



PLANNING COMMISSION MINUTES

Thursday, April 16, 2020

Approved May 21, 2020

The following are the minutes of the Planning Commission Meeting of the Herriman Planning Commission. The meeting was held on **Thursday, April 16, 2020 at 6:00 p.m.** in the Herriman City Hall Council Chambers, 5355 West Herriman Main Street, Herriman, Utah. Adequate notice of this meeting, as required by law, was posted in the City Hall, on the City's website, and delivered to members of the Council, media, and interested citizens.

Presiding: Chair Chris Berbert

Commissioners Present Electronically: Adam Jacobson, Andy Powell, Brody Rypien, Jackson Ferguson, Lorin Palmer, Andrea Bradford, Heather Garcia and Joy Kaseke

Commissioners Excused:

Staff Present: City Planner Michael Maloy, Deputy City Recorder Wendy Thorpe, Communications Specialist Destiny Skinner

Staff Present Electronically: Community Development Director Blake Thomas, Planner I Nick Whittaker, Assistant City Planner Bryn MacDonald, Economic Development Coordinator Sandra Llewellyn, City Attorney John Brems, Staff Engineer II Josh Petersen, Assistant City Manager Wendy Thomas

THIS MEETING WAS CONDUCTED ELECTRONICALLY

1. 6:00 PM Work Meeting (City Council Chambers)

Chair Berbert called the meeting to order at 6:03

1.1. Review of City Council Decisions

Assistant City Planner MacDonald informed the Commission that the Edge homes development was not approved and will come back to the Council after requested changes have been completed.

1.2. Review of Agenda

Assistant City Planner Bryn MacDonald reviewed that item 3.1 was cancelled due to applicant plans not being ready, and she recommended that the Commission continue the item.

Item 3.2 - changes to cul-de-sac length, trail access and park location changes were discussed. Commissioner Lorin Palmer stated he would leave the meeting, and not vote on item 3.2.

1.3. Discussion of recessed windows in Parkside

City Planner Maloy mentioned the design guidelines required recessed windows. They were being discussed due to leaking issues. Commissioners offered concern with changes to the look of the building and the flat appearance of homes that did not have recessed windows. Locations for three inch recessed windows were proposed. Community Development Director Blake Thomas informed the Commission that the builder committed to recessed windows along the park side. Some other sides of buildings would add elements to add character such as shutters. City Planner Maloy stated the Commission could amend the conditions to allow the builder to install windows that were not recessed. Design elements such as window trim can create the look of recessed windows, and add depth.

Commissioners requested that the applicant submit renderings or photos of the original and proposed changes, for comparison, and identify what they were proposing that would make the change equal or better than the original.

1.4. Training

City Planner Maloy stated no training was prepared.

The Hidden Oaks pod developments were reviewed. Commissioners pointed out an error on page 94 of the packet, with the incorrect pod displayed. Commissioners requested density transfer clarification and were informed that with schools included the pods would be no more than 799 units. Density may be transferred between pods. Expansion of 13400 South and water lines in the road were described by Community Development Director Thomas. The City saw no issues with water lines or potential road widening. The contaminated soil removal plan involved for it to be removed to a repository site on Kennecott property. The grading plan was defined and various pods were reviewed. Assistant City Planner MacDonald reviewed the MDA requirement for lot size variation and identified the area that would need to be changed. Specific driveway locations were identified for some lots and road access would be restricted. Grading for Item 3.9 was for development only and the City may review every six months, but there was no time limit, and it may not take place within 600 feet of a residence. The land could be reclaimed by the City with bond money, if necessary.

The Planning Commission work meeting was adjourned by consensus at 6:59 p.m.

7:00 PM – REGULAR PLANNING COMMISSION MEETING: (Council Chambers)

2. Call to Order – 7:00 PM

Chair Berbert called the meeting to order at 7:01 p.m.

2.1. Roll Call

Full Quorum Present

2.2. Conflicts of Interest

Commissioner Lorin Palmer stated he would step away from the meeting and refrain from voting on item 3.2

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. Preliminary Plat approval for a 30 lot subdivision (THIS PUBLIC HEARING HAS BEEN CANCELLED)

Applicant: Clark Colledge

Address: 7598 West 13100 South

Zone: A-.25 (Agricultural – 10,000 square foot minimum)

Acres: 13.96

File: S2019-087

The public hearing for this item was cancelled.

