The following are the minutes of the Planning Commission Meeting held on Thursday, January 2, 2020 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: Jackson Ferguson, Heather Garcia, Adam Jacobson, Lorin Palmer, Andy Powell, Brody Rypien, Andrea Bradford,

Commission Members Absent: Joy Kaseke,

Staff Present: Assistant City Planner Bryn MacDonald, Communication Specialist Mitch Davis, Deputy Recorder Wendy Thorpe, Staff Engineer II Josh Peterson, Assistant City Manager Gordon Haight, Economic Development Coordinator Sandra Llewellyn, Planner I Nick Whittaker, Attorney John Brems

1. Work Meeting (Fort Herriman Conference Room)

Chair Chris Berbert called the work meeting to order at 6:01 pm.

1.1 Review of City Council Decisions
City Manager GH reported no meetings. No update.

1.2 Review of Agenda Items
Assistant City Manager Haight reviewed the Teton Ranch and the White Barn proposal. The City Council preferred possible impact fees being used for the main park fund. DRC recommended reducing green space and moving the barn closer to the canal, if the barn were to be built. If the barn were not built the area would remain green space. At this time the developer was not required to build it.
Assistant City Manager Haight reviewed the layout for the Teton Ranch development. Low density would be built first. The layout was adopted with the Master Development Agreement, but changes may be made if deemed necessary by the Commission. Per Commissioners, more trail access points were needed. Density, cul-de-sac sizes, proximity to school and major intersection locations were debated.

Commissioners discussed ideal park locations and expressed concerns with children crossing the busy street from Athlos school. City Attorney Brems recommended continuing the item and identifying issues that needed to be addressed. The Commissioners added that many issues needed to be clarified.

Credit Union parking lot flow and total spaces were discussed. The limited parking spaces would determine nature of businesses allowed in the unknown pod.

The County recently completed a study of the Olympia Hills development, and two public hearings were scheduled.

### 1.3 Election of Chair and Vice Chair
Commissioners discussed who had previously held positions.

*Commissioner Adam Jacobson moved to nominate Commissioner Chris Berbert as Chair. Commissioner Andrea Bradford seconded the motion and all voted aye.*

*Commissioner Adam Jacobson moved to nominate Commissioner Andy Powell as Vice Chair. Commissioner Brody Rypien seconded the motion and all voted aye.*

Planning Commission work meeting adjourned by consensus at 6:50 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.

#### 2.1 Invocation/Thought/Reading and Pledge
Bruce Fallon 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 November 21, 2019
Commissioner Heather Garcia moved to approve item 2.4, Approval of Minutes for November 21, 2019. Commissioner Andy Powell 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: Preliminary Plat approval for a Subdivision of 222 single family lots, known as Teton Ranch (PUBLIC HEARING)
Applicant: Doug Young
Address: 6000 West Herriman Blvd
Zone: R-1-10 (Residential) & A-1 (Agricultural)
Acres: 136.84
File Number: S2019-047

Assistant City Manager Haight informed that the applicant requested preliminary plat approval for a subdivision of 222 single family lots, known as Teton Ranch. He displayed the layout for the development, and lot sizes. Landscape setbacks were larger than required by the City for a more open feel. Parks and trail plans were displayed and updated road plans were provided. The property was subject to the Teton Ranch Development Agreement.

Assistant City Manager Haight reviewed the parks impact fee change, to allow for reimbursement, that needed to be amended for the White Barn Regional Park to be part of this development. The White Barn reception/meeting center construction and equipment costs were estimated to be approximately $2,494,774.00. Impact fees collected for Jackson Village and Teton Ranch would total approximately $2,227,291.30. City Council concluded the outdoor part of the park would be more valuable and more heavily used and a better choice for the city, and did not adopt the amendment.

Notices were mailed to residents and the neighborhood meeting was held. Residents offered concerns about lot sizes and amenities.

Applicant representative Bruce Beard approached the podium and stated they would like to move forward, but understood the need to continue the item to address pending concerns. He stated they would work with staff to re-design.

Chair Berbert reviewed the public hearing guidelines.
Chair Berbert opened the public hearing.

Lisa Brown, stated she was part of referendum group that had worked with Doug Young and they understood the White Barn would be paid for by the developer. She offered the White Barn was an essential part of this development both visually as a standout piece and also as an asset to the community for functions. She expressed frustration that it was no longer part of the development and thought funneling money back into the park system would be a loss for the community. It would be unique and would bring people to the area.

