PLANNING COMMISSION AGENDA
Thursday, March 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. Review of City Council Decisions
2. Review of Agenda Items
3. Discussion of Chapter 16, Table of Uses

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: January 18, 2018
   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: Approval for Rockwell Landing Phase 2 Grading Plan
   (continued from February 15, 2018)
   Applicant: Kim Rindlisbacher
   Address: 16000 S 2150 W
   File Number: 39C15-01

2.2 Request: Conditional Use Permit for a Gorilla Car Wash and Grease Monkey Quick Lube
   Applicant: Steve Cloward
   Address: 5708 W 13400 S
   Zone: C-2
   Acres: 1.395
   File Number: C2018-005

2.3 Request: Conditional Use Permit for a Holiday Oil Gas Station/Convenience Store
   Applicant: John Linton
   Address: 15000 S Academy Pkwy
   Zone: C-2
   Acres: 1.48
   File Number: C2018-006
2.4 Request: Conditional Use Permit for Ace Hardware
   Applicant: Brad Murdock
   Address: 13348 S Rosecrest Rd
   Zone: C-2
   Acres: 2.81
   File Number: C2017-056

2.5 Request: Subdivision Amendment for a Lot Line Adjustment *(Public Hearing)*
   Applicant: Brad Murdock
   Address: 13348 S Rosecrest Rd
   Zone: C-2
   File Number: S2015-012-02

2.6 Request: One Lot Subdivision for Pinnacle Apartments *(Public Hearing)*
   Applicant: Duaine Rasmussen
   Address: 5553 W Anthem Park Blvd
   Zone: R-M
   Acres: 13.87
   File Number: S2018-004

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 Held Feb. 15, 2018)*
   Applicant: Herriman City
   File Number: G2018-001

4. **Chair and Commission Comments**

5. **Future Meetings**
   5.1 City Council – Wednesday, March 28, 2018 @ 7:00 PM
   5.2 Joint Work Meeting – March 29, 2018 @ 6:00 PM
   5.3 Planning Commission Meeting – April 5, 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) 446-5325 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 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. 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/pmn/index.html and on Herriman City’s website www.herriman.org.

   *Posted and Dated this 8th day of March, 2018*
   Wendy Thorpe
   Deputy Recorder
The following are the minutes of the Planning Commission Meeting held on **Thursday, January 18, 2018 at 6:00 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:** Chris Berbert, Andrea Bradford, Adam Jacobson, Jessica Morton, Curt Noble, and Robyn Shakespear

**City Staff Present:** City Planner Michael Maloy, Assistant City Planner Bryn McCarty, Communications Specialist Jon LaFollette, Planning Administrative Coordinator Craig Evans, Assistant City Engineer Jonathan Bowers, City Attorney John Brems and Deputy Recorder Wendy Thorpe.

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

1. **Training – Video**
   Training video was presented for the Planning Commission.

2. **Election of Chair and Vice-Chair**
   Vice Chair Morton opened nominations for Chair and Vice Chair positions. Assistant Planner McCarty explained nomination procedures and seniority. Commissioners discussed procedures, options and who has previously held the positions.

   *Commissioner Shakespear moved to nominated Commissioner Morton as Chair. Commissioner Jacobson seconded the motion and all voted aye.*

   *Commissioner Bradford moved to nominate Commissioner Berbert as Vice Chair. Commissioner Jacobson seconded the motion and all voted aye.*
3. Review of City Council Decisions

Assistant City Planner Bryn McCarty informed the Commission of recent City Council decisions. At the last meeting the mobile food truck ordinance was approved. Low density agricultural and the A-.25 zone are coming back for review, because of the General Plan. The low density zones were written to specifically match the 2017 General Plan, which caused the densities to not match the 2014 General Plan. The process is a little convoluted because of the density criteria which caused the Council to remand the Low Density Agricultural Zone to the Planning Commission. She recommended the Planning Commission wait to offer a recommendation until the City has an adopted General Plan.

4. Discussion of amendment to the General Plan

City Planner Michael Maloy expressed his appreciation to Assistant City Planner Bryn McCarty and Planning Administrative Coordinator Craig Evans for the assistance and in depth knowledge. He added the department are working through roles and responsibilities. City Planner Maloy recently had a meeting with City Council as a follow up to the joint meeting where several topics were addressed. He quoted Daniel Burnham who is the father of modern City Planning and Director of Works for the Chicago World’s Fair in 1893. His work captured imagination of communities throughout America and beyond and encouraged the idea to work together in a coordinated fashion to create great communities. From that Planning became a distinct profession. He was on the team that created the 1909 plan of Chicago. “Make no little plans; they have no magic to stir men’s blood and probably themselves will not be realized. Make big plans; aim high in hope and work, remembering that a noble, logical diagram once recorded will not die”.

He went on to say that the General Plan reflects the vision of our City and can be a great tool to guide development. The City continues to view long term development and should not limit accomplishments to five or ten years. The long term General plan should expand over the course of 30-40 years to unify elements in the community. Consistently applying plans will make a positive difference in community, small incremental stages really help.

City Planner Maloy also quoted General Dwight Eisenhower “In preparing for battle I have always found that plans are useless, but planning is indispensable”. The City will continue to work the General Plan and do the very best to learn from the community; however, when it comes to applying the principles of the plan the City should be amenable. He offered an example of the REAL Salt Lake (RSL) Complex. The City was able to accommodate the opportunity and its success to this community. Zoning changes should not be taken lightly, and should only be done for the best interest of the City. Changing the General Plan is difficult because of the invested community vision; however, adjustments are necessary sometimes. His impression depicted challenges for the community are due to rapid growth which needed amendments to the General Plan. When the General Plan is frequently amended, it does not adequately communicate the vision for the City. The City should reevaluate the vision of the City. He suggested frequent amendments show the low commitment to the General Plan which outlines a low predictability of the adopted plan. Property owners and potential property owners look to the General Plan to gain an understanding of what will be around their residence. City Planner Maloy anticipated the City would conduct a more thorough General Plan process for the City in increase commitment, have a guiding tool for residents and developers and to improve development predictability. He indicated there were a number of issues needing to be addressed including the rough outline to guide the General Plan process. The City has indicated the desire to seek a budget amendment to allocate additional
funds for the process to retain an outside consultant. The Council indicated they would work through their vision to help guide staff through the process and identify their values for the Planning Commission to make sure the City is focusing on the text of the General Plan and not just the Land Use Maps.

The maps in the General Plan does not fully represent areas of change, areas of opportunity or immediate concerns. This information is outlined in the text of the General Plan. Unless a developer proposes an amendment, areas are already Master Planned and changes in the affected areas are not anticipated. City Planner Maloy explained the City should focus on areas of the General Plan that require change and not spend resources on the stable areas of the City. The community, Council, Planning Commission and staff will collaborate on the revision of the plan. Areas identified in the General Plan amendment have an element of commercial or industrial. Staff has been instructed to pursue an amendment to the General Plan for ten areas within the City and a Public Hearing has been scheduled for February 7, 2018. He suggested the Planning Commission relay their concerns of the ten areas especially if they are uncomfortable making a recommendation to the City Council.

