HERRIMAN CITY PLANNING COMMISSION MEETING MINUTES

Thursday, January 7, 2016

Approved January 21, 2016

6:01:15 PM **6:00 P.M.** ~ Work Meeting (Open to the Public)

Attendance

Planning Commission Members:

Chris Berbert
Blayde Hamilton
Adam Jacobson
Jessica Morton
Robyn Shakespear
Clint Smith
Wade Thompson

Council Members: Mayor Freeman, Coralee Wessman-Moser

City Staff:
Bryn McCarty, City Planner
Sandra Llewellyn, Planner I
Heather Upshaw, Senior Planner
Gordon Haight, Assistant City Manager
Jonathan Bowers, Engineering
John Brems, City Attorney

The preparation of planning packets was briefly discussed. A discussion about home occupations with outside uses took place. Currently a business would not be allowed to have outside services such as swimming lessons or horseback riding. Requirements for daycares were also discussed. A suggestion of listing specific uses for home occupations was suggested.

- 6:08:20 PM Heseltine – Cocomo St

It was explained to the commission that the owner wants to put two homes on a one acre site. There is an existing home there. The property would be subdivided in half and a home would be built on the back property. City Planner, Bryn McCarty reminded the commission that the property is on a private street that is not paved. Commission noted that they would not go against current ordinance and suggested an option of dedicating the street to the city to get it paved.

- 6:11:34 PM Review of Agenda Items

2.1 KW Advisory Group. It was noted that there are 32 lots for the proposal and the plan had been modified to incorporate the roundabout. Density calculations were discussed and it was noted that a density bonus could be given for infrastructure of the roundabout.

2.2 & 2.3 Edge Homes. The stub road was removed as requested, the power corridor was included to provide more of a buffer along the lots on the east end of the development and the detention pond was moved. Concerns noted were for the request for a 10 foot rear yard setback and the size of the lots on the east end of the development. There will be a trail along the power corridor.
2.4 & 2.5 Tim Soffe. The applicant was asking for final approval of the first two phases and the third phase will come back for final approval. A parking study was completed. Alley ways are 26 feet wide. Elevations and color boards will be presented when they come back.
2.6 JEDSCO LLC. The applicant was requesting an extension due to the market and the other developments around them. Possible benefits of allowing an extension were discussed.
2.7 & 2.5 Edge Homes. The Shadow Run development will have a trail that connects to the canyon. There will be a club house and a tot lot.
2.9 & 2.10 Edge Homes. The proposed condos would be next to UTA Trax. The applicant took time to detail the parking along private drives and parking stalls in the development. Concerns were voiced regarding the width of the alley ways and safety of residents when backing out of the garage and driveway.
2.11 Herriman City. Proposed Pump Station.
3.1 Text Change for Family Food Production. Request to exclude roosters and add one medium animal.

Meeting adjourned at 7:01:42 PM

► ~ ◄

7:07:38 PM **7:00 P.M.** ~ Regular Planning Commission Meeting

Attendance
Planning Commission Members:

Chris Berbert
Blayde Hamilton
Adam Jacobson
Jessica Morton
Robyn Shakespear
Clint Smith
Wade Thompson

Council Members: Mayor Freeman, Coralee Wessman-Moser

City Staff:
Bryn McCarty, City Planner
Sandra Llewellyn, Planner I
Heather Upshaw, Senior Planner
Cindy Quick; Deputy Recorder
Jonathan Bowers, Engineering
John Brems, City Attorney

1. GENERAL BUSINESS:

Chair Clint Smith welcomed those in attendance.

1.1 7:08:04 PM Reverence / Thought: Donald Speth

1.2 7:08:50 PM Pledge of Allegiance: Paul Mendenhall

1.3 7:09:30 PM Roll call: Full Quorum, Jeramy Burkinshaw absent

1.4 7:09:38 PM Approval of Minutes for: **December 17, 2015**

Commissioner Chris Berbert **MOVED** to approve the minutes for December 17, 2015.
Commissioner Adam Jacobson **SECONDED** the motion.
The voting was unanimous.

Vote passed.
Motion carried.

