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

Commission Members Excused: Joy Kaseke

Staff Present: Assistant City Planner Bryn MacDonald, Communication Specialist Destiny Skinner, Director of Parks, Events and Recreation Wendy Thomas, Deputy Recorder Wendy Thorpe, Staff Engineer II Josh Peterson, Assistant City Manager Gordon Haight, Economic Development Coordinator Sandra Llewellyn

1. Work Meeting (Fort Herriman Conference Room)

Chair Chris Berbert called the work meeting to order at 6:03 pm.

W Wendy Thomas provided a brief overview of the new dog park and requested that the Commission reach out to her with any questions.

1.1 Discussion of the Preliminary Site Plan and Design Guidelines for Academy Village, located at 14831 S Real Vista Drive (Rosecrest pod 39)

Assistant City Planner MacDonald distributed design guidelines.

The developer provided cross sections, grading and parking information. Walkability, trails with enhanced
landscaping and texturized roadway crossings were discussed. Commissioners debated ways to provide safe pedestrian access for nearby residential areas.

Residential units were estimated at 120 small studio and one bedroom apartments. 1.5 parking spots were anticipated for each apartment. Commissioners requested wording be added to explain that fewer parking spaces were required due to small apartments. The development would include meandering sidewalk / trails with landscaping, bike paths, and public art displays. Amenities were reviewed and ride share facility locations were identified. Outdoor patio dining and music, scooter and bike parking would be provided. The final site plan would determine actual locations. Detailed traffic studies would be conducted to determine appropriate traffic signals and elements, such as large planter beds, for safe pedestrian crossing. Lighting for walkability after dark was yet to be decided. Commissioners requested that the franchise design elements match with the development. Park strip tree spacing as was written in City ordinance.

Assistant City Planner MacDonald asked that the Commissioners email comments and feedback to her.

1.2 Discussion of the proposed Mountain Ridge development, located at 1400 S Sentinel Ridge BLVD
Developer Steve Maddox reviewed the latest updates to the development based on recent feedback from the Commissioners. Viability of commercial in the area was debated. Developer recommended a possible deed with a sunset clause. Traffic flow and patterns were reviewed. Creek Ridge PUD density was reduced to a more palatable level, per the developer. Potential future light rail and other elements briefly reviewed and the total number of residential lots was discussed.

1.3 Review of City Council Decisions
Assistant City Planner MacDonald informed the Commissioners there were no City Council updates.

1.4 Review of Agenda Items
Assistant City Planner MacDonald distributed elevations that had not been included in the packet.

Planning Commission work meeting adjourned by consensus at 7:03 p.m.

7:00 PM - Regular Planning Commission Meeting

2 Call to Order
Chair Chris Berbert called the meeting to order at 7:10 p.m. and welcomed those in attendance.

2.1 Invocation/Thought/Reading and Pledge
Dan Briggs 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 & September 19, 2019
Commissioner Andy Powell moved to approve item 2.4, approval of Minutes for September 5, 2019 & September 19, 2019. Commissioner Adam Jacobson seconded and all voted aye.

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: Subdivision amendment to add 6 lots to the Bland subdivision (Public Hearing held on September 19, 2019)
Applicant: Dan Briggs
Address: 14438 South 6600 West
Zone: A-25 (Agricultural)
Acres: 4.41
File Number: S2019-031

Assistant City Planner Bryn MacDonald offered an overview of the property and elevations. The previous issues have been resolved by the applicant working with the engineering department. The buildable area on lot five was identified.

Applicant Dan Briggs approached the podium, stated he had worked closely with staff to make the requested changes.

It was explained by staff that the new build would be required to meet the current design standards.

Requirements
1. Receive and agree to the recommendations from other agencies.
2. Final plat to be reviewed and approved by the Engineering Department.
3. Improvements on 6600 West will be required adjacent to the development, including curb, gutter, sidewalk, park strip, and street lights. The park strip landscaping shall meet City Standard and the plans shall be reviewed and approved by the City as part of the engineering plan review.
4. Temecula Lane will need to be constructed fully, including curb and gutter on north, and curb, gutter, sidewalk, park strip and street lighting on south.
5. The plat shall be approved and recorded prior to building permits being issued for the lots.
6. Building setbacks shall meet City standards:
   a. Front: 25 feet
   b. Rear: 25 feet
   c. Side: 8 and 10 feet
   d. Corner 20 feet
7. Plat shall include easements for existing City utilities.
8. Work with engineering to manage storm water on site.
9. All homes shall meet the single family design criteria located in section 10-29-42 of the Land Development Code.
10. Install a 6 foot precast wall along 6600 West.
11. Each lot shall be a minimum of 10,000 square feet and 85 feet wide.
12. Construct the required detention pond and landscape per City standard. This should include trees in the park strip every 30 feet.