Commissioner Adam Jacobson expressed his understanding that Council would like to see commercial development and if it isn’t planned, it will not come to fruition. He acknowledged the sales tax base would be better with commercial; however, Herriman City should not be compared with Salt Lake City and should look towards similar geographical communities like Alpine. Alpine has agreed they are a bedroom community and have established themselves as such. He suggested Herriman has done too much to try to bring commercial to the area which is a direct reflection of the higher density issues that have taken away from the look and feel of Herriman. Mountain View Corridor will be more of a transportation corridor, but not a business corridor.

Commissioner Chris Berbert agreed and questioned if designated areas on the map would be conducive to commercial. Assistant City Planner McCarty responded some areas would be industrial, not retail space. Commissioner Berbert pointed out a large part of the recommended amendment which may not be reasonable as commercial areas as areas surrounding Redwood Road and Mountain View Corridor would be a more viable location. Commissioner Jacobson expressed his desire to focus on the areas that would have major thoroughfares. Commissioners Jacobson and Shakespear stated Riverton and South Jordan were more aggressive with their commercial development abutting Herriman City boundaries. Commissioner Jacobson suggested the City should be developed with commercial development buffered with some type of higher density rather than larger homes. Commissioner Berbert indicated there is a desire to be located in Herriman due to the open space, atmosphere and outdoor activities. The vision of Herriman seems to conflict as people living here aren’t provided with the opportunity to move up.

City Planner Mike Maloy acknowledged concerns regarding excessive commercial development, and explained that additional commercial areas along Mountain View Corridor makes sense. Commissioner Adam Jacobson agreed with commercial development should be close to Mountain View Corridor, and suggested the RSL stadium should have been closer to the highway. Developers include commercial as a ploy to get the density they want. Commissioner Chris Berbert said the City should play to the geographical strengths including Herriman Hills and Yellow Fork for horse riding and biking. Developments could be amazing if is planned correctly. Commissioner Adam Jacobson agreed and added the map does not show where Riverton and South Jordan retail centers are located which make it seems like areas are being created for big box stores that will never come to fruition. Commissioner Chris Berbert observed society trends of big box retail and suggested
Commissioner Jacobson expressed his opinion that area five would not be a viable commercial area. Assistant Planner Bryn McCarty responded that the Economic Development Department has several visions for these properties. In area five, Assistant City Manager Gordon Haight mentioned a Data Center opportunity with specialized flex space and offered the example of construction along Porter Rockwell. Commissioners Adam Jacobson and Robyn Shakespear agreed that it makes sense for areas seven and eight to be commercial. Assistant City Planner McCarty added area six would be mixed use commercial, as the City does not want more residential in that area. Sections eight and nine buffer Camp Williams. Area four will be a thoroughfare for Main Street. Commissioner Adam Jacobson met with Utah Department of Transportation and noted that Mountain View Corridor does not have a planned exit between 2100 North in Lehi and Porter Rockwell. There will be no planned exits throughout Camp Williams because of the proximity to Redwood Road. He recommended focusing commercial development around Porter Rockwell. Vice Chair Chris Berbert added that will be a huge traffic area. Commissioner Adam Jacobson said he has waited a mile plus to turn left at Porter Rockwell, and suggested a gas station would be great at that location. Commissioner Adam Jacobson explained his opinion that there would not be more commercial along Mountain View Corridor because of the Riverton commercial center. Commissioner Berbert suggested some restaurants could be located in the area. Commissioner Adam Jacobson said restaurants are only a third-acre development and there could be smaller commercial zones. Assistant Planner Bryn McCarty mentioned this amendment would be to preserve commercial area, which could decrease in the future. Commissioner Adam Jacobson suggested the area could be the right spot for a data center and potentially some commercial. He indicated in belief that area one should not be commercial. Commissioner Curtis Noble expressed his concern of 13400 South becoming a major thoroughfare with Daybreak residents. The City does have townhomes there where it should’ve been more commercial development. He would not want the same thing to happen in zone one. Commissioner Chris Berbert was concerned with four schools being located in the same area. Commissioner Adam Jacobson indicated that Smith’s is oldest commercial location within Herriman City other than Chevron. Chair Jessica Morton observed the commercial near the Holiday in Rosecrest, where the City has tried to pursue commercial unsuccessfully. Commissioner Chris Berbert understood the value in preservation; however, developers continue to promise commercial with the high density but the commercial has yet to come. Assistant Planner Bryn McCarty said that has not been part of the conversation with these properties. Commissioner Adam Jacobson asked if the City is aware of what Riverton has planned adjacent to area five. Assistant City Planner Bryn McCarty responded the area is master planned to be part of CenterCal. Commissioner Adam Jacobson indicated that is where their higher density will be located.

City Planner Mike Maloy indicated that staff will pass along as much information as possible so the Planning Commission can make an informed recommendation to the City Council when the time has come. The City Council has requested to move forward with the process of placing these areas as commercial locations. Commissioner Chris Berbert said the Council will try to preserve it and when a consultant has been hired there will need to be a feasibility study conducted to ensure these areas are adequately planned. Assistant City Planner Bryn McCarty added Assistant City Manager Gordon Haight and Economic Development Manager Heather Upshaw have commenced on the commercial development study and would present it to the City Council in the near future. That study will be forwarded on the Planning Commission once available.
City Planner Mike Maloy validated the concerns of the Planning Commission and acknowledged that changes need to be made to the commercial elements of the General Plan. Administration has not thought about traditional Brick and Mortar stores and the City will look at a more creative type of commercial land uses. The City needs to balance our revenues and expenditures in the long term to be a viable community. Residential development will never pay for itself without increasing property taxes. Vice Chair Berbert asked if all of area ten would be commercial. Assistant Planner McCarty responded that the area would be light industrial business parks with some commercial at the major intersection. Commissioner Curtis Noble recommended additional discussions should be pursued for areas one through four. Chair Jessica Morton asked if Council has planned on taking out commercial, or adding commercial to remove residential. City Planner Maloy indicated that discussion would be a part of the General Plan process.

5. Discussion of amendments to the Land Use Table
In response to a question posed by Commissioner Jacobson, Assistant City Planner Bryn McCarty indicated that the Council talked about the Dansie and Teton Development discussion during the next City Council work meeting as the developers have made several changes.

6. Review of Agenda Items
   Item 2.1 - Conditional Use Permit for a Check City Retail Location
Commissioner Adam Jacobson relayed his impression the City would not allow Check City establishments. Assistant Planner Bryn McCarty responded in the affirmative and explained an application had been submitted on December 6, 2017 and the ordinance was amended December 13, 2017.