Commissioner Jacobson moved to Continue without date item 3.1 Preliminary Plat approval for a 30 lot subdivision (THIS PUBLIC HEARING HAS BEEN CANCELLED). Commissioner Rypien seconded the motion.

The vote was recorded as follows:

<i>Commissioner Adam Jacobson</i>	<i>Aye</i>
<i>Commissioner Andy Powell</i>	<i>Aye</i>
<i>Commissioner Jackson Ferguson</i>	<i>Aye</i>
<i>Commissioner Lorin Palmer</i>	<i>Aye</i>
<i>Commissioner Andrea Bradford</i>	<i>Aye</i>
<i>Commissioner Brody Rypien</i>	<i>Aye</i>

The motion passed unanimously.

Commissioner Lorin Palmer was excused from the meeting for item 3.2

3.2. Request: Preliminary plat approval for a subdivision of 222 single family lots, known as Teton Ranch (PUBLIC HEARING OPENED ON JANUARY 2, 2020

Applicant: Doug Young

Address: 6000 West Herriman Blvd

Zone: R-1-10

Acres: 136.84

File Number: S2019-047

Assistant City MacDonald reviewed the application. With the White Barn no longer part of the development, the park locations were moved. Main access was moved north on 6000 West, and the cul-de-sac lengths were revised. There were no lot sizes smaller than 13,000 square feet.

Applicant Cory Shupe stated they were pleased with the plan.

Chair Berbert opened the public hearing.
No comments were offered.
Chair Berbert closed the public hearing.

Commissioners discussed access locations, addressed issues with specific lots and park strip responsibility. Potential monument sign locations were debated. It was proposed that the sidewalk could be extended or stamped concrete could be placed at park strips in specific locations. Lots 167 and 195 would not allow access from the main road. The driveways for lots 101 and 322 would need to be on the west side of the property only.

At 7:20 P.M. Commissioner Jacobson motioned to adjourn for a brief break to work on technical difficulties and all voted aye.

The meeting was reconvened at 8:03 P.M.

Commissioners discussed specific lot concerns. There was no HOA. The City would maintain the roads. Amenities at the parks would be installed by the applicant and maintained by the City. Commissioners discussed having the park amenities brought back to the Commission for review and approval.

Requirements:

1. Receive and agree to the recommendations from other agencies.
2. Final plat to be reviewed and approved by the Engineering Department.
3. Receive and agree to the recommendations from other agencies, including those included in the Development Review Committee comments dated May 29, 2019.
4. Meet with staff to review compliance with all requirements of the Master Development Agreement when each phase is submitted for final engineering review.
5. Trails between lots shall be at least a 20 feet wide with an 8 foot hard surface trail and landscaping approved by the Parks Department.
6. Construct a 6 foot precast wall on 6000 West, Herriman Blvd, and 6400 West. The walls shall be installed when the adjacent pod is being constructed. The wall should maintain the clear view at all intersections.
7. Lots that back onto the trail shall have a 6 foot vinyl fence installed. This can be private or semi-private, as long as it's consistent the length of the fence. This shall also include the lots that back onto the large City park. Fencing shall be installed by the builder prior to certificate of occupancy on each home.
8. The size, location, design, and nature of entry monument signs, and the intensity and direction of area floodlighting, shall be detailed in a separate site plan application.
9. Setbacks shall be standard City setbacks.
10. All building elevations shall meet the requirements of the Teton Ranch Design Guidelines and receive approval from the Teton Ranch ARC.
11. No residential driveways shall access onto 6400 W, 6000 W, or Herriman Blvd.
12. Temporary retention/detention may be used in each pod as long as it is owned and maintained by the developer and has temporary storm water easements placed over the property as well as easements for any necessary conveyance.
13. Comply with all recommendations from the Traffic Study, including additional right-of-way dedication for future traffic signals or turn lanes.

- 14. Infrastructure improvements, including but not limited to utilities, street signs, street lighting, fencing, and other required improvements, shall be provided in accordance with city standards and specifications.
- 15. Install curb, gutter, park strip, street lights, and sidewalk along all public streets in accordance with City standards.
- 16. Streets shall be public and built in accordance with city standards and specifications. All streets shall be 53 feet, except for the main street that provides access to the City park shall be 60 feet.
- 17. No more than 30 building permits to be issued on one access. The second access onto 6400 West must be connected to meet UFA requirements before more than 30 permits are issued. **This can be a temporary access onto Herriman Blvd or the construction of 6400 West.**
- 18. No driveways will be allowed within 50 ft of the right-of-way line of 6000 West or 6400 West.
- 19. Indicate the location of the FEMA Floodway on the plats.
- 20. Dedicate right of way on the north side of Herriman Blvd in order to provide a 126 foot ROW width.