Chair Clint Smith reviewed the public comment policy and procedure.

2. Administrative Items:

Administrative items are reviewed based on standards outlined in the ordinance. Public comment is taken on relevant and credible evidence regarding the applications compliance with the ordinance.

2.1 7:12:36 PM **26S15** – KW Advisory Group – 7360 W 13300 S – Proposed Single Family Lot Subdivision – Zone: A-.25 – Acres: 13.75 – Units: 31 **(PUBLIC HEARING opened November 5, 2015)**

City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. The item was continued from November 5th to work the roundabout into the plan. It was noted that there are 32 lots and density points need to be reviewed.

Colby Bond, KW Advisory Group, 1514 W 925 S, Syracuse, explained that they consider the roundabout to be a system improvement which would give an additional .2 in density.

Commissioner Chris Berbert wondered why a visual barrier was not required on the south side of the development. The response was that fencing is mostly required next to adjacent properties. Commissioner Berbert noted the possibility of several different fence types along a main road because the lots along that road are backyards. He felt a continuous fence along that main road would be more appropriate. Commissioner Blayde Hamilton agreed and suggested a masonry fence and a landscaping as well.

7:17:52 PM Chair Smith called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name and address for the record.

Citizen Comments:

None

7:18:25 PM Chair Smith closed the public hearing.

The Planning Commission suggested that the landscaping come back for approval and would like to require fencing along the main road.

Commissioner Adam Jacobson **MOVED** to approve the item with a clarification that states the units of 32 (because it was not shown on the agenda) with the following changes to staff recommendations: number nine, to provide an additional 10 foot landscaping right-of-way along 13100 South (by the developer); amendment 10, the subdivision allowed a maximum of 2.35 units per acre based on the density criteria,

therefore only 32 lots are approved, with the requirement that only 30 lots are built according to fire, until the second access is brought in; with an additional requirement, item 11, which requires a south masonry fence that parallels Canyon Road along the south side of all of the lots from lot 111 to lot 132; item 12, a landscape plan to come back to planning commission for approval to address all of the 10 foot additional landscaping, as well as, the roundabout.

Commissioner Chris Berbert **SECONDED** the motion.
Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes
Commissioner Wade Thompson	Yes

Vote passed.
Motion carried.

2.2 7:23:52 PM 32S15 – Edge Homes – 6400 W Herriman Parkway – Proposed Single Family Subdivision – Zone: R-2-10 – Acres: 38.23 – Units: 104 **(PUBLIC HEARING held on December 3, 2015)**

Chair Clint Smith noted that item 2.2 will be discussed with item 2.3. No additional comments will be taken but additional comments were received and will be part of the record. (See attached)

City Planner, Bryn McCarty explained that this item was continued to remove a stub road and to slide another road over to give separation between the two entrance points. Setbacks and lots sizes on the east side of the development were of concern.

Brandon Watson, Edge Homes, 482 W 800 N, Orem, reiterated the changes made to the plan as mentioned and stated that he could waive the setback request for the lots on the east side of the development. However, he asked that the lot sizes remain unchanged.

Chair Clint Smith asked what the plan would be for the lots on the east side if the setback request was waived. Mr. Watson felt that the home sizes would need to be smaller and felt that the power corridor and the road was a sufficient buffer from the adjacent neighborhood. It was noted that the power corridor will be landscaped and would include a trail which would be an amenity to the city.

City Planner, Bryn McCarty asked for clarification about the swell on the south side and whether or not it was needed. The applicant noted he would waive the request if it is not needed/desired. Planning Commission would like to see the detention area utilized.

Commissioner Adam Jacobson **MOVED** to approve the item with staff recommendations.
Commissioner Blayde Hamilton **SECONDED** the motion.
Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes
Commissioner Wade Thompson	Yes

Vote passed.
Motion carried.

