The following are the minutes of the Planning Commission Meeting held on Thursday, September 19, 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, Lorin Palmer, Adam Jacobson, Heather Garcia, Brody Rypien, Andrea Bradford, Jackson Ferguson

**Commission Members Excused:** Colby Oliverson, Joy Kaseke,

**Staff Present:** City Planner Michael McCarty, Assistant City Planner Bryn MacDonald, Communication Specialist II Mitch Davis, Deputy Recorder Wendy Thorpe, Staff Engineer II Josh Peterson, 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 5:14 pm.

Discussion on the proposed Herriman Town Center Project known as Parkside, which consists of 259 residential units and is located at 5250 W Copeland Drive

City Planner Maloy introduced Steve Maddox to present on behalf of the applicant. He stated overlying features would integrate seamlessly with existing structures. Parking totaled more than 900 spots and surpassed existing parking standards. Commissioners debated inner parking lots.
City Planner Maloy stated his intention to go page by page through the proposal and design guidelines and determine if the standards had been met.

The developer stated each unit would include two live/work, small business potential units, one on each corner. Potential side views with courtyards and places to assemble were displayed. Awning, signage and lighting would be controlled strictly through HOA standards. Garages and parking were to the rear of the units.

Parking issues and potentially restricting parking during certain times of the day were discussed. Private roads have more options for slowing traffic, such as speed humps, that would not be allowed on City streets.

Jaran Nichols reviewed building siting and open space areas with regard to the design guidelines. Building types in the development proposal were traditional.

Commissioners expressed frustration with tandem parking, small garages and driveways and the need for parking for larger vehicles. The addition of parking courts would reduce green space. It was stated that parking issues would be addressed by ordinance. Parking for corner commercial units would be on the street.

City Planner Maloy defined requirements for entries, porches and recessed entries and briefly mentioned the difference between live work and mixed use units. Commissioners proposed more balconies, decks, porches and design elements. They also expressed opinions regarding formal landscaping plans, garden walls and rod iron fencing. Park strip tree grates would match the park area grates.

Commissioners briefly discussed buildability of some lots in the Bland subdivision. Commissioner expressed the opinion that items should not be presented to the Commission until after Staff had been convinced the site was buildable. Ace hardware withdrew their application for xeriscape.

Planning Commission work meeting adjourned by consensus at 6:58 p.m.

7:00 PM - Regular Planning Commission Meeting

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

1.1 Invocation/Thought/Reading and Pledge
Planner Craig Evans led the audience in the Pledge of Allegiance.
1.2 Roll call
Full Quorum Present.

1.3 Conflicts of Interest
No Conflicts were offered.

1.4 Approval of Minutes for August 1, 2019
Commissioner Adam Jacobson moved to approve item 1.4 Approval of Minutes for August 1, 2019 Planning Commission meeting. Commissioner Andy Powell seconded the motion, and all voted aye.

Chair Berbert reviewed the public hearing 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 application compliance with the ordinance.

2.1 Request: Subdivision Amendment to Add 6 Lots to Bland Subdivision (Public Hearing)

Applicant: Dan Briggs
Address: 14438 South 6600 West
Zone: A-.25 (Agricultural)
Acres: 4.41
File Number: S2019-031

Planner Evans explained the applicant requested a subdivision amendment for six lots. Notices were mailed to 31 property owners within 300 feet of the subject property on September 6, 2019. Current residence was identified along with slope issue to the east side of the subdivision. A neighborhood meeting was held September 5, 2019, three residents attended and questions were asked regarding the development and type of homes, no resident concerns were offered.

Applicant Dan Briggs approached the podium and stated he has been working on this for a year and it fits in with the area. He was please with the outcome of the neighborhood meeting.

Planner Evans talked about single family design criteria and Valley View CC&Rs. HOA would be an option.

Chair Berbert opened the Public Hearing.

Randall Isham He had nothing against the proposed subdivision but would like questions answered. He
requested clarification for curb gutter and sidewalk excavation, precast wall, sanitary sewer location and whether or not zoning will be maintained to allow for horse properties.

Chair Berbert closed the Public Hearing.

Commissioners requested more information regarding grading, and in the future for staff to ensure areas were buildable prior to presentation to the Commission. Some information was missing from the packet. Further subdivision possibilities were discussed.

Staff apologized for information missing from the packet.

Commissioner Adam Jacobson moved to continue item 2.1 file number S2019-031 Subdivision Amendment to Add 6 Lots to Bland Subdivision (Public Hearing) without date for the applicant to address the buildable area on lot 5, show the fencing locations along 6600 West, and develop the plan to mitigate the drainage swell. Commissioner Brody Rypien seconded the motion.

