PLANNING COMMISSION AGENDA
Thursday, October 4, 2018

NOTICE IS HEREBY GIVEN that the Herriman Planning Commission shall assemble for a meeting in the City Council Chambers, located at 5355 W Herriman Main Street, Herriman, Utah.

6:00 PM - Work Meeting (Fort Herriman Conference Room)
1. Training – Video
2. P2018-04 – Discussion of proposed Teton Village and Jackson Village development
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: September 6, 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.

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

   3.1 Request: Text Change to the Land Development Code Regarding Fencing Materials (Public Hearing)
       Applicant: Herriman City
       File Number: Z2018-16

   3.2 Request: Text Change to the Land Development Code to Allow Manufacturing in the T-M Zone and Modify the Landscaping Requirements (Public Hearing)
       Applicant: Herriman City
       File Number: Z2018-18

   3.3 Request: Text Change to the Land Development Code to Alter the Maximum Building Height in the C-2 (Commercial) Zone, Remove Auto Sales, and Add Stadiums (Public Hearing)
       Applicant: Herriman City
       File Number: Z2018-19
4. Chair and Commission Comments

5. Future Meetings

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

6. Adjournment

The Planning Commission Rules of Procedure and Ethical Conduct can be found on the City website at [www.herriman.org](http://www.herriman.org).

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

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

**Public Comment Policy and Procedure:** The purpose of public comment is to allow citizens to address items on the agenda. Citizens requesting to address the commission will be asked to complete a written comment form and present it to 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](http://www.utah.gov/pmn/index.html) and on Herriman City’s website [www.herriman.org](http://www.herriman.org).

*Posted and Dated this 27th day of September, 2018*

Wendy Thorpe
Deputy Recorder
The following are the minutes of the Planning Commission Meeting held on Thursday, September 6, 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 Chris Berber

**Commission Members Present:** Jackson Ferguson, Andy Powell, Brody Rypien, Parry Harrison, Andrea Bradford, Adam Jacobson, Lorin Palmer

**Commission Members Absent:** Jessica Morton

**Staff Present:** City Planner Michael Maloy, Assistant City Planner Bryn McCarty, Communication Specialist Mitch Davis, Planner I Craig Evans, City Engineer Blake Thomas, Assistant City Engineer Jonathan Bowers, Staff Engineer Josh Petersen, Landscape Architect Heidi Shegrud, City Attorney John Brems, Assistant City Manager Gordon Haight and Deputy Recorder Wendy Thorpe.

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

Chair Chris Berbert called the meeting to order at 6:04 pm. City Planner Maloy introduced Josh Petersen, Staff Engineer II and Heidi Shegrud, Parks Landscape Architect and they offered brief personal introductions.

1. **Training**

City Planner Michael Maloy reminded Commissioners of the upcoming Land Use Academy of Utah and American Planning Association Conference training opportunities.

At the next Planning Commission meeting in two weeks, a joint training will take place with the Taylorsville City Planning Commission. A brief tour of key locations in Herriman will start at 5:00 pm. All attendants will ride together in passenger vans and return to City Hall around 6:00 pm for a PowerPoint based on the book
City Comforts. The general session meeting will start at 7:00 pm. If needed, the Commission will reconvene a work meeting post-general meeting for the presentation of development proposals.

2. Review of City Council Decisions
Assistant City Planner Bryn McCarty informed the Commissioners that City Council recently approved the updated Table of Uses without making any changes. The group discussed possibly adding townhomes to the R-M zone in the home business section. The Council also approved a state statute change regarding beer sold at gas stations. City Planner Michael Maloy clarified that the change was in licensing and the business model had already been approved. He further informed the Commission that Director of Parks, Events and Recreation Wendy Thomas would be forming a Parks Master Plan Update Committee. She requested for a member of the Planning Commission to attend. Commissioners Harrison and Ferguson both offered to attend. Staff would confirm times and locations with the Committee and inform the Commissioners of the details.

