting held by Planning Division staff at Herriman City Hall on Wednesday, February 7, 2018, from 6:30 PM to 8:30 PM. While some residents opposed the amendment at Herriman Boulevard and Main street, most attendees expressed concerns with or opposed the following proposed amendment:

<table>
<thead>
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<th>Proposed</th>
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<tbody>
<tr>
<td>3</td>
<td>17 acres at Herriman Blvd &amp; 5600 West</td>
<td>Public</td>
<td>Commercial</td>
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</table>

Attendees who reside near the 17-acre subject property, which is currently vacant and owned by the City, opposed the amendment and cited concerns with potential negative impacts generated by commercial development. Residents also expressed concerns regarding the lack of a transition area or buffer zone between commercial and residential development. In general, residents expressed support for developing a public park or some other form of open space on the subject property.

In response to these concerns, the Planning Commission should note that the subject property was previously rezoned by the City Council to C-2 Commercial to facilitate commercial development of the subject property. The intent of the amendment is to align the General Plan with the current Zoning Map. It should also be noted that the City, through the application of the Zoning Code, may require improvements that would mitigate the expressed concerns.

Recommendation

The Planning Commission shall conduct a public hearing and consider all public comments received prior to making a recommendation to the City Council. Planning Division staff will schedule a subsequent public meeting during which the Commission may vote on a recommendation.

Attachment

- Herriman City 2025 Land Use Map Amendment
- Open House Public Comments
<table>
<thead>
<tr>
<th>Name</th>
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<tbody>
<tr>
<td>1  Teodoro Arellano</td>
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<td>2  Kyle Anderson</td>
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<td>3  Sara Anocasin</td>
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<td>4  Steve Savage</td>
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<td>5  Kris Brown</td>
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<td>6  James Bryant</td>
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<td>7  Andrew Wasty</td>
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<td>8  Laci Wray</td>
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<td>9  Jenny Porter</td>
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<td>10 Jeremy Potter</td>
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<td>11 Carter Pham</td>
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<td>12 Jared Preusz</td>
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<td>13 Rachel Duffy</td>
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<td>14 Paul Burnett</td>
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<td>15 Alicia Harvey</td>
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<td>16 Claudia Debusie</td>
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<td>17 Boyd Beasley</td>
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<td>18 Gabriel Broomfield</td>
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<td>19 Justin Kronbank</td>
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<td>20 Nate Sanford</td>
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<tr>
<td>21 Sage Kemp</td>
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<tr>
<td>22 Vive Caunson</td>
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<td>23 Mackenzie Ayer</td>
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<tr>
<td>24 Andrew Lawrence</td>
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<tr>
<td>25 Emily Berber</td>
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<tr>
<td>Name</td>
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<tr>
<td>-------------------------------------------</td>
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<tr>
<td>1  Alyssa Uffenorde</td>
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<tr>
<td>2  Ryan McDonald</td>
</tr>
<tr>
<td>3  Deon Brunson</td>
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<tr>
<td>4  Chad Dansie</td>
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<tr>
<td>5  Brandon &amp; Sheri Helm</td>
</tr>
<tr>
<td>6  Tony Hill</td>
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<tr>
<td>7  Amy &amp; Andrew Lawrence</td>
</tr>
<tr>
<td>8  Sonny &amp; Brenda Mortensen</td>
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<td>9  Garr &amp; Jennie Ovard</td>
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General Plan
Open House
Comment Form

One of the most important parts of our city meeting is the opportunity for citizens to speak. This comment form must be completed and submitted by anyone who desires to make any comment on any item. (Please Print Clearly)

NAME: Jennie Ovard

DATE: 2-7-18

PHONE NUMBER(s): [Redacted]

EMAIL: [Redacted]

ADDRESS: 5471 Iron King Dr

Summary of your comment: I have concerns about the safety of the kids walking home from the 4 Schools in the area. I see kids walking home along Herriman Blvd on the side walk by Zone 3 every day. Having commercial there will increase traffic and be dangerous for those kids. I would like to see Zone 3 be a public area with little traffic.