Commissioner Jacobson moved to approve item 3.2 file number S2019-047 Preliminary plat approval for a subdivision of 222 single family lots, known as Teton Ranch (PUBLIC HEARING OPENED ON JANUARY 2, 2020 with 20 staff recommendations and with additional recommendation #21 that no access be permitted on 6400 West, 12600 South or Mustang Trail Way, which would be included on the plat; #22 that lots 108, 109, 153, 154, 200, 201, 240, 241, will only be permitted to have cul-de-sac access onto the roadways which will be included on the plat; #23 lots 101 and 322 only have driveways on west side of property, lots 167 and 195 only have driveways on the east side of property; #24 requiring that all landscaping come back to the Planning Commission for final approval with the exception of parcel A, and address the landscaping in front of all of the lots referenced in requirement #22. Commissioner Bradford seconded the motion.

The vote was recorded as follows:

<i>Commissioner Adam Jacobson</i>	<i>Aye</i>
<i>Commissioner Jackson Ferguson</i>	<i>Aye</i>
<i>Commissioner Andy Powell</i>	<i>Aye</i>
<i>Commissioner Andrea Bradford</i>	<i>Aye</i>
<i>Commissioner Brody Rypien</i>	<i>Aye</i>

The motion passed unanimously.

3.3. Request: Preliminary Plat approval for 48 single family lots known as Hidden Oaks Pod 1 phase 1 (PUBLIC HEARING)

Applicant: Perry Development, LLC
Address: 6710 W Herriman Main Street
Zone: R-1-15
Acres: 13.74
File Number: S2019-082

Commissioner Palmer rejoined the meeting.

Assistant City Planner MacDonald informed that items 3.3 and 3.4 would be presented simultaneously.

The applicant requested preliminary plat approval and final site plan approval for a subdivision of 48 single family lots, known as Hidden Oaks Pod 1 phase 1. This development was approved as part of the Hidden Oaks Development Agreement. The Planned Development (PD) Overlay zone was approved by the Council in February 2018. The overlay zone required that a final site plan be approved by the Planning Commission for each phase.

Applicant Dan Reed with Perry Homes offered to answer questions.

Chair Berbert opened the public hearing.

No comments were offered.

Chair Berbert closed the public hearing.

Preliminary Plat Requirements:

1. Receive and agree to the recommendations from other agencies, including those included in the Development Review Committee comments dated September 4, 2019.
2. Meet with staff to review compliance with all requirements of the Master Development Agreement when each phase is submitted for final engineering review.
3. An addendum to the traffic study shall be submitted with each pod. The addendum needs to address the intersection of 6400 West and Main Street. The purpose is that the original study projects that at some point there will be LOS E or worse at 6400 West and Main Street. When that occurs a traffic signal must be installed. Developer must comply with all recommendations from the Traffic Study, including additional right-of-way dedication for future traffic signals or turn lanes.
4. Install curb, gutter, sidewalk, park strip, and street lights along all public streets in accordance with city standards, including Herriman Main Street.
5. Construct a 6 foot precast wall along Main Street and work with staff on a landscaping plan for the area adjacent to Main Street. Also construct a 6 foot precast wall along the residential lots to the east that are not part of the Hidden Oaks project.
6. A long term stormwater maintenance agreement is required for any private detention ponds.
7. Main Street and roadway improvements, and the water system (pipes and PRV) shall be completed along the frontage to the development per the MDA.
8. Provide a geotechnical report for pavement design.
9. Provide dedication for Herriman Main Street. This should be an 80 foot right of way.
10. All existing overhead powerlines must be buried.
11. No more than 30 building permits to be issued on one access. A second access must be constructed before any additional building permits can be issued.
12. Comply with the Road Cross sections as found in the Hidden Oaks MDA. This includes the width of sidewalks and park strips.

Commissioner Rypien moved to approve item 3.3 file number S2019-082 Preliminary Plat approval for 48 single family lots known as Hidden Oaks Pod 1 phase 1 (PUBLIC HEARING) with requirements. Commissioner Jacobson seconded the motion.

The vote was recorded as follows:

<i>Commissioner Adam Jacobson</i>	<i>Aye</i>
<i>Commissioner Andy Powell</i>	<i>Aye</i>
<i>Commissioner Jackson Ferguson</i>	<i>Aye</i>
<i>Commissioner Lorin Palmer</i>	<i>Aye</i>

Commissioner Andrea Bradford *Aye*

Commissioner Brody Rypien *Aye*

The motion passed unanimously.