City Planner Michael Maloy provided a brief overview from the Joint City Council and Planning Commission meeting which took place August 30, 2018. The update included making sure the Commission understood that Bonneville Research had been hired to conduct a three month Olympia Hills study. The Communications department voiced concerns with the information related to growth and housing. The consultant team would factor that information into their research. The General Plan Request for Proposal (RFP) was sent out with a response deadline of September 24, 2018. Staff will keep Commission informed of developments. City Planner Michael Maloy stated that once the contract had been awarded, a solid draft proposal would be required within 12 months. This would allow community outreach at summer events. Accessory structure discussion also took place to help clarify and simplify. The alcohol regulation change received support from the Council to align with the State standards. City Planner Michael Maloy outlined the current, processing annexation request for 267 acres of Kennecott property adjacent to Herriman. Regarding more green space, landscaping standards are being considered to conserve water. The Planning Commission would eventually consider an Anthem plan for the location of the previous proposed Walmart location. The Council expressed an interest to allow wood fencing. Current zoning requires vinyl fencing, metal or precast walls. At some point Commissioners would like to consider wood fencing in Agricultural areas as a zoning amendment and make a recommendation to City Council.

3. Review of Agenda Items
Assistant City Planner Bryn McCarty explained that when the Commission approved Item 2.1 they requested a more detailed amenities and landscaping plan. Landscape Architect Heidi Shegrud stated that more trees would be added along the back of the sidewalk to comply with the City standard of requiring trees every 30 feet. City Engineer Blake Thomas informed the Commissioners that current City standard requires 60-foot roadways along parks. This area would also include a section for 10+ parking spots.

Assistant City Planner Bryn McCarty informed the Commission that Item 2.2 was for a two-lot subdivision
plat in Rosecrest. Sidewalks were discussed in detail. Commissioner Jacobson expressed the desire to require sidewalk installation before development. City Planner Michael Maloy stated the area had minimal pedestrian use and during development, sidewalks would be damaged and removed for the addition of driveways and access. City Engineer Blake Thomas stated the addition of an asphalt path would be a possible temporary option. The timing of sidewalk installation at areas of new development was discussed. ROW approval typically includes a sidewalk. A site plan development may include adjustments. Assistant City Manager Gordon Haight added the property would be subdivided and drive approaches were not yet defined. He recommended that the Commissioners include sidewalk requirements when a motion was proposed.

Assistant City Planner Bryn McCarty clarified that the Auto Mall item is not an overlay zone, but a specific zone for this property. Assistant City Manager Gordon Haight informed the Commissioners that this zone would allow used car sales for two years only, after which they would be required to upgrade to new car sales. Assistant City Planner Bryn McCarty added that new car dealers have very specific requirements for the exterior of the dealerships and that car towers are becoming standard. The Commissioners were asked to be very specific with any specific requests.

City Planner Michael Maloy mentioned the possibility of involving children in the City Planning process. He expressed an interest in building relationships with local schools to get feedback from students. He requested the Commissioners to inform him of any interested schools.

Planning Commission work meeting adjourned by consensus at 6:55 p.m.

7:00 PM - Regular Planning Commission Meeting

1. Call to Order
Chair Chris Berbert called the meeting to order at 7:01 p.m. and welcomed those in attendance

1.1 Invocation/Thought/Reading and Pledge
Matt Watson led the audience in the Pledge of Allegiance.

1.2 Roll call
Full Quorum Present; Commissioner Morton was not present.

1.3 Approval of Minutes for: July 19, 2018 and August 2, 2018
Commissioner Palmer made a motion to approve Item 1.3 Minutes for July 16, 2018 and August 2, 2018. Commissioner Jacobson seconded the motion and all voted aye.