Signed Jennie Ovard

(This form is not complete unless signed)
Such as a park. Also, on the corner of Anthem Pk Blvd and Herriman Parkway we do not need the traffic from a gas station. A bank or credit union would be preferable. I think a gas station on the SW corner would also be a problem for children walking home from Athlos to the Lafayette neighborhood.
NAME: Brenda Mortensen
DATE: 2.7.18
PHONE NUMBER(s): [redacted]
EMAIL: [redacted]
ADDRESS: 5451 Iron King Dr

Summary of your comment: I see several safety concerns with having zone 3 become commercial property. The biggest concern being the safety of the school children that walk home along [redacted]. If the dirt needs to be removed, it would serve as a great park for that entire area, there really isn't any other legitimate green space.

Signed: [redacted]

(This form is not complete unless signed)
It could also be used for storage of snowplows or salt, like all the wilders told us it was to be used or before we built. Then perhaps we would save 5 million for something else?

Put a solar farm on the hill, put trees...

Just develop all the other proposed zones first. Pull this zone 3 from the proposed commercial plan. The city owns the land, worry about the other zones & hold off on zoning this!

Thanks!
I currently live in Miller Crossing, directly behind the proposed commercial zone of #3. I have been in my house less than a year. Before I built my house, I did my due diligence to find out what would be behind my house. It was owned by the city and slated for use for public works building. Now we are being told they want to build commercial. I purposely did not buy a home in the corner of Miller Crossing because I did not want to live by commercial. All the noise and the proposed commercial is not by current residents! So anyone buying a home would know ahead of time that it would be commercial. My other worry is the school bus #3. Kids will be waiting to get off school in front of all that commercial, which could lead to kids getting hit or parents driving their kids to school.
School because they don't want their kids to walk by commercial. This will cause a ton of traffic. Could we instead turn it into a park or something like that. There are currently no parks that far north in Farrow for the millions of kids who live there.
General Plan
Open House
Comment Form

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NAME: Rachel Duffin

DATE: 2-7-2018

PHONE NUMBER(s): [Redacted]

EMAIL: [Redacted]

ADDRESS: 5536 E Iron King Ave, Herriman

Summary of your comment: We were told the corner of Herr.
ased parkway and 5600 W was zoned for a city works bldg upon building
our house. I am against any high traffic
commercial area. I have children who walk
to and from Bastian Elem. and use that
area nearly daily. I am super concerned
about my children and others safety.
Also, with 4 schools and a highly residential
area, I see no need for commercial zoning
in that area.

Signed: [Redacted]

(This form is not complete unless signed)
I would prefer the area zoned as Zone 3 to stay zoned for a public works. Strip malls aren't good for residential areas. I'm frustrated we were told that area would be a public works when we built our home and now that is changing. I also feel that a public works area may detract a builder like a gas station or a vape shop.
I am concerned with the Hidden Oak development. I believe the lot sizes are not appropriate. They are too small compared to surrounding lots. In addition, I am concerned with how many schools that are proposed in such a little area. I am especially concerned with the...
Advantage Charter school as it shares the entire west border with me. This will cause major traffic concerns since the surrounding roads are only 2 lane and one is proposed to be 3 lane. This will create safety concerns for kids at the school, my family and my neighbors. Please rethink this school location.

Sincerely

Chuck Pandie
General Plan
Open House
Comment Form

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NAME: CYCLE ANDERSON
DATE: 2/7/18
PHONE NUMBER(s): [redacted]
EMAIL: CYCLEANDERSON86P.GMAIL.COM
ADDRESS: 5462 IRONKING DRIVE

Summary of your comment: WE CHOSE TO BUILD AND LIVE IN HERRIMAN, SPECIFICALLY MILLER CROSSING, BECAUSE IT WAS AWAY FROM COMMERCIAL ZONES AND WAS PRIMARILY RESIDENTIAL. TO HEAR THAT THE PROPERTY WEST OF 3 WAS ALREADY APPROVED FOR COMMERCIAL UPSETS ME. WE DO NOT NEED ANOTHER GAS STATION OR BUSINESS IN 3 AND 4. KEEP IT RESIDENTIAL OR REZONE FOR PARKS AND REC. DO NOT MAKE THE SAME

Signed

(This form is not complete unless signed)

MISTAKE THAT WAS MADE WITH MULTI FAMILY HOUSING. LISTEN TO RESIDENTS!
General Plan
Open House
Comment Form

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NAME: Sara Anderson
DATE: 02/07/18
PHONE NUMBER(s): 
EMAIL: 
ADDRESS: 5402 Iron King Drive

Summary of your comment: As a resident near the purposed change #3 & #4 proposed changes, I would appreciate more recreation opportunities (ie parks, walking trails etc...). The number of children (families) in that area doesn't make sense to add in commercial land. Increased traffic, among other things is super unhelpful. We purchased this house to be further away from the commercial. Please reconsider the areas without parks & help

Signed

(This form is not complete unless signed)

Keep your residents happy & encouraged. Thank You!
General Plan
Open House
Comment Form

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NAME: Theodore E. Arellano.