Commissioner Adam Jacobson mentioned a scrolling sign for Rosenval Dentistry, and acknowledged a large wall mounted sign on the building and asked if the Commission should consider reviewing signage. Assistant Planner McCarty agreed. Commissioner Jacobson reminded the Commission the scrolling sign on dentist office was denied; however, they have installed a huge scrolling sign on the building which seems to be excessively illuminated.

   Item 2.2 – Exception to the Single Family Design Standards
Assistant Planner Bryn McCarty handed out paperwork about changing zoning which was also submitted with packet and mentioned some zoning changes being considered with the rezone for storage facilities. City Planner Maloy recommended highlighting which areas should be permitted.

Planning Commission work meeting adjourned by consensus at 7:00 p.m.

7:00 PM - Regular Planning Commission Meeting
1. Call to Order
Chair Jessica called the meeting to order at 7:03 pm and welcomed those in attendance. She reported that during the work meeting she was elected Chair and Commissioner Berbert was elected Vice Chair.

1.1 Invocation/Thought/Reading and Pledge
1.2 Roll Call
Full Quorum Present.

1.3 Approval of Minutes for: December 7, 2017
Commissioner Noble moved to continue item 1.3 Approval of Minutes for: December 7, 2017, Commissioner Berbert 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 Shakespear  Aye
The motion passed unanimously.

1.3 Conflicts of Interest
No conflicts of Interest were reported.

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: 5136 W 13400 S
Zone: MU-2 (Mixed Use)
Acres: .98
File Number: C2017-66

Assistant City Planner Bryn McCarty explained the applicant requested a Conditional Use Permit for Check City location at 13400 South, part of the Towne Center. In a building that was constructed last year which allows for four tenant spaces. Check City applied for the conditional use prior to the ordinance being amended to not allow check cashing businesses and are looking to open in one of the tenant spaces. Parking is already there, lot and building have been established as a conditional use, so Planning Commission has to review the conditional use. No signage has been submitted to date.

Applicant Tracy Rawle representing Check City introduced himself. Chair Morton asked him if there was anything he would like to add in addition to Assistant City Planner McCarty’s remarks. Mr. Rawle stated Planning Coordinator Craig Evans has been great to work with during the process. Signage has been approved by developer and landlord, and they will look to submit for a sign permit in the near future. Mr. Rawle expressed his opinion that landscaping had been approved with the original building site and he would not have to complete those requirments as outlined in the Staff Report. Assistant City Planner Bryn McCarty confirmed the landscaping has already been approved.
Chair Morton asked about the hours of operation. Applicant Rawles stated the service would be provided between 8:00 a.m. – 10:00 p.m.; however, the hours would vary. He added some locations are open Sunday, but he is not sure if this location would follow suit. Chair Morton asked if the Commission had any other questions and asked if any Commissioners were ready to make a motion.

Commissioner Jacobson said that since it was grandfathered in by ordinance he moved to approve item 2.1, with Staff’s three recommendations [1. Receive and agree to the recommendations from other agencies, 2. At least 15-percent of the total site must be landscaped. At least five-percent of the parking lot interior must be landscaped, and 3. No signs are approved with this request, separate approval will be required]. 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.

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

Assistant Planner McCarty oriented the Commission of the location of the parcel along Gina Road. The parcel faces the private lane where the driveway would be located, and the side yard would abut Gina Road. Commissioner Jacobson asked which of the artist’s renderings would face Gina Road. Assistant City Planner observed the correct rendering. Chair Morton invited the applicant to address the Commission.

Applicant Zach Gordon explained the façade of the home being constructed with James Hardie, which is an eight-inch 50-year structural concrete mason material. The colors of the home would be black and white in color with tigerwood accents. The home is a contemporary prairie style home which is popular back east because it holds up to climates Mr. Gordon relayed his concern with constructing the home with stucco due to probability of cracking after a few years. He explained other architectural design elements around the exterior of the home that weren’t easily depicted in the pictures shown. Commissioner Noble asked if the applicant had plans to fence the yard. Mr. Gordon replied in the affirmative, after landscaping has been installed. He suggested the side of the home would not be visible once the fence has been installed. The high scale home would be an asset to the neighborhood as construction materials utilized are of higher quality. The home is being built to be a low maintenance home. Commissioner Noble asked if the Tigerwood accent would also be utilized on the side of the home. Mr. Gordon indicated the side of the home would be a similar design including Tigerwood. Commissioner Jacobson asked if the Pergola will be on that side. Mr. Gordon
explained the pergola would be at the rear of the home; however, it was not shown on the drawing. Commissioner Jacobson rephrased his questions indicating he was asking about the wood architectural feature above the garage doors. Mr. Gordon indicated the arbors would be the same wood material. Commissioner Jacobson asked if it would be visible adjacent to Gina Road. Mr. Gordon indicated he could; however, was not certain of how large of an arbor could be placed on the side due to the transom windows.

Assistant City Planner McCarty asked how much of the façade would be covered by the fence. Mr. Gordon indicated the fence would be installed along the whole side of the home as far as the City would permit. Commissioner Robyn Shakespear asked about the finish of the wood. Mr. Gordon indicated that Tigerwood is a cedar type material and it is the densest wood someone could purchase. The material would not have to be finished. Commissioner Jacobson asked if the planks were plans or a tongue and groove material. Mr. Gordon indicated the material is a 1x8 plank. Commissioner Shakespear asked if the material would age. Mr. Gordon responded in the negative.

Commissioner Jacobson expressed he likes what is being proposed, but didn’t know if it would warrant a deviation from City Standards. Commissioner Shakespear agreed. Commissioner Jacobson mentioned it looks great but we just need more to rationalize deviation. Assistant City Planner McCarty asked for clarification. Commissioner Jacobson indicated the products are of high quality, but needed more of a reason to deviate from the standard to this project cannot be used to set precedence. To this statement, Mr. Gordon indicated the structural windows alone are more money than it would cost to install stone to the entire front façade of the home. He indicated he could reduce the cost of construction by installing stone, but wasn’t the design he wanted. Commissioner Jacobson indicated this project would establish a precedent and that is why the Commission has been asking so many questions. Commissioner Berbert acknowledged the home would not be visible on Gina Road, and even though he doesn’t like to grant exceptions on the standards, he was comfortable deviating from the standard on this project. Commissioner Noble indicated that compensating factors are a consideration when approvals are granted. Chair Morton added the project being located on a private road would be another important factor to consider. Commissioner Jacobson said it would be a nice looking home, but couldn’t think of how to relay it in a motion.

Assistant City Planner McCarty moved to recommend approval based on increased use of fiberglass composite, high quality windows, the private lane it faces and fence that surrounds the side of the home that faces a main road, and also the use of the wood elements and the Hardie Board, you’re using is a good product, I don’t typically do this but I think what you’re accomplishing allows me to recommend approval of item 2.2. C2018-02. Commissioner Noble seconded the motion and added that the garage windows are another contributing factor for the approval.

