



***HERRIMAN CITY COUNCIL
AND PLANNING COMMISSION
WORK MEETING MINUTES***

Thursday January 29, 2015
Approved October 29, 2015

The following are the minutes of the Joint Meeting of the Herriman City Council and Planning Commission. The meeting was held on **Thursday, January 29, 2015 at 6:00 p.m.** in the Herriman City Community Center Council Chambers, 13011 South Pioneer Street (6000 West), 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 Council, media, and interested citizens.

Presiding:

Planning Commission Chair Clint Smith

Council Members Present:

Mayor Carmen Freeman
Mike Day
Matt Robinson
Coralee Wessman-Moser

Planning Commission Members Present:

Chris Berbert
Jeremy Burkinshaw
Wayne Hill
Adam Jacobson
Robyn Shakespear
Wade Thompson
Jessica Morton

Staff Present:

Brett geo. Wood, City Manager
Gordon M. Haight II, Assistant City Manager
Jackie Nostrom, City Recorder
Bryn McCarty, City Planner
Augusto Robles, Staff Engineer II
Heather Upshaw, Planner III
Sandra Llewellyn, Planning Coordinator

Excused:

Councilmember Craig B. Tischner
Planning Commissioner Blayde Hamilton

6:00 P.M.

1. [6:07:32 PM](#) **WORK MEETING:**

Planning Commission Chair Clint Smith called the meeting to order, and noted how an open discussion is important to ensure the vision of the City Council and Planning Commission is properly aligned.

1.1 [6:08:26 PM](#) **Discussion of Miller Crossing Development**

City Planner Bryn McCarty offered an overview of the Miller Crossing Development, and compared the project with the General and current zoning. Herriman City Code §10-6-5 provides that any proposed use will conform to the intent of the General Plan. Chair Smith expressed his opinion that the City Council adopted the General Plan, which portrays the intent of the City Council. The Council confirmed.

Planner McCarty indicated that the application will have to be presented to the Planning Commission to approve the Development Agreement, and the Council will approve the Planned Unit Development Agreement. Mayor Freeman reiterated the desire of the Council is to reduce density. He stated that the General Plan is clearly outlined, and suggested that only minor tweaking of the plan would be considered. Councilmember Moser expressed her view that the General Plan as presently constituted is what the Council would like to have followed, and would like to have the intent of the General Plan followed.

Mayor Freeman emphasized the need for staff to be vigilant on zoning and other building standards with developers before it comes to the Planning Commission. This would help in the processing of proposals.

1.2 [6:20:22 PM](#) **Anthem Station Commercial**

Assistant City Manager Gordon Haight indicated that Herriman City needs to have a fiscally strong commercial base. He expressed that there are a lot of opportunities for the community; however, they are met with the same amount of challenges. Assistant City Manager Haight recommended to the Planning Commission to be prompt with their approvals; however, not be lenient with the standards. He informed the Commission that Special Meetings would be scheduled to ensure expedited applications. Chair Smith expressed the sense of urgency, and recommended that developers should be prepared with the Planning Commission's expectations to ensure expedited applications. Commissioner Chris Berbert suggested educating applicants between the difference between Zoning and the General Plan.

Commissioner Berbert observed the difficult entry point for the Anthem Station project location. Assistant City Manager Haight responded that meetings have been conducted with the Utah Department of Transportation (UDOT) for that reason. Mayor Freeman relayed his vision that the Mountain View Corridor will be a major commercial highway.

1.3 [6:31:35 PM](#) **Quality Growth**

City Planner Bryn McCarty informed the Planning Commission and City Council that staff is working on a list of ordinance amendments. Some text changes are simple while others are extremely complex. Planner McCarty offered a list of ordinances that will be reviewed and presented for consideration. She explained that some of the changes would allow complaint-based enforcement. Councilmember Day expressed his appreciation to staff for their efforts.

2. NEW ITEMS OF SUBSEQUENT CONSIDERATION (OTHER):

3. [7:20:32 PM](#) **FUTURE MEETINGS:**

- 3.1 Planning Commission Meeting – [Thursday, February 5, 2015 @ 7:00 PM](#)
- 3.2 City Council Meeting – [Wednesday February 11, 2015 @ 7:00 PM](#)

4. [7:21:26 PM](#) **ADJOURNMENT:**

The City Council and Planning Commission adjourned by consensus.

5. **CLOSED SESSION (IF NEEDED)**

A. *The Herriman City Council may convene in a closed session to discuss the character, professional competence, or physical or mental health of an individual, pending or reasonable imminent litigation, and the purchase, exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205*

There was no closed session.

This document constitutes the official minutes for the Herriman City Council and Planning Commission Work Meeting held on Thursday, January 29, 2015

I, Jackie Nostrom, do hereby certify that I am the duly appointed, qualified, and acting City Recorder for Herriman City, of Salt Lake County, State of Utah. I do hereby certify that the foregoing minutes represent a true and accurate, and complete record of this meeting held on Thursday, January 29, 2015.


Jackie Nostrom, City Recorder