2.3 7:34:19 PM **42C15** – Edge Homes – 6400 W Herriman Parkway – Final PUD Approval Zone: R-2-10 – Acres: 38.23 – Units: 104 **(Continued from December 17, 2015)**

Commissioner Adam Jacobson **MOVED** to approve the item with alteration of number four, to strike out, 'and only require that all rear yards are 15 feet.'
Commissioner Jessica Morton **SECONDED** the motion.
Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes
Commissioner Wade Thompson	Yes

Vote passed.
Motion carried.

2.4 7:35:20 PM **36S15** – Tim Soffe – 14199 S 4800 w – Proposed Subdivision of Townhomes, Courtyard Units, Stacked Flats and Commercial – Zone: MU-2 – Acres: 37.32 – Units: 501 **(PUBLIC HEARING held on December 17, 2015)**

Chair Clint Smith noted that item 2.4 and item 2.5 will be discussed together.

City Planner, Bryn McCarty oriented the commission with a site plan, and outlined changes made to the plan. Applicant is looking for final approval for the first two phases and the third phase will come back with construction timing and elevations. Elevation images for the development were shown. Preliminary approval would include approval for density.

Tim Soffe, 5151 S 900 E, explained that the condition for 4000 West and the right-of-way will be addressed with the final phase. Parking analysis was done and it was discovered that there was an excess in parking. There will be no parking allowed on public streets. There will be parking allowed on private streets. The color/materials board will be submitted when they come back.

Commission noted that 4000 West could be dealt with on the final phase along with the color/materials board. Commissioner Adam Jacobson requested that the parking be contingent upon the final phase.

Commissioner Adam Jacobson **MOVED** to approve the item with staff recommendations.
Commissioner Wade Thompson **SECONDED** the motion.
Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes
Commissioner Wade Thompson	Yes

Vote passed.
Motion carried.

2.5 7:43:26 PM **45C15** – Tim Soffe – 14199 S 4800 w – Final Master Plan Approval of Townhomes, Courtyard Units, Stacked Flats and Commercial – Zone: MU-2 – Acres: 37.32 Units: 501 **(Continued from December 17, 2015)**

Commissioner Adam Jacobson **MOVED** to approve the item with staff recommendations and two adjustments; item nine, that all of the material boards come back to planning commission for approval on phases one and two and that phase three will still come back for final approval; item ten, that the parking is approved as submitted – for phase one and two; that a total of 729 parking spaces are approved, including driveways and garages; with the mixed use parking that the total of the surface spaces cannot be reduced below 315 and that the flats and loft structure of parking spaces is 199 and retail 136.
Commissioner Chris Berbert **SECONDED** the motion.
Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes
Commissioner Wade Thompson	Yes

Vote passed.
Motion carried.

2.6 7:45:58 PM **09S14/23C14** – JEDSCO LLC – 7300 W Rose Canyon Rd – Proposal for a 2 Year Extension of Subdivision and PUD Approval – Zone: A-.25 – Acres: 32 – Units: 61

City Planner, Bryn McCarty oriented the commission with a layout. The applicant would like to get a two year extension to allow for time to get the lots sold.

Paul Mendenhall, 149 W 1650 N, Centerville, reported working on a number of opportunities with sales and development. The property was approved in 2014 with plans approved in 2015. Since then, 7300 West has changed and competition is heavy. The applicant would like to wait to let the market conditions improve. The applicant committed to doing the site work at one time once it gets started.

City Planner, Bryn McCarty noted that engineering approvals do expire after two years and the applicant will need to go through the process again. Applicant stated that they understood that requirement.

Commissioner Blayde Hamilton **MOVED** to approve the item with the same staff requirements as originally approved.
Commissioner Wade Thompson **SECONDED** the motion.
Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes
Commissioner Wade Thompson	Yes

Vote passed.
Motion carried.

2.7 7:52:19 PM 39S15 – Edge Homes – 14508 S Autumn Crest Blvd – Proposed Subdivision of Townhomes – Zone: MU-2 – Acres: 17.8 – Units: 218 (PUBLIC HEARING)

Chair Clint Smith noted that item 2.7 will be discussed with item 2.8.

City Planner, Bryn McCarty oriented the commission with a site plan and layout along with images of the elevations for the project.