The vote was recorded as follows:
- Commissioner Chris Berbert   Aye
- Commissioner Andrea Bradford  Aye
- Commissioner Adam Jacobson   Aye
- Commissioner Curt Noble      Aye
- Commissioner Robyn Shakespear Nay

The motion passed with a 4:1 vote.
3. **Legislative Items**

Legislative items are recommendations to the City Council. Broad public input will be taken and considered on each item. All legislative items recommended at this meeting will be scheduled for a decision at the next available City Council meeting.

3.1 **Request: Text Change to 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

Assistant City Planner McCarty explained the new Land Use Code adopted in December has a couple things that had been omitted. Several years ago, the City removed storage units from the C-2 zone. The recent update overlooked this conditional use and recommended it be put back into the ordinance.

*Chair Morton opened the Public Hearing.*

There were no comments offered.

*Chair Morton closed the Public Hearing.*

Commissioner Noble pointed out the notes at the bottom where number 11 was stricken, and he wanted to confirm the numbering would be corrected. Assistant City Planner McCarty confirmed.

*Commissioner Jacobson moved to recommend approval of item 3.1 to the City Council. 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 Shakespear  Aye  

The motion passed unanimously.

4. **Chair and Commission Comments**

Adam expressed appreciation to new Chair and Vice Chair for their willingness to serve.

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**

Commissioner Noble moved to adjourn the Planning Commission meeting at 7:31 p.m. Commissioner Jacobson seconded the motion and all voted aye.
I, Wendy Thorpe, Deputy City Recorder for Herriman City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on January 18, 2018. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.

Wendy Thorpe
Deputy City Recorder
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<th>Date of Meeting:</th>
<th>03/15/2018</th>
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<td>File #</td>
<td>39C15-01</td>
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<td>Applicant</td>
<td>Kim Rindlisbacher</td>
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<td>Address</td>
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<td>Request</td>
<td>Approval for Rockwell Landing Phase 2 Grading Plan</td>
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DATE: March 7, 2018

TO: Planning Commission

FROM: Bryn McCarty, Assistant City Planner

MEETING: PC Agenda 03/15/2018

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. At the last meeting the PC had concerns about the grades on some of the driveways, truck access, and UFA requirements.

The applicant has worked with UFA and amended the site plan to meet all of the turning radius requirements. Engineering and UFA have reviewed the plans and are comfortable with the grade of the driveways.
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.
SPINE ROAD
STA. 24+00.00 TO 28+00.00

MATCHLINE 24+00

LEGEND

SW
SS
W
SD
8''SW
8''W

4590
4586

SHEET SIZE:  ARCH D
H. SCALE:  1" = 20'
V. SCALE: 1" = 5'

SEE SHEET PP3
MATCHLINE 24+00
STA 63+00.00 TO 73+00.00

AQUEDUCT
STA 63+00.00 TO 73+00.00

LEGEND

4590
4586

SHEET SIZE: ARCH D
H. SCALE: 1" = 40'
V. SCALE: 1" = 5'

PROPOSED 66" AQUEDUCT

SEE SHEET AQ1
MATCHLINE 63+00

jt engineering, pc
7955 south 2325 east
south weber, utah
ph 801.866.7702
jason@jtengpc.com
SECTION A
STA. 10+00.00 TO 17+20.00

SITE CROSS-SECTION A

SHEET SIZE: ARCH D
H. SCALE: 1" = 20'
V. SCALE: 1" = 5'

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DATE: 2.6.2018

ROCKWELL LANDING - PHASE 2 MASS GRADING
HERRIMAN, UTAH

THOMPSON
JASON H.

No. 4940495

ENGINEERING
JT Engineering, PC
7955 South 2325 East
South Weber, Utah
ph 801.866.7702
jason@jtengpc.com

ENGINEERING

CT1
150' EAST TO 100' WEST
SPINE - 19+00
SPINE - 20+00
SPINE - 21+00
SPINE - 22+00

FOR REVIEW
SHEET NO.
COPYRIGHT 2018
DATE: 2.6.2018
REVISIONS

ROCKWELL LANDING - PHASE 2 MASS GRADING
HERRIMAN, UTAH

ENGINEERING

SPINE ROAD CROSS SECTIONS
SHEET SIZE: ARCH D
H. SCALE: 1" = 20'
V. SCALE: 1" = 5'

JT Engineering, PC
7955 South 2325 East
South Weber, Utah
ph 801.866.7702
jason@jtengpc.com
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DATE: March 7, 2018

TO: Planning Commission

FROM: Bryn McCarty, Assistant City Planner

MEETING: PC Agenda 03/15/18

REQUEST: Conditional Use Permit for a Gorilla Car Wash and Grease Monkey Quick Lube
Applicant: Steve Cloward
Address: 5708 W 13400 S
Acres: 1.395
File Number: C2018-005

Request

The applicant is requesting a conditional use permit for a Gorilla Car Wash and a Grease Monkey Quick Lube.

Site

The parcel is located at 5708 W 13400 S and contains 1.395 acres.

Zoning

The site is zoned C-2.

Discussion

The application is for a car wash and a quick lube. These are listed as a conditional use in the C-2 zone.

The ordinance requires buildings in the C-2 zone to have 60 percent brick or stone on the front elevation and any side visible from the street. The applicant has submitted buildings elevations which appear to meet this requirement. They have also submitted details and pictures for the canopy over the vacuum area. Staff would like to see additional brick added to the columns on the canopies to comply with the ordinance and match the building.

The ordinance states that a car wash must provide at least one parking space per employee.
Additionally, it requires at least 4 stacked parking spaces per wash bay. The proposed site plan satisfies these requirements. The ordinance also states that for repair services, such as the quick lube, there must be 1 space per 250 square feet of retail and office area plus 1 space for every 500 square feet of additional building area. The site plan meets these requirements.

The site plan shows they meet the required amount of landscaping. The ordinance requires 20 feet of landscaping along 13400 South or 15 feet with a berm. The plan shows 15 feet of landscaping with a 2 foot berm.

This lot is adjacent to commercial buildings on the west side. However, there are single family homes located directed northwest of this property. There need to be additional buffers put in place to mitigate the noise and lights from affecting the residential property. Staff recommends providing a temporary 6 foot vinyl privacy fence on the north property line until a precast wall is constructed along the entire west property line of the Herriman Corners development. The applicant should work with staff on the required length of the fence. Staff also recommends greater landscaping, including evergreen trees, on the northwest corner of the property.