DATE: 02/07/2018.

PHONE NUMBER(s):

EMAIL:

ADDRESS: 5338 W. Iron King Dr.

Summary of your comment:

I am currently living just right by the area #3 and #4. Having a business area is very a good idea, specially having the school right next to it will be interesting for make a business just right next to my home.

Signed

(This form is not complete unless signed)
One of the most important parts of our city meeting is the opportunity for citizens to speak. This comment form must be completed and submitted by anyone who desires to make any comment on any item.  

NAME: Emily Berbert  
DATE: Feb. 7, 2018  
PHONE NUMBER(s):  
EMAIL:  
ADDRESS: 1253 S. Provence Cir.  

Summary of your comment: Great commercial areas I like that they make sense in location. Keep that vision as we move forward. My suggestion is to get the right commercial to come in. Think about the family demographics and stores, venues that will not compete with neighboring cities. Great job guys! Thanks so much.  

Signed

(This form is not complete unless signed)
General Plan
Open House
Comment Form

One of the most important parts of our city meeting is the opportunity for citizens to speak. This comment form must be completed and submitted by anyone who desires to make any comment on any item. (Please Print Clearly)

NAME: Kris Braun

DATE: 7 FEB 2018

PHONE NUMBER(s): [Redacted]

EMAIL: [Redacted]

ADDRESS: 1270 S Silver Reef Rd, Herriman, UT 84096

Summary of your comment: I would like to see #3 and the acre lot next to it as City Park. Since this location is near two schools.

Signed [Signature] (This form is not complete unless signed)
HERRIMAN CITY

General Plan
Open House
Comment Form

One of the most important parts of our city meeting is the opportunity for citizens to speak. This comment form must be completed and submitted by anyone who desires to make any comment on any item. (Please Print Clearly)

NAME: Paul Burnett

DATE: 2/7/2018

PHONE NUMBER(s): [redacted]

EMAIL: [redacted]

ADDRESS: 5539 W. Iron King Cv.

Summary of your comment: Zone 3 should be left as is and not be changed to commercial. Commercial would bring a lot of heavy traffic to an area with a lot of schools and kids walking to and from. There are multiple schools in the home area and we don't want to risk the safety of our kids. There has already been an auto-pedestrian accident with a child on that corner. If the city could guarantee medical offices, it would probably be OK. But we just don't want another accident.

Signed

(This form is not complete unless signed)
General Plan
Open House
Comment Form

One of the most important parts of our city meeting is the opportunity for citizens to speak. This comment form must be completed and submitted by anyone who desires to make any comment on any item. (Please Print Clearly)

NAME: James Bryant

DATE: 2/7/16

PHONE NUMBER(s): [Redacted]

EMAIL: [Redacted]

ADDRESS: 5393 W Iron King Dr.

Summary of your comment: There is 3 schools within 1/2 block of the nearest intersection. Charter elementary, Jr High. Kids are walking to and from school all hours of the day. Why bring more traffic to an area like this. Anthem shopping center will already bring plenty of retail shoppers to the area creating more hazards for the children from the three schools. Keep plans to zone public works PLEASE!

Signed [Signature]

(This form is not complete unless signed)
One of the most important parts of our city meeting is the opportunity for citizens to speak. This comment form must be completed and submitted by anyone who desires to make any comment on any item. (Please Print Clearly)

NAME: Carson Dearue

DATE: 2/17/18

PHONE NUMBER(s): 

EMAIL: 

ADDRESS: 5006 Parseying Drive

Summary of your comment: Draw wet your ass! It is not in my main road

Signed

(This form is not complete unless signed)
HERRIMAN CITY

General Plan
Open House
Comment Form

One of the most important parts of our city meeting is the opportunity for citizens to speak. This comment form must be completed and submitted by anyone who desires to make any comment on any item. (Please Print Clearly)

NAME: Alicia Hawey

DATE: 2-7-18

PHONE NUMBER(s): [Redacted]

EMAIL: [Redacted]

ADDRESS: 5533 fron king cove

Summary of your comment: When picking out our lot we were told it would be a city works building. That I don't want commercial. Their is to many schools right there. I have concern for kids safety. I don't feel it is the right spot for commercial and any buying together gas stations on your map zone 3. I request no gas stations. I feel that corner is already unsafe for all the kids walking to school.