1.4 Conflicts of Interest
No conflicts of interest were offered.

Commissioner Berbert reviewed the public comment guidelines.
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: Review and Approval of Park Amenities for Creek Ridge West

Applicant: Steve Maddox  
Address: 6400 W Herriman Parkway  
Zone: R-2-10 (Residential – Medium Density)  
Acres: 1.75  
File Number: C2014-09-01

Assistant City Planner Bryn McCarty stated the Commission requested for the Amenities be brought back for Commission review. She made the Commissioners aware that the Park Strip had been moved and trees will need re-positioning to accommodate parking spots.

Applicant Brandon Watson with Edge Homes approached the podium and offered to answer questions.

Commissioner Jacobson made a motion to continue Item 2.1 Discussion of the Herriman Hills Open Space Master Plan (Public Hearing will be held August 16, 2018) file #G2018-02 with additional requirement that placement of trees along the South side be similar to placement across the street. Commissioner Rypien seconded the motion.

The vote was recorded as follows:

- Commissioner Adam Jacobson Aye
- Commissioner Andrea Bradford Aye
- Commissioner Andy Powell Aye
- Commissioner Jackson Ferguson Aye
- Commissioner Lorin Palmer Aye
- Commissioner Brody Rypien Aye

The motion passed unanimously.

2.2 Request: Preliminary Plan Approval for a 2 Lot Commercial Subdivision (Public Hearing)

Applicant: Matt Watson - Rosecrest  
Address: 4001 W Real Vista Drive  
14568 S Autumn Crest Blvd  
Zone: C-2 (Commercial) and MU-2 (Mixed Use)  
Acres: 45.58  
File Number: S2014-16

Assistant City Planner Bryn McCarty briefly explained the request.
Applicant Matt Watson representing Rosecrest Communities approached the podium. He explained that the plat was divided many years ago when the CDA was put together and expressed an interest to sell the area for future subdivision. He detailed that sidewalks and trails were already being constructed along the property lines and sewer and water were already installed.

Chair Chris Berbert opened the public hearing.

No comments were offered.

Chair Berbert closed the public hearing.

Commissioner Jacobson requested a precast wall along the property line that borders residential properties.

Mr. Shepard stated construction in residential pods is under development.

Assistant City Planner Bryn McCarty stated the current ordinance would require a precast wall between commercial and residential development; however, this agreement was 10 years old and grandfathered under the older ordinance.

Requirements:
1. Receive and agree to the recommendations from other agencies.
2. Final Plat to be reviewed and approved by the Engineering Department.

Commissioner Jacobson made a motion to continue Item 2.2 Preliminary Plat Approval for a Two-Lot Commercial Subdivision (Public Hearing) with three requirements, including a six-foot precast wall between development and residential pods. Commissioner Palmer seconded the motion.

The vote was recorded as follows:
- Commissioner Adam Jacobson  Aye
- Commissioner Andrea Bradford  Aye
- Commissioner Andy Powell  Aye
- Commissioner Jackson Ferguson  Aye
- Commissioner Lorin Palmer  Aye
- Commissioner Brody Rypien  Aye

The motion passed unanimously.

3. Legislative Item

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
Assistant City Planner Bryn McCarty stated the Public Hearing would take place in two weeks and she provided a brief overview of the development. She informed the Commissioners that the architectural plans for new dealers were dictated by the dealer. Used or boat dealers would be specific to the C-2 zone. Storage would be required to be in the building or behind walls. She recommended removing the allowance for storage to be held behind screens due to all sides of building being visible. Display pedestals would be allowed in the front setback area. Site lighting would conform to City Engineering Standards; a Photometric study had been conducted. Landscaping would be primarily along Mountain View Corridor (MVC), frontage and public streets. Interim Facilities would allow a temporary site for two years. Samples of temporary structures were presented and larger signs would be located along MVC.

Commissioners questioned if location of maintenance facilities and storage of oil and materials needed to be added. Assistant City Planner Bryn McCarty stated she would research the suggestion. Clumping trees together was discussed and Assistant City Planner Bryn McCarty stated the wording could be altered. City Staff will research the possible placement options and types of car towers.