**Recommendation**

Staff recommends approval of the one lot subdivision with the following requirements:

**Requirements**

Staff recommends approval 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. Work with the Herriman City Water Department to comply with State requirements for the Well Source Protection Area. The source protection plan should be in place prior to final engineering approval.
4. The front yard area which faces 13400 South shall be landscaped and maintained with live plant material, including shrubs, flowers and 2-inch caliper trees for a minimum distance of twenty feet (20'), or 15 feet with a berm. This should also include trees in the park strip every 30 feet.
5. 15% of the total site shall be landscaped and shall also include a minimum of 5% of the parking area landscaped. Additional landscaping, including evergreen trees, should be incorporated into the landscaping in the northwest corner of the lot to provide year round screening.
6. No signs are approved with this request, separate approval will be required.
7. Parking is approved as provided.
8. Screen all outside trash and dumpster areas with precast or masonry walls.
9. Provide a traffic impact study for review and approval. This should include information on access points.
10. The access off of 13400 South shall be on the east side of the subject property and shared with the adjacent lot.
11. Detention shall be provided on site as required by City standard. This may be in underground detention.
12. Install curb, gutter, sidewalk, street lights, and park strip landscaping on all public streets.
13. All exterior lighting must be reviewed and approved by the City Engineer, including a photometric plan. Lights must meet City standard.
14. Any changes made to existing street lights will be at the cost of the applicant, not the City.
15. Any and all trash pickup shall only occur between the hours of 6:00 a.m. and 6:00 p.m. of the same day.
16. Install a 6 foot precast wall along the west property line.
17. Provide a temporary 6 foot vinyl privacy fence on the north property line until a precast wall is constructed along the entire west property line of the Herriman Corners development. The temporary fence is to mitigate the light and sounds from impacting the adjacent residential properties. Work with staff on the required length of the fence.
18. Building elevations are approved as submitted. Canopy elevations shall add brick to the columns to match the building.
Proposed Conditional Use
File# C2018-05
CONSTRUCTION KEY NOTES REFERENCE

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<td>3</td>
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<td>CURB STOP</td>
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<td>INTEGRAL CURB &amp; GUTTER W/ SIDEWALK</td>
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<td>6</td>
<td>SIDEWALK PER APWA #231</td>
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<tr>
<td>7</td>
<td>4' WATERWAY</td>
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<td>2' BERM ALONG SOUTHERN PROPERTY LINE</td>
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<td>11</td>
<td>NEW DUMPSTER LOCATION (SEE ARCH. PLANS)</td>
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<td>12</td>
<td>ROOFLINE OF CANOPY STRUCTURE (TYP.)</td>
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<td>13</td>
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<td>STATION</td>
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<td>NEW SIGN</td>
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AREA TABLE

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PARKING COUNT

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SCALE MEASURES 1-INCH ON FULL SIZE SHEETS

0 1 0.5

1 inch =     ft.

IN FEET

GRAPHIC SCALE

0 20 20 40 20 10

PRELIMINARY PLAN

1 inch =     ft.

IN FEET

PARTICULARS

ADA PARKING STALLS

TOTAL

STANDARD

PROVIDED

gorilla wash & grease monkey

5708 west 13400 south

herriman, utah

1802021 SITE

DESCRIPTION

DATE

No.

1802021

9138 SOUTH STATE STREET SUITE #100

SANDY, UTAH 84070  (801) 542-7192

www.benchmarkcivil.com

BENCHMARK

ENGINEERING &

LAND SURVEYING

DRAWN BY

CHECKED BY

FIELD CREW

DATE

DWG. FILE

02/05/18

SURVEY

MCP

TJB

scale measures 1-inch on full size sheets

adjust accordingly for reduced size sheets

blue stakes of utah

utility notification center

1-800-662-4111

www.bluestakes.org

call before you dig.

it's free & it's the law.
### Exterior Finish Schedules

#### North Elevation (Option 1 only) (A3)

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<th>Description</th>
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#### East Elevation (Option 1 only) (B1)

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<td>BRICK</td>
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<td>SPLIT FACE CMU</td>
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<td>TOTAL</td>
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#### West Elevation (Option 1 only) (C1)

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<td>BRICK</td>
<td>522 SF</td>
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<td>SPLIT FACE CMU</td>
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#### South Elevation (Option 1 only) (A1)

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<td>BRICK</td>
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### Mark Description

- **G1**: Opaque Glass Block Window
- **M1**: Pre-Finished Parapet Cap "Dark Bronze"
- **M2**: Vacuum Canopy Tube Steel Column Color to Match "Banana Yellow"
- **M3**: Metal Deck and Structure to Match S3
- **M4**: Metal Flashing Collar. Color to Match A1

### Arch and Design Details

- **A1**: Aluminum Storefront "Dark Bronze"
- **A2**: Pre-Finished Sectional Overhead Door Finishes to Match A1
- **B1**: Brick Color to Be Selected by Owner
- **B2**: Rowlock Sill Color to Match B1
- **B3**: Soldier Sill Color to Match B1
- **B4**: 8"x8"x16" Concrete Masonry Units - Color: Pearl Gray
- **C1**: Cast in Place Concrete Collar
- **P1**: Bollard to be Painted "Safety Yellow"
- **X1**: Illuminated Gorilla Wash Sign

### Design West Architects

- Architects: Design West
- Location: Herriman, UT
- Address: 255 South 300 West 795 North 400 West Logan UT 84321
- Telephone: 801-410-0279
- Contact: Tanner Golightly
- License: 6314718

- Salt Lake City UT 84103
STANDING SEAM ROOF DECK - SEE ARCH.

ROLLED STEEL BEAM SEE PLAN

HSS8x2x3/4" FRONT & BACK & HSS8x2x3/4" SIDE BEAMS.
ALL TO BE WELDED TO MAIN BEAM, TYP

(4) 1"x24" LONG A36 ANCHOR BOLTS WITH NUT - 20" OF EMBEDMENT AND 4" PROJECTION

1"x12"x10 BASEPLATE

PROVIDE #3 TIES @ 3" O.C. AROUND COLUMN ANCHOR RODS - TYP. U.N.O.
1B  PLAN AT CANOPY ORDER

SCALE: 1/8" = 1'-0"

NOTE: CONNECTIONS DETAILS SIM.
TO CALLOUTS ON 1A/S2.0. ALL HSS
CONNECTIONS SHALL BE ALL
AROUND FILLET WELDED USING \( \frac{1}{8} \)
FILLET WELD MIN.

1 1/2" (24 GAGE) STANDING SEAM
STEEL DECK - FASTENED WITH #12
Screws at 6" O.C AT EDGES AND
\( \frac{1}{2} " \) DIA. 0.0 INTERMEDIATE

MITER WELD ALL
CONERS USING \( \frac{1}{8} " \) WELD

800S200-43 @
\( \frac{1}{3} \) POINTS, TYP
<table>
<thead>
<tr>
<th>Date of Meeting:</th>
<th>03/15/2018</th>
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<tbody>
<tr>
<td>File #</td>
<td>C2018-006</td>
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<tr>
<td>Applicant</td>
<td>John Linton</td>
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<tr>
<td>Address</td>
<td>15000 S Academy Pkwy</td>
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<tr>
<td>Request</td>
<td>Conditional Use Permit for a Holiday Oil Gas Station/Convenience Store</td>
</tr>
</tbody>
</table>
DATE: March 7, 2018

TO: Planning Commission

FROM: Bryn McCarty, Assistant City Planner

MEETING: PC Agenda 03/15/2018

REQUEST: Conditional Use Permit Approval for a Holiday Oil Gas Station/Convenience Store

Applicant: John Linton
Address: 15000 S Academy Pkwy
Acres: 1.48
File Number: C2018-006

Request
The applicant is requesting conditional use approval to construct a Holiday Oil gas station/convenience store.