3.4. Request: Final Site plan approval for 48 single family lots known as Hidden Oaks Pod 1 phase 1

Applicant: Perry Development, LLC

Address: 6710 W Herriman Main Street

Zone: R-1-15

Acres: 13.74

File Number: P2019-083

This item was discussed with item 3.3.

Site Plan Requirements:

1. Receive and agree to the recommendations from other agencies, including those included in the Development Review Committee comments dated June 5, 2019.
2. Meet with staff to review compliance with all requirements of the Master Development Agreement when each phase is submitted for final engineering review.
3. All homes shall meet the design guidelines and the Herriman City single family design criteria.
4. All single family dwellings shall provide basements.
5. Setbacks shall be as follows:
Front: 12' to living; 24' to garage
Rear: 15' to building; 10' to deck/covered patio
Sides: 5' to any part of building
Corners: 15'
6. All lots shall have at least 45' of frontage.
7. Provide detailed landscaping plans for the offsite detention pond and for the open space next to Main Street.
8. No more than 30 building permits to be issued on one access.
9. The size, location, design, and nature of entry monument signs, and the intensity and direction of area floodlighting, shall be detailed in a separate site plan application.
10. All building elevations shall meet the requirements of the Hidden Oaks Design Guidelines and receive approval from the Hidden Oaks ARC.
11. Receive approval from Herriman City for the contaminated soils mitigation plan.
12. At least 20 percent of the planned unit development shall be preserved as permanent open space. At least one-half of the open space required shall be maintained in single contiguous lot, not including any unbuildable property, configured in a usable size and shape. Open space that is unbuildable because of, among other things, slope, wetlands, flood drainage, or contamination, shall be counted at 25 percent of the acreage required to satisfy applicable open space requirements. Detention basins may count as open space only if they provide recreational amenities, including, but not limited to, playgrounds, gazebos, exercise stations, or sports fields with parking lots. Park strips adjacent to a street shall not count as open space.
13. All street trees must comply with Herriman City requirements.
14. Submit a revised Land Use Table to demonstrate how Pod 1 will comply with the number of lots allowed.

Commissioner Rypien moved to approve item 3.4 file number P2019-083 Final Site Plan approval for 48 single family lots known as Hidden Oaks Pod 1 phase 1 with requirements. Commissioner Jacobson seconded the motion.

The vote was recorded as follows:

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

The motion passed unanimously.

3.5. Request: Preliminary Plat approval for 88 single family lots known as Hidden Oaks Pod 20 (PUBLIC HEARING)

Applicant: Perry Development, LLC

Address: 6710 W Herriman Main Street

Zone: R-1-15

Acres: 20.76

File Number: S2019-84

Assistant City Planner MacDonald stated items 3.5 and 3.6 would be presented simultaneously and she reviewed the location, trail connections and the plat. The approved lot size range was 6,000 to 8,000 square feet, and each lot had to be at least 45 feet wide. All lots met or exceeded these requirements. The number of lots were increased as some were moved from other phases. This development was approved as part of the Hidden Oaks Development Agreement.

Applicant Dan Reed identified which pods the additional lots were transferred from, and offered to answer questions.

Chair Berbert opened the public hearing.

No comments were offered.

Chair Berbert closed the public hearing.

Commissioners discussed necessary requirements.

Preliminary Plat Requirements:

1. Receive and agree to the recommendations from other agencies, including those included in the Development Review Committee comments dated January 8, 2020.
2. Meet with staff to review compliance with all requirements of the Master Development Agreement when each phase is submitted for final engineering review.
3. An addendum to the traffic study shall be submitted with each pod. The addendum needs to address the intersection of 6400 West and Main Street. The purpose is that the original study projects that at some

point there will be LOS E or worse at 6400 West and Main Street. When that occurs a traffic signal must be installed. Developer must comply with all recommendations from the Traffic Study, including additional right-of-way dedication for future traffic signals or turn lanes.

