



## PLANNING COMMISSION MINUTES

**Thursday, October 17, 2019**

**Approved November 21, 2019**

The following are the minutes of the Planning Commission Meeting held on **Thursday, October 17, 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, Colby Oliverson, Heather Garcia, Adam Jacobson, Andrea Bradford, Jackson Ferguson arrived at 5:35.

**Commission Members Excused:** Brody Rypien, Joy Kaseke

**Staff Present:** City Planner Michael Maloy, Assistant City Planner Bryn MacDonald, Communication Specialist III Mitch Davis, City Manager Brett Wood, Deputy Recorder Wendy Thorpe, Assistant City Manager Gordon Haight, Engineer Blake Thomas

**1. Work Meeting** *(Fort Herriman Conference Room)*

Chair Chris Berbert called the work meeting to order at 5:11 pm.

**1.1 Review of the Herriman Towne Center Mixed Use Buildings, located at approximately 13024 S Black Locust Way**

City Planner Maloy introduced Matt Watson who distributed building elevations and design guidelines and reviewed recent changes. The landscape plan was displayed, access between and around the buildings had been widened; walkway areas around the sides and trees with grates were shown. Multiple door options to be chosen

by the tenant, and they would have some design input for windows and some areas. The revised elevations were provided with wrap around treatments on the corners.

*Commissioner Jackson Ferguson arrived at 5:35pm*

Walkability and ease of access for pedestrians throughout the entire project were discussed, along with the need for extra parking for activities, and the presence of raised intersection crosswalks for pedestrians

It was recommended that Commission should be very specific when making a recommendation to City Council regarding parking and raised pedestrian crossing areas.

Commissioners reviewed elements of the site and landscaping plans and discussed materials. The H.O.A. will maintain areas in front of the shops. Setbacks were identified. Design guideline for signage were separate and would be provided later.

### **1.2 Review of City Council Decisions**

City Planner Maloy informed the Commissioners that City Council had approved the development agreement for Game Pointe with recommendations from the Commission. He reviewed the distribution of multifamily family zones and single-family homes in the City. More than half of approved development agreements have been constructed. The Commissioners debated what type of developments the City needs and stated that single-family homes sell very quickly. City Planner Maloy offered that he had reached out to a real estate consultant and requested reports regarding the needs of Herriman. Commissioner Garcia mentioned a presentation on Utah housing and offered it would be beneficial for all the Commissioners to see it.

### **1.3 Review of Agenda Items**

City Planner Maloy reviewed that Mike Hathorne would conclude the Community Development Zone presentation. Assistant City Planner MacDonald reviewed the Parkside development. City Planner Maloy provided the GIS report and building permit history. He stated the development agreement had been reviewed by the City Attorney. Commissioners discussed options to have more control over the total number of density units.

### **1.4 General Plan Update and Discussion of Master Development Agreements and Residential Construction Data**

**Email questions to mike and put item on next agenda**

### **1.5 Training**

City Planner Maloy reviewed moderate income housing report due which would be discussed at the next joint meeting agenda.

*Planning Commission work meeting adjourned by consensus at 6:56 p.m.*

**7:00 PM - Regular Planning Commission Meeting**

**2. Call to Order**

Chair Chris Berbert called the meeting to order at 7:06 p.m. and welcomed those in attendance.

**2.1 Invocation/Thought/Reading and Pledge**

Heather Garcia led the audience in the Pledge of Allegiance.

**2.2 Roll call**

Full Quorum Present.

**2.3 Conflicts of Interest**

No Conflicts were offered.

**2.4 Approval of Minutes for September 5, 2019**

*Commissioner Bradford motioned to continue item 2.4, Commissioner Jacobson seconded the motion and all voted aye.*

Chair Berbert reviewed the public hearing guidelines.

**3. 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.*

**3.1 Request: Preliminary Plat Approval for 259 residential units in Herriman Towne Center, known as Parkside (Public Hearing continued from October 3, 2019)**

**Applicant: Jaran Nicholls, Edge Homes**

**Address: 5250 W Copeland Drive**

**Zone: MU-2 (Mixed Use)**

**Acres: 16.93**

**File Number: S2018-025**

City Planner Maloy offered to answer questions and introduced the applicant to offer a brief overview of the property and the elevations.

Steve Maddox approached the podium and offered project and trails information. Crosswalk locations with proposed LED flasher lights were provided. Building materials, facades, recreation amenities and driveway sizes were reviewed. Updates to the elevation were presented with columns, decks and a roof line adjustment. Homeowner could request approval from the HOA for awning signage and stenciling.