Signed Alicia Hawey

(This form is not complete unless signed)
One of the most important parts of our city meeting is the opportunity for citizens to speak. This comment form must be completed and submitted by anyone who desires to make any comment on any item. (Please Print Clearly)

NAME: Mackenzie Hyer

DATE: Feb 7, 2018

PHONE NUMBER(s):

EMAIL:

ADDRESS: 5503 W. Iron King Drive

Summary of your comment: Please reconsider zoning 3 as commercial & purchasing the 1 acre lot on corner 5200 w & 12600 S.

Miller's Crossing is a good new development and we closely examined zones before choosing our lot. It would cost all to have the city change the plans now. Besides all of the emotion aspects, the home owners would lose money.

Herriman is a family focused community - it's why we choose to live here. Please look at continuing that tradition with a park & connector trail system. We need to do what's best for the families that love to call Herriman home.

Signed

(This form is not complete unless signed)
General Plan
Open House
Comment Form

One of the most important parts of our city meeting is the opportunity for citizens to speak. This comment form must be completed and submitted by anyone who desires to make any comment on any item. (Please Print Clearly)

NAME: Andrew Lawrence

DATE: 2/17/18

PHONE NUMBER(s): [Redacted]

EMAIL: [Redacted]

ADDRESS: 5443 Iron King Drive

Summary of your comment: I have major concerns about location 3 directly behind our house on Iron King Drive. Obviously nobody wants commercial behind them, but we have a lot of concern about safety of the kids crossing that street to go to school. If there were gas stations or fast food places etc. It would increase traffic and be more dangerous to cross that intersection. Please consider these factors when deciding to re zone location 3.

Thank you

Signed (This form is not complete unless signed)
One of the most important parts of our city meeting is the opportunity for citizens to speak. This comment form must be completed and submitted by anyone who desires to make any comment on any item. (Please Print Clearly)

NAME: Ryan McFerrin

DATE: 2/7/16

PHONE NUMBER(s): [Redacted]

EMAIL: [Redacted]

ADDRESS: 12361 S. Tappas Ln

Summary of your comment: I do not like the use of #5 for commercial. It is a high traffic area for all schools and could increase risk to children walking to and from school. I know Herriman has a lot of parks, but parks are severely lacking in the valley area and any use of #5 for parks would be appreciated.

Signed

(This form is not complete unless signed)
NAME: GARR OYARD  
DATE: FEBRUARY 2018  
PHONE NUMBER(s):  
EMAIL:  
ADDRESS: 5471 W. IRON KING DR. (MILLER CROSSING)  

Summary of your comment: I'M INTERESTED IN PROPOSING NEW IDEAS FOR THE CITY-OWNED PROPERTY BEHIND MY HOME - PARCEL #3. IF WE FORESTED THE AREA WE COULD PUT UP A CELL PHONE TOWER THAT LOOKS LIKE A TREE TO SUBSIDIZE THE COST OF REMOVING THE ARSENIC AND LEAD AND FORESTATION. A SMALL SOLAR FARM WOULD ALSO BE INTERESTING. THANKS FOR ANSWERING MY QUESTIONS TONIGHT!

Signed  
This form is not complete unless signed
General Plan
Open House
Comment Form

One of the most important parts of our city meeting is the opportunity for citizens to speak. This comment form must be completed and submitted by anyone who desires to make any comment on any item. (Please Print Clearly)

NAME: CARTER PHAM

DATE: FEBRUARY 7TH, 2018

PHONE NUMBER(s):

EMAIL:

ADDRESS: 5417 W. IRON KING DRIVE HERRIMAN, UT 84096

Summary of your comment:

TO WHOM IT MAY CONCERN,

WE'RE CONCERNED ABOUT THE POTENTIAL COMMERCIAL TOWING PLANNED NEAR THE SOUTH SIDE OF MILLER CROSSING. THE IMMEDIATE CONCERN IS POTENTIAL TRAFFIC NUMBERS FOR AN THE KIDS WHO LIVE NEARBY. RETAIL STRIPS CAN ALSO BRING ISSUES WITH NOISE & PRIVACY. GIVEN THAT EASEMENT IS SO HIGH WE ARE CONCERNED ABOUT SAFETY. BEING A NEW HOMEOWNER WE WOULD IN HERRIMAN TO BE FURTHER AWAY FROM THE CHALLENGES OF CITY LIFE.