4. Install curb, gutter, sidewalk, park strip, and street lights along all public streets in accordance with city standards, including Herriman Main Street.
5. Construct a 6 foot precast wall along Main Street and work with staff on a landscaping plan for the area adjacent to Main Street.
6. A long term stormwater maintenance agreement is required for any private detention ponds.
7. Main Street and roadway improvements, and the water system (pipes and PRV) shall be completed along the frontage to the development per the MDA.
8. Provide a geotechnical report for pavement design.
9. Provide dedication for Herriman Main Street. This should be an 80 foot right of way.
10. All existing overhead powerlines must be buried.
11. No more than 30 building permits to be issued on one access. A second access must be constructed before any additional building permits can be issued.
12. Comply with the Road Cross sections as found in the Hidden Oaks MDA. This includes the width of sidewalks and park strips.
13. Open space adjacent to the north side of pod 20 shall be dedicated to the City prior to any building permits being issued for pod 20, per the MDA.
14. Receive approval from Herriman City for the contaminated soils mitigation plan.

Commissioner Jacobson moved to approve item 3.5 file number S2019-84 Preliminary Plat approval for 88 single family lots known as Hidden Oaks Pod 20 (PUBLIC HEARING) with requirements. Commissioner Rypien seconded the motion.

The vote was recorded as follows:

<i>Commissioner Adam Jacobson</i>	<i>Aye</i>
<i>Commissioner Andy Powell</i>	<i>Aye</i>
<i>Commissioner Jackson Ferguson</i>	<i>Aye</i>
<i>Commissioner Lorin Palmer</i>	<i>Aye</i>
<i>Commissioner Andrea Bradford</i>	<i>Aye</i>
<i>Commissioner Brody Rypien</i>	<i>Aye</i>

The motion passed unanimously.

3.6. Request: Site Plan approval for 88 single family lots known as Hidden Oaks Pod 20 (PUBLIC HEARING)

Applicant: Perry Development, LLC
Address: 6710 W Herriman Main Street
Zone: R-1-15
Acres: 20.76
File Number: P2020-004

This item was discussed with item 3.5.

Site Plan Requirements:

1. Receive and agree to the recommendations from other agencies, including those included in the Development Review Committee comments.
2. Meet with staff to review compliance with all requirements of the Master Development Agreement when each phase is submitted for final engineering review.
3. All homes shall meet the design guidelines and the Herriman City single family design criteria.
4. All single family dwellings shall provide basements.
5. Setbacks shall be as follows:
 Front: 12’ to living; 24’ to garage
 Rear: 15’ to building; 10’ to deck/covered patio
 Sides: 5’ to any part of building
 Corners: 15’
6. All lots shall have at least 45’ of frontage.
7. Provide detailed landscaping plans for the offsite detention pond and for the open space next to Main Street.
8. No more than 30 building permits to be issued on one access.
9. The size, location, design, and nature of entry monument signs, and the intensity and direction of area floodlighting, shall be detailed in a separate site plan application.
10. All building elevations shall meet the requirements of the Hidden Oaks Design Guidelines and receive approval from the Hidden Oaks ARC.
12. At least 20 percent of the planned unit development shall be preserved as permanent open space. At least one-half of the open space required shall be maintained in single contiguous lot, not including any unbuildable property, configured in a usable size and shape. Open space that is unbuildable because of, among other things, slope, wetlands, flood drainage, or contamination, shall be counted at 25 percent of the acreage required to satisfy applicable open space requirements. Detention basins may count as open space only if they provide recreational amenities, including, but not limited to, playgrounds, gazebos, exercise stations, or sports fields with parking lots. Park strips adjacent to a street shall not count as open space.
13. All street trees must comply with Herriman City requirements.
14. Submit a revised Land Use Table to demonstrate how Pod 20 will comply with the number of lots allowed. This must include a reduction of 7 units from another pod.
15. Open space adjacent to the north side of pod 20 shall be dedicated to the City prior to any building permits being issued for pod 20, per the MDA.

Commissioner Jacobson moved to approve item 3.6 file number P2020-004 Site Plan approval for 88 single family lots known as Hidden Oaks Pod 20 with requirements. Commissioner Powell seconded the motion.

The vote was recorded as follows:

<i>Commissioner Adam Jacobson</i>	<i>Aye</i>
<i>Commissioner Andy Powell</i>	<i>Aye</i>
<i>Commissioner Jackson Ferguson</i>	<i>Aye</i>
<i>Commissioner Lorin Palmer</i>	<i>Aye</i>
<i>Commissioner Andrea Bradford</i>	<i>Aye</i>
<i>Commissioner Brody Rypien</i>	<i>Aye</i>

Commissioner Andrea Bradford Aye
Commissioner Brody Rypien Aye

The motion passed unanimously.