Commissioner Adam Jacobson moved to approve item 3.1 file number S2019-031, Subdivision amendment to add 6 lots to the Bland subdivision (Public Hearing held on September 19, 2019) with 13 staff requirements and an additional item #13 to put a note on the plat that lot seven will not be re-subdivided. Commissioner Andrea Bradford seconded the motion.

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

3.2 Request: Plat Amendment to the Anthem Commercial Center to add 5 lots
Applicant: John Gust
Address: 5163 W Anthem Park Blvd
Zone: C-2 (Commercial)
Acres: 5.16
File Number: S2019-093

Assistant City Planner Bryn MacDonald explained the applicant was requesting a subdivision amendment to add five lots and no public hearing was required.

Applicant Trish Smith and Mike Maddox approached the podium and offered to answer questions. They informed the users would be Slim Chicken, Taco Bell, Mr. Carwash and Valvoline
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. Install curb, gutter, sidewalk, and street lights on all public streets.
4. Provide a storm drain study.
5. Detention ponds should be landscaped per City standards.
6. West edge of property boundary shall match Right of Way boundary of new Main Street Connector.
7. A six foot easement shall be provided along the west edge of the property for new Main Street Connector surface improvements (i.e. sidewalk and park strip).
8. Work with Engineering on providing the appropriate utility easements on the plat.
9. Right of Way dedication for Anthem Park Boulevard shall be a minimum of 133 feet between the new Main Street Corridor and the Mountain View Corridor.

Commissioner Adam Jacobson moved to approve item 3.2 file number S2019-093 Plat Amendment to the Anthem Commercial Center to add 5 lots with staff recommendations. Commissioner Brody Rypien seconded the motion.

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

3.3 Request: Conditional use for two commercial buildings located in the Anthem Commercial Center (Lots 303 and 304)
   Applicant: Trisha Smith
   Address: 11953 S Herriman Main Street
   Zone: CU-2 (Commercial)
   Acres: 2.306
   File Number: C2019-090

Assistant City Planner Bryn MacDonald explained the applicant requested final site plan approval for two multi-tenant commercial buildings in the Anthem commercial center. She reviewed the location and displayed the grading, landscaping, elevations and walkability plans. Some sidewalks were already under construction.

Applicant Mike Maddox approached the podium and stated tenants included Dairy Queen, hair salon, nail salon and other potential food industry businesses. He estimated the project would include nine tenants when completed.
**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. Submit final landscaping plans showing types, sizes and placement of plant material to the Staff for review and final approval as part of the engineering review.
4. All building elevations shall meet the approved design guidelines. The building elevations are approved as submitted.
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. Comply with the landscaping requirements of Herriman Land Development Code Chapter 23.
7. Screen all outside trash and dumpster areas.
8. Provide storm drain detention to meet City standards. Detention ponds shall be landscaped per City standards.
9. Parking shall be provided at 5 spaces per 1,000 square feet of gross leasable area.
10. Meet all DRC requirements as outlined by staff.
11. Provide curb, gutter, sidewalk, park strip, and street lights on all public streets. This should include a 5 foot park strip and 5 foot sidewalk on Herriman Main Street.

Commissioner Andy Powell moved to approve item 3.3 file number C2019-090 Conditional use for two commercial buildings located in the Anthem Commercial Center (Lots 303 and 304) with 11 staff requirements, Councilmember Adam Jacobson seconded the motion.

The vote was recorded as follows:

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

The motion passed unanimously.

4. **Chair and Commission Comments**
Commissioner Adam Jacobson requested that well lit open space be better defined and that lighting plans were essential for walkable neighborhoods. Commissioners requested more information regarding soft details and for staff to assist by providing specific details and not using vague terms or ‘soft’ words..

Commissioner Jackson Ferguson requested more information regarding franchise signage to avoid clashing colors. Commissioners requested that Mountain Modern be defined and standards similar to Park City be utilized for franchise design standards.

Commissioners further requested that remaining commercial areas have better options for parking. Additional
walkways and breaks in walls were requested for pedestrian access from nearby residential areas.

Commissioners offered the opinion that some items were pushed too quickly and should not be on the agenda until they are of high enough standard that City Council approval was anticipated. Commissioners emphasized that items should not be rushed. They further stated that some items were still required to go to Council and the Commission only makes a recommendation.

Commissioners further offered that financial costs, with items such as the storm drain, were strictly a City Council issue and should not be presented to the Commission.

Commissioners requested the retaining wall material for Jackson Village be provided to them.

5. Future Meetings
   5.1 November 13, 2019 - City Council Meeting @ 7:00 PM
   5.2 November 21, 2019 - Planning Commission Meeting @ 7:00 PM
   5.3 November 27, 2019 - City Council Meeting @ 7:00 PM

6. Adjournment

   Commissioner Adam Jacobson made a motion to adjourn the meeting at 7:38pm 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 November 7, 2019. This document constitutes the official minutes for the Planning Commission Meeting.

Wendy Thorpe