Site

The subject property contains 1.48 acres and is located in the 4 lot commercial area near the RSL training facility. The approximate address of the property is 15000 S Academy Parkway.

Zoning

The site is zoned C-2.

Discussion

The ordinance requires buildings in the C-2 zone to have 60 percent brick or stone on the front elevation and any side visible from the street. The proposed elevations provided by the applicant show that the building will comply with the requirement.

The ordinance requires 1 space per 250 feet of gross floor area for a gasoline service station. To comply the applicant will have to provide at least 19 parking spaces. Additionally, at least one stacked space must be available for each gasoline pump island. The proposed site plan shows that both requirements will be met.
Staff Report

The site plan shows they meet the required amount of landscaping. The ordinance requires 20 feet of landscaping along both 15000 South and Academy Parkway, and the proposed site plan shows 20 feet of landscaping.

The ordinance requires gasoline pumps be set back not less than 18 feet from any street line to which the pump island is perpendicular and 12 feet from any street line to which the pump island is parallel. It also requires canopies over the gasoline pump islands shall be set back not less than 6 feet from any street line. The proposed site plan meets these requirements.

As part of the subdivision approval of this property, the Planning Commission required a precast wall be installed on the east and west sides of this entire development prior to occupancy of the first building. Staff is working with the developer of the site on the timing and construction of that wall.

**Recommendation**

Staff recommends approval of the gas station/convenience store 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, this may require a traffic study.
3. All exterior lighting, including a photometric plan, must be reviewed and approved by the City Engineer which will mitigate or eliminate detrimental impacts of light.
4. At least 15% of the total site must be landscaped. At least 5% of the parking lot interior must be landscaped which will mitigate or eliminate detrimental visual impacts.
5. The front yard area and the side yard area which faces on a street shall be landscaped and maintained with live plant material, including shrubs, flowers and trees for a minimum distance of twenty feet (20') which will mitigate or eliminate detrimental visual impacts. This should include trees in the park strip every 30 feet.
6. Building elevations and canopies are approved as submitted which will mitigate or eliminate detrimental visual impacts.
7. Install curb, gutter, sidewalk, street lights, and park strip on all public streets.
8. No signs are approved with this request, separate approval will be required.
9. Screen all outside trash and dumpster areas which will mitigate or eliminate detrimental visual impacts.
10. Parking calculated at 1 space for each 250 square feet gross floor area for a total of at least 19 stalls.
11. Hours of operation to be from 5:00am to 11:00pm which will mitigate or eliminate detrimental light and noise impacts.
12. A traffic study for the entire development shall be reviewed as part of the engineering
approval. Left-turns may be limited as recommended in the traffic study.

15. Provide storm drain retention for the property. This can be provided in shared facility for the entire commercial center. A maintenance agreement for any retention ponds will be required for engineering approval.

16. Receive approval from UFA prior to installing underground tanks.

17. Certificate of Occupancy for the building will not be granted until a precast wall is constructed on the south and east sides of the commercial development.
NOTE:
CANOPY ELEVATIONS ARE FOR REFERENCE ONLY. ALL CANOPY PLANS AND DESIGNS SHALL BE PROVIDED BY THE CANOPY SUPPLIER.
**Date of Meeting:**  
**03/15/2018**

<table>
<thead>
<tr>
<th><strong>File #</strong></th>
<th>C2017-056</th>
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<tbody>
<tr>
<td><strong>Applicant</strong></td>
<td>Brad Murdock</td>
</tr>
<tr>
<td><strong>Address</strong></td>
<td>13348 S Rosecrest Rd</td>
</tr>
<tr>
<td><strong>Request</strong></td>
<td>Conditional Use Permit Approval for an Ace Hardware</td>
</tr>
</tbody>
</table>
DATE: March 7, 2018

TO: Planning Commission

FROM: Bryn McCarty, Assistant City Planner

MEETING: PC Agenda 03/15/2018

REQUEST: Conditional Use Permit Approval for an Ace Hardware
Applicant: Brad Murdock
Address: 13348 S Rosecrest Rd
Acres: 2.81
File Number: C2017-056

Request

The applicant is requesting a conditional use permit for an Ace Hardware.

Site

The parcel is located at 13348 S Rosecrest Rd and contains 2.81 acres.

Zoning

The site is zoned C-2.

Discussion

The application is for an Ace Hardware store. This is a conditional use in the C-2 zone. This is part of the Herriman Corners development.

The ordinance requires buildings in the C-2 zone to have 60 percent brick or stone on the front elevation and any side visible from the street. The proposed elevations provided by the applicant have some brick and stone, but do not meet the 60% requirement. Staff recommends approving the site plan, and have the final elevations come back to the PC for approval.

The ordinance requires 1 space per 250 feet of floor area for general retail uses. To comply the applicant will have to provide at least 64 parking spaces. The parking in the proposed site plan is adequate to fulfill the requirement.
The ordinance requires a buffer of at least 15 feet of landscaping between residential and non-residential uses. The north and west property lines will require this buffer as a residential area is adjacent to each. The site plan currently only shows 10 feet of landscaping in these areas.

The applicant will need to provide a 6 foot precast wall along the entire west side of the property and the north side prior to commencing work on the building. This will help to mitigate the noise, lights, and dust, on the adjacent residential properties.

**Recommendation**

Staff recommends approval of the Ace Hardware with the following conditions:

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. Provide a 15 foot landscape buffer along the north and west property lines adjacent to the residential areas.
4. Building elevations to come back to the Planning Commission for final review and approval.
5. No signs are approved with this request, separate approval will be required.
6. At least 15% of the total site must be landscaped. At least 5% of the parking lot interior must be landscaped.
7. Parking shall be provided at one space per 250 square feet of floor area, which would be 64 spaces.
8. Screen all outside trash and dumpster areas with precast or masonry walls.
9. Provide a traffic impact study for review and approval. This should include information on access points.
10. Detention shall be provided on site as required by City standard. This may be in underground detention.
11. All exterior lighting must be reviewed and approved by the City Engineer, including a photometric plan. Lights must meet City standard.
12. Any and all trash pickup shall only occur between the hours of 6:00 a.m. and 6:00 p.m. of the same day.
13. Install a 6 foot precast wall along the entire west property line of the Herriman Corners Subdivision prior to a building permit being issued for this lot. Also provide a 6 foot precast wall along the north property line.
14. Construct the backbone road for the Herriman Corners development. This should be built curb to curb, and include street lights.
15. Fencing around the garden center shall be wrought iron.
16. Provide ADA access to a public street.
Proposed Conditional Use
File# C2017-056
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<th><strong>03/15/2018</strong></th>
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<td><strong>Request</strong></td>
<td>Subdivision Amendment for a Lot Line Adjustment</td>
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DATE: March 7, 2018

TO: Planning Commission

FROM: Bryn McCarty, Assistant City Planner

MEETING: PC Agenda 03/15/18

REQUEST: Subdivision amendment for a lot line adjustment between lots 3 and 4 of Herriman Corner
Applyant: Brad Murdock
Address: 13348 S Rosecrest Rd
Acres: .93
File Number: S2015-12-02

Request
Brad Murdock is asking for a lot line adjustment between lots 3 and 4 of Herriman Corner.