Jaran Nicholls (applicant), Edge Homes, 482 W 800 N, Orem, reported how fun the project has been for them and how pleased they are with how it has turned out. The proposal is for the second phase. The topography of the area has allowed for some pretty views. He noted that the southern border is next to Juniper Canyon and reported where a tot lot will be located. Images were shown to indicate that a similar structure would be included in the development. The development will have a model home and three styles of townhomes. The color schemes and materials used will be the same as the previous phase of Shadow Run. Each town home style was shown and described.

8:00:10 PM Chair Smith opened the public hearing and called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name and address for the record.

Citizen Comments:

Breanna Barney, 4433 W Hill Shadow Way, lives in the first phase of shadow run phase, she was told that no town homes would be built behind her. However, the proposed plan shows four units directly behind her. She noted that neighbors were told the same thing. She has concern with the placement of the tot lots as well.

8:02:25 PM Chair Smith closed the public hearing.

Steve Maddox (applicant), requested to address concerns with Ms. Barney after the meeting.

Commissioner Chris Berbert requested that the size of the tot lot be defined. The applicant responded that the size will be 30' x 50'.

Commissioner Chris Berbert **MOVED** to approve the item with all staff recommendations and requirements.
Commissioner Jessica Morton **SECONDED** the motion.
Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes
Commissioner Wade Thompson	Yes

Vote passed.
Motion carried.

2.8 8:07:31 PM 56C07-11 – Edge Homes – 14508 S Autumn Crest Blvd – Proposed Final PUD Approval of Townhomes – Zone: MU-2 – Acres: 17.8 – Units: 218

Commissioner Chris Berbert **MOVED** to approve the item with PUD requirements with adding in number 12, that there be a 30' x 50' tot lot size with appropriate structure to fill it.
Commissioner Robyn Shakespear **SECONDED** the motion.
Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes
Commissioner Wade Thompson	Yes

Vote passed.
Motion carried.

2.9 8:08:34 PM 38S15 – Edge Homes – 13295 S Herriman Rose Blvd – Proposed Subdivision of Single Family Cluster Units and Condos – Zone: MU-2 – Acres: 11.64 – Units: 148 (PUBLIC HEARING)

Chair Clint Smith noted that item 2.9 and item 2.10 will be discussed together.

City Planner, Bryn McCarty oriented the commission with a site plan. The project will be adjacent to the phase previously approved and will be next to the UTA Trax line and the Salt Lake Community College. Images for the elevations were shown.

Steve Maddox (applicant), Edge Homes, 480 W 800 N, Orem, it was noted that there would be a walking trail from the Salt Lake Community College to the open space and proposed a sport court that would allow full court soccer and would be open to the community. The development will accentuate the area with the tower property to the east. Private road ways allow accessibility between communities and neighborhoods. The available parking was outlined. There will be no parking on public streets and there will be more parking stalls than required. The HOA will landscape the community and maintain the landscaping. Property line will be defined with a two rail fence until UDOT comes in and puts in their fence. The 10-plex units are for sale and all single family homes have basements.

8:16:57 PM Chair Smith opened the public hearing and called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name and address for the record.

Citizen Comments:

None

8:17:24 PM Chair Smith closed the public hearing.

Planning Commission discussion items included the sports court requirement, concern with alley width and parking issues by the 10-plex, concern with the 20 foot width of the alley loaded product. Assistant City Engineer, Jonathan Bowers noted that preference would be for a 24 foot width, driveable surface. The 20 foot mentioned in the ordinance is not standard. Commissioner Blayde Hamilton reminded the commission that the development is next to the corridor. Commissioner Adam Jacobson suggested that the applicant provide striping and signage stating visitor parking only along the 10-plex units. Applicant accepted the request. Commissioner Jacobson requested that a requirement that UTA ROW be noted on the plat.

Commissioner Adam Jacobson **MOVED** to approve the item with an eighth requirement that the UTA right-of-way is denoted on the plat.

City Planner, Bryn McCarty announced that the parking may not be right and should still be looked at because the plan was presented to staff right before the meeting.

Commissioner Adam Jacobson revised his motion.