Signed

(This form is not complete unless signed)
One of the most important parts of our city meeting is the opportunity for citizens to speak. This comment form must be completed and submitted by anyone who desires to make any comment on any item. (Please Print Clearly)

NAME: Jared Preusz

DATE: February 7, 2017

PHONE NUMBER(s):

EMAIL:

ADDRESS: 5363 West Iron King Drive 84096

Summary of your comment: I am moving into a house on Iron King Drive and the back of my home will face what is proposed to be Commercial Zone 3. I am concerned about commercial ruining property values in our area. There are also 3 schools nearby and we are concerned about crime, noise and lots of traffic. Honestly, this is not a good use of that space and this is a family community. If commercial is coming in there, I recommend putting up a large wall to separate our community from the commercial and trees to block it. Please also don't remove the hill in our backyard.

Signed [Signature] (This form is not complete unless signed)
GENERAL PLAN
OPEN HOUSE
COMMENT FORM

One of the most important parts of our city meeting is the opportunity for citizens to speak. This comment form must be completed and submitted by anyone who desires to make any comment on any item.  (Please Print Clearly)

NAME: Sherri Ryder

DATE: 2-7-18

PHONE NUMBER(s): 

EMAIL: 

ADDRESS: 13668 S. Jana Court

Summary of your comment:

I am highly against the high density building that is going on. I think instead of issuing building permits to whatever the builders want more consideration should be given to existing homes. Roads should be better thought out so congestion can be addressed.

Signed Sherri Ryder

(This form is not complete unless signed)
One of the most important parts of our city meeting is the opportunity for citizens to speak. This comment form must be completed and submitted by anyone who desires to make any comment on any item. (Please Print Clearly)

NAME: Steve Savage

DATE: 02/07/19

PHONE NUMBER(s): [Redacted]

EMAIL: [Redacted]

ADDRESS: 13112 S. Silver Reef Ct.

Summary of your comment: make #3 a corner lot & a public park instead of retail/commercial because of the Bastein School and all of the kids walking (think about their safety)
General Plan
Open House
Comment Form

One of the most important parts of our city meeting is the opportunity for citizens to speak. This comment form must be completed and submitted by anyone who desires to make any comment on any item. (Please Print Clearly)

NAME: VINE STINSON

DATE: 2/19

PHONE NUMBER(s):

EMAIL:

ADDRESS: 12371 ION CIR 02, HERRIMAN UT

Summary of your comment:

CONCERNED ABOUT ZONE 3 TURNING TO COMMERCIAL.
- ALSO THE LOT ON THE CORNER BEING COMMERCIAL.
ANYTHING WE CAN DO TO MAKE BOTH A CITY PARK?
WE TAKE A HUB OF WILDLIFE IN BEHIND, DO WE REALLY NEED MORE COMMERCIAL? MY LOT IS BEHIND THE I ACRES LOT, HOW DO I FIND OUT MORE INTO ABOUT IT?

Signature: [Signature]

(This form is not complete unless signed)
General Plan
Open House
Comment Form

One of the most important parts of our city meeting is the opportunity for citizens to speak. This comment form must be completed and submitted by anyone who desires to make any comment on any item. (Please Print Clearly)

NAME: Laci Warmy

DATE: 7 FEB 18

PHONE NUMBER(s): [Redacted]

EMAIL: [Redacted]

ADDRESS: 14532 Juniper Shade Drive

Summary of your comment: Our family is concerned about the small amount of retail in the city. We appreciate the want to maintain a more "rural" feel, but the population growth demands a stronger economic base.

________________________________________________________________________
________________________________________________________________________
________________________________________________________________________
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________________________________________________________________________

Signed [Signature]

(This form is not complete unless signed)
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<table>
<thead>
<tr>
<th>File #</th>
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<tr>
<td>Request</td>
<td>Text Change to the Land Development Code Regarding Open Space in the Planned Development Overlay Zone</td>
</tr>
</tbody>
</table>
DATE: February 8, 2018

TO: Planning Commission

FROM: Bryn McCarty, Assistant City Planner

MEETING: PC Agenda 02/15/2018

REQUEST: Text Change to the Land Development Code Regarding Open Space in the Planned Development Overlay Zone
Applicant: Herriman City
File Number: Z2018-002

Request
Herriman City is proposing a text change to the Land Development Code to allow for developers to pay a fee in lieu if they cannot provide the required 20% of open space in a PUD.