Site
The parcel is located at approximately 13348 S Rosecrest Rd and contains .93 acres.

Zoning
The site is zoned C-2.

Notices
Staff mailed notices to all property owners within 300 feet of the subject property. Notices were mailed on March 5, 2018, to 36 property owners. At this time, no responses have been received.

Discussion
The request is for a lot line adjustment between lots 3 and 4 in Herriman Corner. This adjustment would decrease the size of lot 4 by approximately 40,492 square feet. The adjustment is being requested to make lot 4 a more appropriate size for the proposed Ace Hardware location.

Recommendation
Staff recommends approval of the lot line adjustment with the following requirements:

**Requirements**

1. Receive and agree to the recommendations from other agencies.
2. Plat to be reviewed and approved by the City Engineer.
3. Any utilities or utility boxes that need to be relocated shall be done at the expense of the property owner.
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<td><strong>File #</strong></td>
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<td><strong>Address</strong></td>
<td>5353 W Anthem Park Blvd</td>
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<td><strong>Request</strong></td>
<td>One Lot Subdivision for Pinnacle Apartments</td>
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DATE: March 7, 2018
TO: Planning Commission
FROM: Bryn McCarty, Assistant City Planner
MEETING: PC Agenda 03/15/2018
REQUEST: 1 lot subdivision
  Applicant: Duaine Rasmussen
  Address: 5353 W Anthem Park Blvd
  Zone: R-M (Multi Family Residential)
  Acres: 13.87
  File Number: S2018-004

Request
Duaine Rasmussen is asking for a one lot subdivision for Pinnacle Apartments.

Site
The parcel is located at approximately 5353 W Anthem Park Blvd and contains 13.87 acres.

Zoning
The site is zoned R-M.

Notices
Staff mailed notices to all property owners within 300 feet of the subject property. Notices were mailed on March 5, 2018, to 115 property owners. At this time, no responses have been received.

Discussion
The request is for a one lot subdivision for Pinnacle Apartments. This location was previously approved for the Sagegate subdivision in March 2015. The plat was never recorded so the subdivision approval expired. Pinnacle has obtained approval for its conditional use, but still needs to officially create the one lot subdivision necessary to begin development of the
Recommendation

Staff recommends approval of the one lot subdivision with the following requirements:

Requirements

1. Receive and agree to the recommendations from other agencies.
2. Dedication of right of way from center line of Anthem Park Blvd and Herriman Main Street to the City for street right-of-way.
3. Install curb, gutter, sidewalk, street lights, and park strip on all public streets.
Proposed Subdivision
File# S2018-004
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<tr>
<td><strong>Request</strong></td>
<td>Amendment to the 2025 General Plan</td>
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### Staff Report

**DATE:** March 8, 2018

**TO:** Herriman City Planning Commission

**FROM:** Michael Maloy, AICP, City Planner

**MEETING:** Planning Commission Agenda 03/15/2018

**REQUEST:** Proposed 2025 General Plan Amendment

<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>
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### 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:
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>
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<th>No.</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>
</tr>
</tbody>
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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.

Public Hearing

The Planning Commission conducted a public hearing on February 8, 2018. Prior to the meeting, the City received an email from Jeff Stephenson, Principal Advisor Land Transactions for Rio Tinto, which requested the City consider “multiple land uses” instead of “creating a 1,000 acre industrial park” on property located adjacent to the Utah 111 Highway. Although this property is currently outside City limits, it is being considered in the event of annexation. (Number 10 on previous table.)

During the meeting, staff noted the following public comments:
- One attendee recommended property adjacent to the intersection of Herriman Boulevard and
Main Street be amended to “Mixed Use” instead of “Commercial.” (Number 4 on previous table.)

- Four residents spoke against the amendment adjacent to the intersection of Herriman Boulevard and 5600 West. Participants generally opposed development that would increase vehicular traffic within the abutting residential neighborhood. Residents also expressed interest in developing the property into a park, a conservation garden, a BMX track, a solar field, or passive green space. (Number 3 on previous table.)
- One individual requested the Planning Commission delay the amendment process and stated a preference for residential development over commercial development. (Number 4 on previous table.)

**Community Meeting**

Following the public hearing, City staff members met with residents on March 7, 2018, to discuss the proposed General Plan amendment for property located adjacent to Herriman Boulevard and 5600 West. (Number 3 on previous table.) Approximately 15 people attended the community meeting. Again, most residents expressed concerns regarding future commercial development. However, several residents discussed potential “zoning conditions” that could mitigate concerns with traffic, noise, and privacy. Comments from this meeting have not been summarized yet, but will be made available to the City for future consideration.

**Recommendation**

The Planning Commission may forward a positive or negative recommendation on the proposed amendment—in whole or in part—to the City Council. The Planning Commission may also continue the item for further research and discussion at a future meeting.

**Attachment**

- Proposed Herriman City 2025 Land Use Map Amendment
- Open House Public Comments
### General Plan Open House

**SIGN IN SHEET**

**TIME:** 6:30 p.m.  
**Wednesday, February 7, 2018**

<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 Anderson</td>
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<td>4   Steve Savage</td>
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<td>5   Kris Braun</td>
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<td>6   James Bryant</td>
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<td>7   Andrew Warby</td>
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<td>8   Laci Warby</td>
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<td>9   Jenny Porter</td>
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<td>10  Jeremy Porter</td>
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<td>11  Carter Pham</td>
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<td>12  Jared Preuss</td>
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<td>13  Rachel Duffin</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 Densie</td>
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<td>17  Boyd Densie</td>
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<td>18  Janelle Blum</td>
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<td>19  Jettie Krenthank</td>
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<td>20  Nate Shvolti</td>
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<tr>
<td>21  Sara Kemp</td>
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<tr>
<td>22  Viveca Andres</td>
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<tr>
<td>23  Mackenzie Ayer</td>
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<tr>
<td>24  Andrea Lawrence</td>
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<td>25  Emily Berber</td>
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</tbody>
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**TIME: 6:30 p.m.**

**Wednesday, February 7, 2018**

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<tr>
<td>1 Alyssa Uffencorde</td>
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<td>2 Ryan McDonald</td>
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<td>3 Devon Brunson</td>
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<td>4 Chad Dance</td>
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<td>5 Brandon &amp; Sheri Helm</td>
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<td>6 Holly Hill</td>
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<td>7 Amy &amp; Andrew Lawrence</td>
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<td>8 Sonny &amp; Brenda Mortensen</td>
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<td>9 Garr &amp; Jennie Ovard</td>
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</table>
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.
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: 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 12th Ave. 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: [Handwritten Signature]

(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 could 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 thus!

