



PLANNING COMMISSION MINUTES

Thursday, March 7, 2019

Approved April 4, 2019

The following are the minutes of the Planning Commission Meeting held on **Thursday, March 7, 2019 at 7:00 p.m.** in the Herriman City Community Center, 5355 W. Herriman Main Street (12090 South), Herriman, Utah. Adequate notice of this meeting, as required by law, was posted in the Community Center, on the City's website, and delivered to members of the Commission and media.

Presiding: Chair Chris Berbert

Commission Members Present: Andy Powell, Jackson Ferguson, Adam Jacobson, Lorin Palmer, Brody Rypien

Commission Members Absent: Andrea Bradford

Staff Present: City Planner Michael Maloy, Assistant City Planner Bryn MacDonald, Planner I Craig Evans, Planning Intern Samantha DeSeelhorst, Communication Specialist Mitch Davis, Deputy Recorder Wendy Thorpe, Staff Engineer II Josh Peterson, Assistant City Engineer Jonathan Bowers, City Attorney John Brems, Assistant City Manager Gordon Haight

Work Meeting *(Fort Herriman Conference Room)*

Chair Chris Berbert called the work meeting to order at 6:06 pm.

1. Review of Agenda Items

The Commissioners had no questions regarding the agenda.

2. Review of City Council Decisions

City Planner Maloy told the Commission that the City Council would only have one meeting this month on March 13, 2019 due to some members and staff being out of town. He informed them that the WinCo had been approved by the City Council and Assistant City Manager Haight briefly went over resident concerns

with traffic and lighting. A buffer and trees would separate the store from nearby residential areas and the store would be dark sky compliant and utilize down lighting.

Assistant City Manager Haight reviewed a commercial subdivision near WinCo that would be up for approval at the March 21, 2019 Planning Commission meeting. He outlined the development, road and sidewalk installation timeline. The development would likely be subdivided and design would follow the C-2 guidelines. Walkway and trail plans were identified. No signs have been approved.

City Planner Maloy offered that City Council had approved VASA, with partial changes, which were recommended by the Planning Commission. The size of masonry piers on the sides. During the Council work session, proposed changes to fencing ordinance were reviewed and would be further discussed at the next Council meeting. Black vinyl coated chain link fence may be considered with proximity and location considerations. Commissioners requested for staff to review cell phone tower and a loud gas line near the Herriman Elementary School. It was stated that walls could minimize the sound from gas lines. The large accessory building amendment would be forwarded to Sterling Codifiers for review and possible corrections before presentation to the City Council. Staff will be working on amending the outdoor recreation and entertainment definitions.

City Planner Maloy requested for Commissioners to choose a Ted Talk training for the next meeting and Chair Berbert offered to provide a training video to staff.

3. Training

City Planner Maloy presented a Ted Talk about Second Life Bikes.

Creativity would be required to bring such things to Herriman. City Planner Maloy urged the Commissioners to think about what is best for the community.

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

7:00 PM - Regular Planning Commission Meeting

1. Call to Order

Chair Berbert called the meeting to order at 7:04 p.m. and welcomed those in attendance.

1.1 Invocation/Thought/Reading and Pledge

Wendy Thorpe led the audience in the Pledge of Allegiance.

1.2 Roll call

Full Quorum Present.

1.3 Conflicts of Interest

No Conflicts were offered.

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 Midas Creek Trail
- Applicant: Herriman City
- Address: 12000 South 3300 West
- Zone: R-2-10 (Residential) & C-2 (Commercial)
- File Number: C2019-015

City Engineer Jonathan Bowers explained Salt Lake County Transportation Fourth Quarter funds were received for this Midas Creek Trail project. The trail would connect Copper Creek to Main Street and 5600 West to 6000 West, and would include approximately a mile of trail and three bridges. Typical section of the dual purpose trail to be comprised of an eight foot equestrian portion and ten foot pedestrian trail with a one foot buffer on the sides. The dual use bridge locations were defined, the bridge materials have not been determined and would be discussed at a later meeting.

Commissioner Jackson Ferguson made a motion to approve item 2.1 Conditional Use Permit for Midas Creek Trail file # C2019-015, with requirement that bridge material be brought back to Commission for review. Commissioner Adam Jacobson seconded the motion.

The vote was recorded as follows:

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

The motion passed unanimously

- 2.2 Request: Conditional Use Permit for Rose Creek Trail
- Applicant: Herriman City
- Address: 6212 West 14200 South
- Zone: A-.25 (Agricultural)
- File Number: C2019-016

City Engineer Jonathan Bowers explained Salt Lake County Transportation Fourth Quarter funds were received for this Rose Creek Trail project. He explained trail consisted of an eight-foot asphalt with buffer and two anticipated pedestrian bridges, encompassing about a half-mile total from east to west. This trail section would connect existing trails and would not be dual use. The pedestrian bridge would parallel the roadway at

grade along 6600 West with a full midblock crossing at full build out, and the bridge would cross above the creek.

Commissioner Jackson Ferguson made a motion to approve item 2.2 file number C2019-016 Conditional Use Permit for Rose Creek Trail with condition to bring bridges back for Planning Commission review. Commissioner Andy Powell seconded the motion.

The vote was recorded as follows:

Commissioner Adam Jacobson Aye

Commissioner Andy Powell Aye

Commissioner Brody Rypien Aye

Commissioner Jackson Ferguson Aye

Commissioner Lorin Palmer Aye

The motion passed unanimously.

3. Legislative Items

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

- 3.1. **Request: Rezone 4 Lots from A-1 (Agricultural) to AMSD (Auto Mall Special District) and C-2 (Commercial) (Public Hearing)**
 - Applicant: Herriman City**
 - Address: 4950 W 12600 S**
 - Zone: A-1 (Agricultural)**
 - Acres: 22.87**
 - File Number: Z2019-008**

Chair Berbert reviewed the Public Comment Guidelines.

Assistant City Planner Bryn MacDonald defined the location for the parcels along Mountain View Corridor (MVC). The Anthem development with WinCo was to the North, Commercial development to the south, along 12600 South, with the Auto Mall rezone in between them. The proposed layout for the Auto Mall and location of detention ponds on UDOT land were displayed.

Chair Berbert opened the Public Hearing.

No comments were offered.

Chair Berbert closed the Public Hearing.

Commissioner Andy Powell made a motion to recommend approval of item 3.1 to the City Council, file number Z2019-008 Rezone 4 Lots from A-1 (Agricultural) to AMSD (Auto Mall Special District). Commissioner Brody Rypien seconded the motion.

The vote was recorded as follows:

Commissioner Adam Jacobson Aye

Commissioner Andy Powell Aye

Commissioner Brody Rypien Aye

Commissioner Jackson Ferguson Aye

Commissioner Lorin Palmer Aye

The motion passed unanimously.

4. Chair and Commission Comments

No comments were offered.

5. Future Meetings

5.1 City Council Meeting – **Wednesday, March 13, 2019 @ 7:00 PM**

5.2 Planning Commission Meeting – **Thursday, March 21, 2019 @ 7:00 PM**

6. Adjournment

Commissioner Adam Jacobson made a motion to adjourn the meeting at 7:18 pm. Commissioner Lorin Palmer seconded the motion and all voted aye.

I, Wendy Thorpe, Deputy Recorder for Herriman City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on March 7, 2019. This document constitutes the official minutes for the Planning Commission Meeting.



Wendy Thorpe