The public hearing was left open.

Commissioners requested for staff to review cul-de-sac lengths, as they were longer than what is allowed in the community. Primary access along Mustang Trail Way should be re-evaluated and if the White Barn concept was rejected then consider relocating trail access and open space. Commissioners requested the White Barn be further considered by the City Council and alternate funding methods or Public/Planning partnership be pursued. The opinion was offered that if the White Barn was not built the park should be moved because the entire plan was developed around the White Barn concept. The developer previously stated it would be built first and used as a showpiece for parade of homes and Doug Young would use his own money, out of pocket, to build it.

Attorney Brems, notified all that the parks plan is on the CC agenda next week and requested for the Commissioners and residents to express their opinions to Council before that meeting.

Commissioner Jacobson moved to continue without date item 3.1 file number S2019-047, Preliminary plat approval for a subdivision od 222 single family lots, known as Teton Ranch (PUBLIC HEARING). Commissioner Rypien seconded the motion.

The vote was recorded as follows:

Commissioner Adam Jacobson  Aye
Commissioner Heather Garcia  Aye
Commissioner Jackson Ferguson  Aye
Commissioner Andy Powell  Aye
Commissioner Andrea Bradford  Aye
Commissioner Brody Rypien  Aye

The motion passed unanimously.

3.2 Request: Conditional Use approval for a “bank or financial institution” for a Utah Community Credit Union
Applicant: Bruce Fallon, WPA Architecture
Address: 13372 South Rosecrest Road
Zone: C-2 (Commercial)
Acres: 1.19
File Number: S2019-088

Assistant City Manager Haight reviewed the location, size, site plan and future pad layout. Parking requirements would limit use for the future pad. The applicant requested conditional use approval and no public hearing was required.

Bruce Fallon with WPA Architecture approached the podium and offered to answer questions.

Commissioners inquired as to why no curb and gutter was planned for the south side parking spaces. The applicant responded that was to restrict traffic backing onto the private drive.

Commissioners reviewed entrances and drive thru access. The available parking spaces would limit types of businesses allowed in the additional building

Credit Union Representative Kirk Rogers expressed the Credit Union was excited to build it’s first location in Salt Lake County. He requested to leave the site plan as it was.

Chair Berbert expressed appreciation for their efforts.

Commissioners discussed the need for curb and gutter along the south edge of the development, along the access road, and the lack of pedestrian areas.

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. Building elevations are approved as submitted.
4. Install curb, gutter, sidewalk, park strips, and street light on all public streets. This should include trees in the park strip every 30 feet.
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. Meet all landscaping requirements found in the Herriman Land Development Code Title 10 Chapter 23 or as approved in the commercial design guidelines.
7. Screen all outside trash and dumpster areas.
8. Provide storm drain detention to meet City standards.
9. All buildings shall be setback a minimum of 20 feet from a public right of way.
10. Detention ponds should be landscaped per City standards.
11. Comply with all requirements found in the DRC comments, dated October 9, 2019.
12. Add curb, gutter, and a landscaping strip along the north and south edge of the site to separate the parking lot from the access roads. Parking spaces may not connect directly to the access roads.

13. Parking lot lights to meet the Herriman City standard for commercial lights.

Commissioner Jacobson moved to approve item 3.2 file number S2019-088 Conditional Use approval for a “bank or financial institution” for a Utah Community Credit Union with 13 staff requirements, with an adjustment to #12 to add curb, gutter and three foot landscaping strip along the south edge of the site to separate the parking lot from the access road. Parking spaces may not connect directly with the access road. Commissioner Powell seconded the motion.

The vote was recorded as follows:

Commissioner Adam Jacobson  Aye
Commissioner Heather Garcia  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 Rypien requested that the City Council revisit the White Barn deal because it would be a beneficial addition to the community. The opinion was offered that the long-term benefit might outweigh the initial financial investment.

5. Future Meetings

5.1 Wednesday, January 8, 2020 ~ City Council Meeting @ 7:00 PM
5.2 Thursday, January 16, 2020 ~ Planning Commission Meeting @7:00 PM
5.3 Wednesday, January 22, 2020 ~ City Council Meeting @ 7:00 PM

6. Adjournment

Commissioner Adam Jacobson made a motion to adjourn the meeting at 7:40 pm 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 January 2, 2020. This document constitutes the official minutes for the Planning Commission Meeting.

Wendy Thorpe