Thanks!
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: Amy Lawrence

DATE: Feb. 7, 2018

PHONE NUMBER(s): ___________ ___________

EMAIL: ____________________________

ADDRESS: 5443 Iron King Dr, Herriman, UT 84065

Summary of your comment: 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 as 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 didn't want to live by commercial. All the noise of the proposed commercial is not by current resident. Someone buying a home would know ahead of time that it would be commercial. My other worry is the school by #3. Kids will be walking in and from school in front of all that commercial which could lead to kids getting hit or parents driving their kids to

Signed

(This form is not complete unless signed)
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 the town for the majority of kids who live there.
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:** Rachel Duffin

**DATE:** 2-7-2018

**PHONE NUMBER(s):**

**EMAIL:**

**ADDRESS:** 5536 Iron King Cove Herriman

**Summary of your comment:** We were told the corner of Herr. & 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 Bastion 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

(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.
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: Chad Dansie

DATE: 2/7/18

PHONE NUMBER(s): [Redacted]

EMAIL: [Redacted]

ADDRESS: 604 7005 W. Herriman Hwy

Summary of your comment:

I am concerned with the Hidden Oak development. I believe the lot sizes are not appropriate. They are too small for 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

Signed Chad Dansie

(This form is not complete unless signed)
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

[Signature]
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: KYLE ANDERSON

DATE: 2/7/18

PHONE NUMBER(s): [Redacted]

EMAIL: KYLEANDERSON86@GMAIL.COM

ADDRESS: 5462 IRON KING 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 MISTAKE THAT WAS MADE WITH HOUSING. LISTEN TO YOUR RESIDENTS!

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: Sara Anderson

DATE: 02/07/18

PHONE NUMBER(s): [Redacted]

EMAIL: [Redacted]

ADDRESS: 5462 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, it 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

(Author’s signature)

(This form is not complete unless signed)

Keep your residents happy & encouraged. Thank You!
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: LEONARD E. ARELLANO

DATE: 02/07/2018

PHONE NUMBER(s): [REDACTED]

EMAIL: [REDACTED]

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 it is. A good idea, specially having the school right next to, I will be interesting on 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. (Please Print Clearly)

NAME: Emily Berbers
DATE: Feb 7, 2018
PHONE NUMBER(s): 
EMAIL: 
ADDRESS: 12553 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: [Signature]
(This form is not complete unless signed)
General Plan
Open House
Comment Form

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NAME: Kris Braun

DATE: 7 FEB 2018

PHONE NUMBER(s):

EMAIL: 

ADDRESS: 12th Silver Reef at Herriman UT 8406

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

Signed (This form is not complete unless signed)
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NAME: Paul Burnett

DATE: 2/7/2018

PHONE NUMBER(s):

EMAIL:

ADDRESS: 5539 W. Iron King C.

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

Signed

(This form is not complete unless signed)
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NAME: James Bryant

DATE: 2/7/16

PHONE NUMBER(s):  

EMAIL:  

ADDRESS: 5393 W Iron King Dr.

Summary of your comment: There is 3 schools within 1 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 (This form is not complete unless signed)
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NAME: Carson Dearne

DATE: 2/7/18

PHONE NUMBER(s): _______ __________

EMAIL: _______ __________

ADDRESS: 6456 Dawesview Driv

Summary of your comment: Dow wet you  your ask fom as it is not in my name now

(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: Alicia Harvey

DATE: 2-7-18

PHONE NUMBER(s):

EMAIL: 

ADDRESS: 5533 Fran King Cnr

Summary of your comment: when picking out our lot we were told it would be a city works building. I don't want commercial. there is too many schools right there. i have concern for kids safety. i don't feel it is the right spot for commercial area. anything between 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 Harvey

(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): [Redacted]

EMAIL: [Redacted]

ADDRESS: 9503 W. Iron King Drive

Summary of your comment: Please reconsider zoning 3 as commercial & purchasing the land lot on corner of 5200 W & 12600 So.

Miller's Crossing is a brand 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 emotional 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 the tradition with a park & connected trail system. We need to do what's best for the families that choose to call Herriman home.

Signed [Signature]
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: 2/7/18

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 rezone location 3.

Thank you.

Signed: [Signature]
General Plan
Open House
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NAME: Ryan McDaniel

DATE: 2/17/19

PHONE NUMBER(s): [Redacted]

EMAIL: [Redacted]

ADDRESS: 123615 Hopkins Ln

Summary of your comment: I do not like the use of #5 for commercial. It's a high traffic area for 4 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 west of town. Any use of the land for parks would be appreciated.

Signed ____________________________

(This form is not complete unless signed)
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NAME: Garr Ovard

DATE: February 2018

PHONE NUMBER(s):

EMAIL: [Redacted]

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 [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: CARTER PHAM

DATE: FEBRUARY 7TH, 2018

PHONE NUMBER(s):

EMAIL: 

ADDRESS: 5417 W. IRON KING DRIVE, Herriman, UT 84065

Summary of your comment:

TO WHOM IT MAY CONCERN,

WE'RE CONCERNED ABOUT THE POTENTIAL COMMERCIAL ZONING PLANNED NEAR THE SOUTH SIDE OF MILLER CROSSING. THE IMMEDIATE CONCERN IS POTENTIAL TRAFFIC NUMBERS FOR ALL 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 NEIGHBOR WE WOULD LIKE IN HERRIMAN TO BE FARTHER AWAY FROM THE CHALLENGES OF CITY LIFE.

Signed: [Signature]

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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: ________________________________

(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: Sherri Ryder

DATE: 2-7-18

PHONE NUMBER(s):

EMAIL: 

ADDRESS: 13668 S. Java 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: 02/07/18

PHONE NUMBER(s): ________________

EMAIL: ____________________________

ADDRESS: 12112 S. Silver Reef Ct.

Summary of your comment: make #3 lot a public park instead of retail/commercial because of the Bastien School and all of the kids walking (think about their safety)

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: Vinc E Stineon

DATE: 7 7 18

PHONE NUMBER(s):

EMAIL:

ADDRESS: 12371 Iron Victor, 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 huge walnut going in behind. Do we really need more commercial? My lot is behind the liquor store. How do I find out more info about it?

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: Laci Warby

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.