Commissioner Bradford made a motion to continue Item 3.1 Discussion of a Proposed Text Change to the Land Development Code to Create an Auto Mall Special District file #Z2018-13. Commissioner Powell seconded the motion.

The vote was recorded as follows:

Commissioner Adam Jacobson  Aye
Commissioner Andrea Bradford  Aye
Commissioner Andy Powell  Aye
Commissioner Jackson Ferguson  Aye
Commissioner Lorin Palmer  Aye
Commissioner Brody Rypien  Aye

The motion passed unanimously.

4. Chair and Commission Comments

No comments were offered.

5. Future Meetings

5.1 City Council – Wednesday, September 12, 2018 @ 7:00 PM
5.2 Planning Commission Meeting – Thursday, September 20, 2018 @ 7:00 PM
6. **Adjournment**

Motion to adjourn offered by Commissioner Rypien at 7:29 p.m. Commissioner Jacobson seconded the motion. All voted aye.

I, Wendy Thorpe, Deputy Recorder for Herriman City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on September 6, 2018. This document constitutes the official minutes for the Planning Commission Meeting.

Wendy Thorpe
<table>
<thead>
<tr>
<th>File #</th>
<th>Z2018-16</th>
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<tbody>
<tr>
<td>Applicant</td>
<td>Herriman City</td>
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<td>Address</td>
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<tr>
<td>Request</td>
<td>Text Change to the Land Development Code Regarding Fencing Materials</td>
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Date of Meeting: 10/04/2018
Request
Herriman City is proposing a text change to the Chapter 21 of the Land Development Code regarding fencing. The change would modify the type of fencing materials that are permitted and prohibited within the City.

Notice
The City posted the public hearing notice in the newspaper on September 23, 2018 and on the Herriman City website on September 26, 2018. As of the date of this report, staff has not received any public comments regarding the proposed 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 will then hold a public meeting to discuss the item and make the final decision.

Discussion
The new Land Development Code was adopted on December 13, 2017. Prior to that revision the fencing ordinance was changed to alter the types of fencing materials that were allowed and prohibited. When the new Land Development Code was adopted it inadvertently removed those changes that had been made. This change is to return the fencing ordinance back to its intended version, with the addition of allowing wood fencing for agriculturally zoned lots that allow large animals.

Recommendation
Staff recommends approval of the proposed text changes to Title 10 to update allowed fencing materials in Chapter 21 – Fencing.

Attachments
A. Proposed Text
10-29-4: FENCING MATERIALS:

A. Fences and walls shall be made of high quality, durable materials that require minimal maintenance. The following fencing materials shall be allowed in all zones, except as otherwise provided in subsection A4 of this section or by a more restrictive provision in this chapter:

1. Decorative precast concrete or integrally colored and textured block, brick, stone, or other masonry materials;
2. Semi private, rail, or solid or private heavy gauge beige, and white or other neutral color vinyl;
3. Composite materials; and Solid or private composite materials or similar products hollow wall/panel.
4. In agricultural zones, reinforced post and rail style fencing. On agriculturally zoned properties which allow for large animals:
   a. Reinforced post and rail style fencing
   b. Wood fencing
5. Solid or private sunlight stabilized polyethylene materials or similar products

B. The following fencing materials shall be prohibited in all zones:

1. Plastic materials other than vinyl;
2. Materials not typically used or designated/manufactured for fencing such as metal roofing panels, corrugated or sheet metal, tarps or plywood;
3. Scrap materials such as scrap lumber and scrap metal.
4. Wood fencing of any type, except on agriculturally zoned properties which allow for large animals:
5. Chain link fencing, except for recreational uses as provided in section 10-21 of this chapter. Black vinyl coated chain link fence may be used as follows:
   a. For recreational uses as provided in section 10-21-10 of this chapter;
   b. If it is determined to be necessary at public utility sites for security reasons.
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<td>10/04/2018</td>
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<td>Z2018-18</td>
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Staff Report

DATE: September 26, 2018

TO: Planning Commission

FROM: Bryn McCarty, AICP, Assistant City Planner

MEETING: Planning Commission October 4, 2018

REQUEST: Text change to the Land Development Code to allow manufacturing in the T-M (Technology Manufacturing) Zone and modify the landscaping requirements.