Notice
The public hearing notice was posted in the newspaper and the City website on February, 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, the options to meet the 20% open space requirement using land outside of the PUD, or paying a fee in lieu for required open space was inadvertently excluded from the newly-revised ordinance.

Recommendation
Staff recommends approval of the text change to the land use ordinance to allow developers to use outside land or pay a fee in lieu for a portion of a PUDs required open space.
Chapter 15
OVERLAY ZONES

ARTICLE C
PLANNED DEVELOPMENT OVERLAY ZONE

10-15C-6 DEVELOPMENT STANDARDS:

J. Preservation Of Open Space: The location and amenities of all required open space shall be reviewed and approved as part of the preliminary site plan process.

1. At least 20 percent of the planned unit development shall be preserved as permanent open space.

   a. At least one-half of the open space required shall be maintained in single contiguous lot, not including any unbuildable property, configured in a usable size and shape.

   b. Open space that is unbuildable because of, among other things, slope, wetlands, flood drainage, or contamination, shall be counted at 25 percent of the acreage required to satisfy applicable open space requirements.

   c. Detention basins may count as open space only if they provide recreational amenities, including, but not limited to, playgrounds, gazebos, exercise stations, or sports fields with parking lots.

   d. Park strips adjacent to a street shall not count as open space.

2. A method approved by the city to maintain open space shall be established prior to sale of any lots in a planned unit development. Preservation, maintenance, and ownership of required open spaces within the development may be accomplished by:

   a. Dedication of the land as a public park or parkway system;

   b. Granting to the city a permanent open space easement on or over the private open spaces to guarantee that the open space remains perpetually in recreational use, with ownership and maintenance being the responsibility of the owner or an owners association established with bylaws which are satisfactory to the city;

   c. Compliance with the provisions of the Utah Condominium Ownership Act which provides for payment of expenses for upkeep of common areas and facilities.

3. Open space may be provided in a location outside of the boundaries of the PUD, if the following requirements are met:

   a. The off site open space must be located within Herriman City limits.

   b. Open space that is unbuildable because of, among other things, slope, wetlands, flood drainage or contamination, shall be counted at twenty five percent (25%) of the actual acreage to satisfy applicable open space requirements. Detention basins may only count as open space if they provide recreational amenities.
c. The location and amenities of all the required open space shall be reviewed and approved by the planning commission as part of the PUD process.

d. A portion of the open space may be required to remain within the boundaries of the PUD.

4. A fee in lieu of required open space may be provided if the following requirements are met:

a. The amount of acreage that is required as open space shall be reviewed and approved by the planning commission as part of the PUD process.

b. The fee in lieu of shall be determined by an appraised price per acre and the amount shall be approved by the city council.

c. The fee shall be designated as parks funds and shall be used to purchase or improve property for parks in other areas of the city.

d. A portion of the open space may be required to remain within the boundaries of the PUD.
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<th>Date of Meeting:</th>
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<tr>
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<td>Request</td>
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<tr>
<td>Text Change to the Land Development</td>
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<tr>
<td>Code Regarding Backyard Chickens in</td>
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<tr>
<td>Residential Zones</td>
</tr>
</tbody>
</table>
DATE: February 8, 2018

TO: Planning Commission

FROM: Bryn McCarty, Assistant City Planner

MEETING: PC Agenda 02/15/2018

REQUEST: Text Change to the Land Development Code Regarding Open Space in the Planned Development Overlay Zone
Applicant: Herriman City
File Number: Z2018-003

Request
Herriman City is proposing a text change to the Land Development Code to re-insert the backyard chickens ordinance into the current version of the code.

Notice
The public hearing notice was posted in the newspaper and the City website on February, 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, the code regulating chickens in residential zones was inadvertently excluded from the newly-revised ordinance.

Recommendation
Staff recommends approval of the text change to the land use ordinance to place the backyard chicken ordinance into Land Development Code.
ANIMALS AND FOWL:

A. Permitted for Family Food Production: The keeping of animals and fowl is allowed as set forth in the chart below in zones where “family food production” is a permitted use or conditional use, the A-.25, A-.50, A-1, R-1-21, and R-1-43 zones.