Chair Berbert re-opened the public hearing.

Heather Garcia expressed concern with the project density. She stated the MDA specified the maximum density of 2,032 units allowed and that the total number was over by 59 units. .

Chair Berbert closed the public hearing.

Matt Watson submitted the full buildout, including the next phase of the mixed use project. The total units were 2,040, with 56 designated for mixed use. Staff reported unit totals had been reviewed by HTC and the City Attorney and had been approved. The Commissioners requested a discussion with the City Attorney to clarify what consideration allowed for approval of extra units. He included that the original site plan had almost double the density of the current proposal.

Commissioners requested more information concerning the walkability factor.

City Planner Maloy pointed out an error on recommendation one regarding the spacing of trees, which would need to be defined in the motion.

### **Recommendation**

1. All perimeter sidewalks shall be separated from a high back curb by a planted park strip in compliance with City standards except for frontage along the “U” road as formed by Black Locust and Fort Herriman Parkway, which shall use tree wells and walkable grates with a uniform street tree species planted on 30-foot centers (maximum). Tree spacing may be adjusted due to unavoidable conflicts; however, the affected tree may not be omitted unless approved by the City Planner with the advice and consent of the City Landscape Architect. Street trees and grate specifications shall be reviewed and approved by the City to ensure consistency with materials and design previously used within the Herriman Towne Center.
2. Vehicular service lanes that extend from Copeland Drive and Summerdale Drive, which also provide pedestrian access to adjoining trails and sidewalks shall be redesigned to improve pedestrian safety and accessibility needs. The applicant is encouraged to consider upgraded paving materials, patterns, and additional landscape features that form a shared space for the vehicle and the pedestrian. Approval of the revised plan may be administrated by staff.
3. The proposal shall comply with all applicable City regulations and standards, and comments provided by the Development Review Committee and attached to the October 11, 2019, Planning Commission Staff Report.
4. Receive and agree to the recommendations from other agencies.

5. Final plat to be reviewed and approved by the Engineering Department.
6. Plat shall include easements for existing City utilities.
7. Work with engineering to manage storm water on site.
8. Install curb, gutter, sidewalk, park strip, and street lights along all public streets in accordance with city standards.
9. A long term stormwater maintenance agreement is required for any private detention ponds.
10. Submit a traffic impact study. This can be an update to the one that has already been done for the HTC.
11. Use HTC street lights on the interior of the project.
12. Condominium plats will need to be approved by the Planning Commission before any individual units can be sold.

*Commissioner Adam Jacobson moved to approve item 3.1 file number S2018-025 Preliminary Plat Approval for 259 residential units in Herriman Towne Center, known as Parkside (Public Hearing continued from October 3, 2019) with staff requirements and an adjustment to item #1 to change tree spacing from 30 feet to 25 feet centers and modification to item #12 that condominium plats need to be approved by the Plannign Commission prior to issuance of a building permit and change the the wording from will need to shall. Commissioner Lorin Palmer seconded the motion.*

*The vote was recorded as follows:*

- Commissioner Andy Powell      Aye*
- Commissioner Colby Oliverson      Aye*
- Commissioner Adam Jacobson      Aye*
- Commissioner Lorin Palmer      Aye*
- Commissioner Andrea Bradford      Aye*
- Commissioner Jackson Ferguson      Aye*

*The motion passed unanimously.*

**3.2 Request: Final Master Plan Approval for 259 residential units in Herriman Towne Center, known as Parkside**  
**Applicant: Jaran Nicholls, Edge Homes**  
**Address: 5250 W Copeland Drive**  
**Zone: MU-2 (Mixed Use)**  
**Acres: 16.93**  
**File Number: C2008-014-26**

Steve Maddox stated they would increase the roof pitch to 6 / 12 for the buildings along the “Y” road on the popouts. He stated the color palettes were complimentary with the brick on City Hall.

Commissioners expressed a need for bike racks and scooter parking and Staff offered to explore options.

Commissioners stated they would reference the exhibits presented in the meeting tonight due to the City not having the updated presentation. They also questioned the type of hedge displayed, which was identified as a Box Elder Hedge.