The vote was recorded as follows:

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

The motion passed unanimously.

2.2 Request: Site Plan Amendment to the Ace Hardware Landscape Plan to Allow Partial Use of Xeriscape
Applicant: Brad Murdock
Address: 13348 S Rosecrest Road
Zone: C-2 (Commercial)
Acres: 1.88
File Number: C2017-056-01

Item 2.2 was withdrawn by the applicant.

No action necessary by the Planning Commission.

2.3 Request: Conditional Use Approval to Construct a 5-Tenant Retail/Commercial Building, including Building Elevations and Site Plan for Lot 7 of Herriman Corner
Applicant: Stephen Maycock
Planner Evans reviewed parking lot, landscaping plan, parking requirements and some limited uses. Elevations and brick frontage were displayed. The Subway logo would be moved from current location. Applicant would rent out the other units.

Brad Lassiter spoke on behalf of applicant Stephen Maycock. A segment of precast wall would be the responsibility of the developer. Stephen Maycock clarified exterior material would be brick.

Potential dry cleaner would be drop off and pick up location and no chemicals would be allowed on site. Assistant City Planner Bryn MacDonald added that landscape requirements would be updated later and were addressed with requirement number eight. Precast wall requirements were discussed. Exterior brick types and Subway finished accent wall / sign materials would need to be addressed. Commissioners requested material boards be submitted.

Commissioner Andy Powell moved to continue without date item 2.3 file number C2019-085 Conditional Use Approval to Construct a 5-Tenant Retail/Commercial Building, including Building Elevations and Site Plan for Lot 7 of Herriman Corner. Commissioner Adam Jacobson seconded the motion.

The vote was recorded as follows:

Commissioner Lorin Palmer  Aye
Commissioner Andy Powell  Aye
Commissioner Brody Rypien  Aye
Commissioner Adam Jacobson  Aye
Commissioner Andrea Bradford  Aye
Commissioner Jackson Ferguson  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: Text Change to the Land Development Code adding Animal Shelters as a Conditional
Use in the C-2 and A-1 Zones (Public Hearing Held on September 5, 2019)
Applicant: Herriman City
File Number: Z2019-079

Planner Evans briefly reviewed the animal restrictions in agricultural zones. The item proposed allowing shelters in agricultural zones, on C-2, A-.25, A-.5 and A-1 zones. Each location would require inspection and permits issued by Herriman Animal Services. Any problems would be regulated and monitored by that agency. Each application would be reviewed as a conditional use.

Commissioners offered the opinion that shelters not be allowed in A-.25 zones.

Commissioner Adam Jacobson moved to recommend approval of item 3.1 to the City Council, file number Z2019-079 Text Change to the Land Development Code adding Animal Shelters as a Conditional Use (Public Hearing Held on September 5, 2019) in the C-2, A-1 and A-.5 zones only. Commission recommends they not be allowed in A-.25 zones as proximity to areas would change the character of the community. Commissioner Lorin Palmer seconded the motion.

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

3.2. Request: Update and discussion of an indoor/outdoor recreation center known as Game Pointe, including site plan and building elevations
Applicant: Aaron Osmond
Address: 12300 South 5100 West
Zone: C-2 (Commercial)
Acres: 4.496
File Number: Z2019-067

Applicant Aaron Osmond, invited up Jared Forsyth and Kathy Stevens with Silver Peak Engineering. They reviewed the site plan, parking stalls, landscape design focus, golf course and patio reception area. Elevations have been recently updated. The Focus on the two story space was to create visual interest. Building entrances and location of social media wall were displayed. Elements in the site plan would direct customers to the entrances. The applicant anticipated final approval in October and would be requesting an exception for the exterior design guidelines, regarding brick or stone requirements. The Commission expressed positive feedback for the improvements.
Discussion item only, no motion needed.

3.3. Discussion of a proposed Community Development (CD) Zone
Applicant: Herriman City
File Number: Z2019-077

Mike Hathorne presented an introduction to the Community Development Zone. An educational primer would be provided to the Commission for review.

Discussion item only, no motion needed.

5. Chair and Commission Comments

None were offered.

6. Future Meetings
   6.1 City Council Meeting – **Wednesday, September 25, 2019 @ 7:00 PM**
   6.2 Planning Commission Meeting – **Thursday, October 3, 2019 @ 7:00 PM**
   6.3 City Council Meeting – **Wednesday, October 9, 2019 @ 7:00 PM**

7. Adjournment

Commissioner Adam Jacobson made a motion to adjourn the meeting at 8:52pm 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 September 19, 2019. This document constitutes the official minutes for the Planning Commission Meeting.

Wendy Thorpe