3.8. Request: Site Plan approval for 160 single family lots known as Hidden Oaks Pods 4-7 (PUBLIC HEARING)
Applicant: Ivory Development, LLC
Address: 6710 W Herriman Main Street
Zone: R-1-15
Acres: 58.1
File Number: P2020-007

This item was discussed with item 3.7.

Commissioner Jacobson moved to continue without date item 3.8 File # P2020-007 Site Plan approval for 160 single family lots known as Hidden Oaks Pods 4-7, File # P2020-007 (PUBLIC HEARING) with requirements. Commissioner Powell seconded the motion.

The vote was recorded as follows:

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

The motion passed unanimously.

3.9. Request: Review of the site plan for Wasatch South Hills pod 5 sand and gravel operation
Applicant: Wasatch South Hills Development Company
Address: 15090 S Mountain View Corridor
Zone: MU-2 and R-2-10
Acres: 54.91
File Number: C2008-044-07

Assistant City Planner MacDonald reviewed the item for future development pads. The request was for a review for a sand and gravel operation on property known as Wasatch South Hills pod 5. This property was approved for mass grading on the site to prepare for development. This property was subject to a Master Development Agreement that vests them under the 2008 Zoning Ordinance.

Applicant Josh Roy with Wasatch offered to answer questions and confirmed the area was low density residential.

Assistant City Planner MacDonald shared the request was for temporary use and they were required to bond it for the City to reclaim if necessary. Community Development Director Thomas stated the slope was a temporary grading situation and would be monitored by the City every six months.

Commissioner expressed concern with 65% grade near pad B and questioned if the area would be buildable.

Requirements:

1. The operation shall not be located within 600 feet of a residence.
2. Hours of operation will be limited to 7AM to 7PM, unless an exception is granted by the City with an approved noise and lighting plan.
3. The use will be temporary and shall be reviewed every 6 months.
4. Submit a plan which shows the limits of disturbance for the entire property and the surface area for each phase that can be disturbed at one time.
5. A development site plan to be implemented later must be submitted for review and approval by the Planning Commission prior to sand and/or rock removal and the operation shall be carried out in conformance with the approved plan. This site plan is approved as submitted on 4/2/2020.
6. The use shall be operated in a manner that eliminates unnecessary dust, noise, and odor (as illustrated by, but not limited to, covering trucks, hoppers, chutes, loading and unloading devices and mixing operations, and maintaining driveways and parking areas free of dust). This shall also include having a water truck permanently on site.
7. The site must be clear of all equipment, material and debris upon completion of the project.
8. All public improvements that are damaged during the operation of the temporary use must be repaired or replaced within 60 calendar days.
9. A reclamation bond shall be required sufficient to ensure restoration of the site to original or other substantially beneficial condition consistent with local plans. The bond shall be tied to the project phasing.
10. Only sand and/or rock mined on the premises may be processed in any crushing plant located on the lot or premises. No outside material shall be brought on the site.
11. Must have access onto an approved truck route and not gain access through any local streets.
12. Obtain a state stormwater discharge permit.
13. Receive a grading/land disturbance permit from the City Engineering Department.
14. Must have traffic control and a roadway access plan approved by the City.

Commissioner Powell moved to approve item 3.9 Review of the site plan for Wasatch Hills Development with previous 14 requirements. Commissioner Jacobson seconded the motion.

The vote was recorded as follows:

- | | |
|--------------------------------------|------------|
| <i>Commissioner Adam Jacobson</i> | <i>Aye</i> |
| <i>Commissioner Andy Powell</i> | <i>Aye</i> |
| <i>Commissioner Jackson Ferguson</i> | <i>Aye</i> |
| <i>Commissioner Lorin Palmer</i> | <i>Aye</i> |
| <i>Commissioner Andrea Bradford</i> | <i>Aye</i> |
| <i>Commissioner Brody Rypien</i> | <i>Aye</i> |

The motion passed unanimously.

4. Chair and Commission Comments

No comments were offered.

5. Future Meetings

5.1. Wednesday, April 8, 2020 City Council Meeting

5.2. Thursday, April 16, 2020 Planning Commission Meeting

5.3. Wednesday, April 22, 2020 City Council Meeting

6. Adjournment

Commissioner Jacobson moved to adjourn the Planning Commission meeting at 8:57 p.m. and all voted aye.

I, Wendy Thorpe, Deputy City Recorder for Herriman City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on April 16, 2020. This document constitutes the official minutes for the Herriman Planning Commission Meeting.



Wendy Thorpe