**Master Plan Requirements:**

1. All perimeter sidewalks shall be separated from a high back curb by a planted park strip in compliance with City standards except for frontage along the “U” road as formed by Black Locust and Fort Herriman Parkway, which shall use tree wells and walkable grates with a uniform street tree species planted on 25-foot centers (maximum). Tree spacing may be adjusted due to unavoidable conflicts; however, the affected tree may not be omitted unless approved by the City Planner with the advice and consent of the City Landscape Architect. Street trees and grate specifications shall be reviewed and approved by the City to ensure consistency with materials and design previously used within the Herriman Towne Center.
2. Vehicular service lanes that extend from Copeland Drive and Summerdale Drive, which also provide pedestrian access to adjoining trails and sidewalks shall be redesigned to improve pedestrian safety and accessibility needs. The applicant is encouraged to consider upgraded paving materials, patterns, and additional landscape features that form a shared space for the vehicle and the pedestrian. Approval of the revised plan may be administrated by staff.
3. The proposal shall comply with all applicable City regulations and standards, and comments provided by the Development Review Committee and attached to the October 11, 2019, Planning Commission Staff Report.
4. All porches, balconies, decks, patios, and entrances shall conform with dimensions provided in the Herriman Towne Center Design Guidelines.
5. All windows shall comply with the Herriman Towne Center Design Guidelines for “Window Characteristics” including a minimum window recess of three-inches to express building mass.
6. Final landscape plan shall incorporate a “three-tiered planting palette” and provide a minimum ratio of one tree for every 600 square feet for all common landscape areas as outlined in the Herriman Towne Center Design Guidelines.
7. Final plans shall demonstrate compliance with storage requirements of the High Density Design Guidelines.
8. Trails and amenities are approved as submitted on the landscape plans. This includes the plazas located on the corners of Fort Herriman Parkway, the decorative fencing, light posts, playgrounds and gathering areas.
9. Setbacks are approved as follows:
  - Townhomes
    - 12’ min. from public or private ROW (Any side, both building and porch)
    - 10’ min. From building to building
    - 22’ min. Driveway length
  - Condos
    - 10’ min. from public or private ROW (Any side, both building and porch)
    - 10’ min. From building to building
    - 22’ min. Driveway length

*Commissioner Adam Jacobson moved to approve item 3.2 file number C2008-014-26 Final Master Plan Approval for 259 residential units in Herriman Towne Center, known as Parkside with nine staff requirement and an additional # 10 to require a 6/12 pitch on the main body of the buildings related to the condominium units, an additional item # 11 prior to the approval of the condominium plat, that the developer work with the City and adjacent developer to address walkability and the potential of raised walkways for the “U” road. An additional item # 12 that the stucco texture, smooth finish will match the mixed use commercial that is to the north of this project, and an additional item #13 that a box elder hedge will be used to screen against behind the mixed use buildings and an additional #14 referencing the Powerpoint presentation that was provided to the Commission by the developer tonight, elevations were referenced to identify the stucco locations. Commissioner Jackson Ferguson seconded the motion.*

*The vote was recorded as follows:*

- Commissioner Andy Powell           Aye*
- Commissioner Colby Oliverson    Aye*
- Commissioner Adam Jacobson      Aye*
- Commissioner Lorin Palmer        Aye*
- Commissioner Andrea Bradford    Aye*
- Commissioner Jackson Ferguson   Aye*

*The motion passed unanimously.*

**3.3     Request:       Discussion of Proposed Community Development (CD) Zone**  
**Applicant:     Herriman City**  
**File Number: Z2019-086**

City Planner Maloy introduced Mike Hathorne for the presentation of the Proposed Community Development Zone. Materials would be provided to the Commission for their review.

*Discussion item. No motion needed*

**4.     Chair and Commission Comments**

Commissioner Powell requested that the new table top type be reviewed to make sure they are working with the City Council and for it to be introduced into City Engineering Standards.

**5.     Future Meetings**

- 5.1   City Council Meeting – Wednesday, October 9, 2019 @ 7:00 PM
- 5.2   Planning Commission Meeting – Thursday, October 17, 2019 @ 7:00 PM
- 5.3   City Council Meeting – Wednesday, October 23, 2019 @ 7:00 PM
- 5.4   Joint Planning Commission/City Council Meeting - Wednesday, October 30, 2019 @ 6:00

**6.     Adjournment**

*Commissioner Adam Jacobson made a motion to adjourn the meeting at 8:57pm 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 October 17, 2019. This document constitutes the official minutes for the Planning Commission Meeting.*



Wendy Thorpe