F. Backyard Chickens: In R-1 zones not included under Family Food Production, persons may keep backyard chickens on single-family residential lots in accordance with the provisions of this section:

1. Maximum Number Of Backyard Chickens Allowed:

<table>
<thead>
<tr>
<th>Lot Size (Square Feet)</th>
<th>Maximum Number Of Chickens</th>
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<tbody>
<tr>
<td>Less than 5,000</td>
<td>0</td>
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<tr>
<td>5,000 to 7,999</td>
<td>4</td>
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<tr>
<td>8,000 to 9,999</td>
<td>6</td>
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<tr>
<td>10,000 or more</td>
<td>10</td>
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2. At Large: It is unlawful for any person who is the owner, keeper, or temporary custodian of any chicken to allow the animal(s) to be at large, off the premises or outside the approved enclosure.

3. Unsanitary Conditions and Animal Husbandry: It is unlawful for any person to keep and maintain in an unclean or unsanitary condition any coop, enclosure or other structure or area in which any chicken is kept. The keeping of animals must conform with good animal husbandry practices including, but not limited to, mitigation of noise, smells, insects, rodents, dust, or other nuisance type effects of family food production.

4. Nuisance: It is unlawful for the owner or keeper of any chicken to allow the animal(s) to be a nuisance to any neighbor, including, but not limited to, creating noxious odors from the animals, their waste, coop, or related structure or generating noise of a loud and persistent nature.

5. Subject To Inspection: All places where any backyard chickens are kept shall be subject to inspection for cleanliness, health, and sanitation purposes by a Code enforcement official, animal control officer, or representative of the Salt Lake Valley Health Department, based on any complaint or observation that the requirements of this section are in violation.

6. Female Chickens Only: Only female chickens may be kept. No ducks, geese, turkeys, peafowl, crowing hens, or roosters may be kept. No other bird species shall be kept except as provided by this Code and birds normally and generally considered household or indoor pets.
7. Accessory Buildings: Chicken coops shall be considered accessory buildings and are subject to the accessory building requirements of the zone in which the property is located.

8. Personal Use Only: Chickens shall be for personal use only. The selling of eggs or fertilizer or the breeding of chickens for commercial use is prohibited.

9. Slaughtering: The slaughtering of chickens on the premises is allowed in areas not visible to the public and must be accomplished in a humane and sanitary fashion. All entrails and byproducts of the slaughtering process shall be discarded in accordance with Health Department regulations.

10. Enclosure Standards:

a. Chickens must be contained within an enclosure or fenced area at all times.

b. Chicken enclosures shall be contained entirely behind a fence in the side or rear yard. No enclosures will be permitted in any front yard.

c. Chicken coops shall be maintained in good condition.

d. All chicken coops shall be placed at least twenty-five feet (25') from any dwelling on an adjacent lot. (Ord. 2016-28, 9-14-2016)
**Date of Meeting:**
**02/15/2018**

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<tr>
<td>Request</td>
<td>Text Change to the Land Development Code to Allow Churches in All Zones</td>
</tr>
</tbody>
</table>
DATE: February 8, 2018

TO: Planning Commission

FROM: Bryn McCarty, Assistant City Planner

MEETING: PC Agenda 02/15/2018

REQUEST: Text Change to the Land Development Code Regarding Open Space in the Planned Development Overlay Zone
Applicant: Herriman City
File Number: Z2018-005

Request
Herriman City is proposing a text change to the Land Development Code to allow churches as a conditional use in all zones.

Notice
The public hearing notice was posted in the newspaper and the City website on February, 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 it was found that churches were no longer allowed as a conditional use in the C-2 zone, as it was in the old ordinance. This change will make churches a conditional use in all zones.

Recommendation
Staff recommends approval of the text change to the land use ordinance to allow churches as a conditional use in all zones.
<table>
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<tr>
<th>Zones</th>
<th>Uses</th>
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<tr>
<td>Utility</td>
<td>Substation</td>
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<td>School</td>
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<td>Public and Civic</td>
<td>Resource Recovery Collection Center</td>
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<td>Convention Center</td>
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<td>College of University</td>
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<td>Club of Service Organization</td>
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<td>Certificate of Achievement</td>
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