Applicant: Herriman City

File Number: Z2018-18

Request
Herriman City is proposing a text change to Title 10 of the Herriman City Code, which is the Herriman Land Development Code. The proposal is to revise Chapter 16, the Table of Uses, to allow manufacturing in the T-M Zone and modify Chapter 23, Landscaping and Screening, regarding landscaping requirements in the T-M zone.

Notice
The City posted the public hearing notice in the newspaper on September 23, 2018 and on the Herriman City website on September 26, 2018. As of the date of this report, staff has not received any public comments regarding the proposed 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 will then hold a public meeting to discuss the item and make the final decision.

Discussion
The proposed text change will add manufacturing as a conditional use in the T-M zone. The new annexation area near the northwest part of the City will most likely implement the T-M zone and the users will need to perform some manufacturing tasks on site. This change will allow them to do that.

Manufacturing is defined as the following:

“An establishment engaged in the manufacture of finished products or parts, predominantly from previously prepared materials, including processing, fabrication, assembly, treatment and packaging, and incidental storage, sales, and distribution of such products, but excluding heavy industry uses as defined in this section.”
The text change will also modify the landscaping requirements for the T-M zone. The current landscaping ordinance requires that 20% of sites located in the T-M zone must be landscaped. The ordinance also requires that amenities such as sports courts and gazebos be included. This change will require 15% of the site be landscaped, which is consistent with the requirements of the C-2 and M-1 zones. The T-M zone will still continue to require 20 feet of landscaping with a berm along all street frontages.

**Recommendation**
Staff recommends approval of the proposed text changes to Chapter 16 to add manufacturing as a conditional use in the T-M zone and change Chapter 23 regarding landscaping in the T-M zone.

**Attachments**

A. Proposed Text
10-16-1: USES:

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<th>OP</th>
<th>C-1</th>
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<th>T-M</th>
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C. New Multiple Residential And Commercial Development:

1. At least fifteen percent (15%) of a site located in the R-M, OP, C-1, C-2, M-1, T-M, MU, and MU-2 Zones shall be landscaped as required by this chapter.

2. At least twenty percent (20%) of a site located in the T-M Zone shall be landscaped as required by this chapter. Landscaping shall include amenities such as water features, sports courts, gazebos, connections to master planned trails, and additional landscaping plantings.
**Date of Meeting:**
**10/04/2018**

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Request
Herriman City is proposing a text change to the Herriman Land Development Code, to update Chapter 12 – Commercial and Office Zones, to alter the maximum building height in the C-2 (Commercial) Zone. The text change will also revise Chapter 16, the Table of Uses, to remove auto sales, and add stadiums as a conditional use in the C-2 zone.

Notice
The City posted the public hearing notice in the newspaper on September 23, 2018 and on the Herriman City website on September 26, 2018. As of the date of this report, staff has not received any public comments regarding the proposed 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 will then hold a public meeting to discuss the item and make the final decision.

Discussion
The current maximum height limit in the C-2 zone is 45 feet. The proposed change will allow a maximum height of 75 feet for buildings in the commercial zone.

The change also removes auto sales as a use in the C-2 zone. The City is currently working on implementing a new Auto Mall Special District. Auto sales will only be allowed in this new special district.

Finally, this change will allow stadiums as a conditional use in the C-2 zone.

Recommendation
Staff recommends approval of the proposed text changes to Title 10 to update Chapter 12 –
Commercial and Office Zones.

**Attachments**

A. Proposed Text
### 10-16-1: USES:

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<th>C-2</th>
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<th>T-M</th>
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### 10-12-7: OTHER APPLICABLE REGULATIONS

C. Maximum building height:

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<td>C-2</td>
<td>45’– 75</td>
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