Commissioner Adam Jacobson **MOVED** to continue the item without date.
Commissioner Blayde Hamilton **SECONDED** the motion.
Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes
Commissioner Wade Thompson	Yes

Vote passed.
Motion carried.

2.10 8:36:50 PM **14C08-19** – Edge Homes – 13295 S Herriman Rose Blvd – Final Master Plan Approval of Single Family Cluster Units and Condos – Zone: MU-2 – Acres: 11.64 – Units: 148

Commissioner Adam Jacobson **MOVED** to continue the item without date.
Commissioner Wade Thompson **SECONDED** the motion.
Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes
Commissioner Wade Thompson	Yes

Vote passed.
Motion carried.

2.11 8:37:27 PM **51C15** – Herriman City – 15102 S 3200 W – Proposed Culinary Water Pump Station Zone: A-1 – Acres: 4.77

City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. It was noted that the fencing will be around the perimeter of the pump station site not the entire property.

Commissioners felt that fencing should be the same as required for other utility buildings to keep consistent.

Commissioner Adam Jacobson **MOVED** to approve the item with staff recommendations with an adjustment to item three, to install a six foot masonry wall around the entire property, meaning the triangle and detention pond area, not the land next to it.
Commissioner Blayde Hamilton **SECONDED** the motion.
Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Chris Berbert	Yes

Commissioner Adam Jacobson	Yes
Commissioner Wade Thompson	Yes

Vote passed.
Motion carried.

3. Legislative Items:

Legislative items are recommendations to the City Council. Broad public input will be taken and considered on each item. All legislative items recommended at this meeting will be scheduled for a decision at the next available City Council meeting.

3.1 8:46:10 PM **27Z15** – Herriman City – Proposed Text Change to the Land Use Ordinance Regarding Family Food Production (**PUBLIC HEARING**)

City Planner, Bryn McCarty oriented the commission with a text change to family food production. Changes would exclude roosters and add one medium sized animal. Staff received emails suggesting that perhaps it should be two animals. This would be a recommendation to the council.

8:48:07 PM Chair Smith opened the public hearing and called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name and address for the record.

Citizen Comments:

George Allen, 14966 S Castle Valley Drive, offered comments concerning the pumphouse.

Chair Smith reminded Mr. Allen that the item on for public hearing was for the text change to family food production not the pumphouse. He asked Mr. Allen to work with staff regarding his concerns with the pumphouse.

8:50:40 PM Chair Smith closed the public hearing.

City Planner, Bryn McCarty reminded commisison about emails received stating concerns of adding two medium animals instead of just one. Chair Clint Smith pointed out the possibility that the text change could allow for 2 goats or 2 sheep on a very small lot because the proposal would be for .49 acres or less. He mentioned there being great value in 4H programs and he supports them, however, an A zone can have very small lot sizes and it may be of concern. Commissioner Adam Jacobson reported being fine with allowing roosters in a family food production zone and thought roosters should not be excuded and voiced being fine with adding two medium animals.

Commissioner Adam Jacobson **MOVED** to recommend to city council to approve the ordinance and strike out excluding roosters and add two medium animals for .49 acres or less.
Commissioner Robyn Shakespear **SECONDED** the motion.
Chair Smith asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	No
Commissioner Robyn Shakespear	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes
Commissioner Wade Thompson	Yes

Vote passed.
Motion carried.

4. New Items of Subsequent Consideration:

None

5. Future Meetings:

5.1 City Council Meeting – Wednesday, **January 13, 2016** @ 7:00 PM
5.2 Planning Commission Meeting – Thursday, **January 21, 2016** @ 7:00 PM

6. ADJOURNMENT:

Chair Clint Smith called for a motion to adjourn.
Commissioner Jessica Morton **MOVED** to adjourn the meeting and Commissioner Adam Jacobson **SECONDED** the motion. The voting was unanimous. Motion carried.
The meeting adjourned at 8:59:53 PM .

I, Cindy Quick, Deputy Recorder of Herriman City hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on January 7, 2016. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.

Cindy Quick

Cindy Quick, CMC
Deputy Recorder

2.2

HERRIMAN CITY

Comment Form

One of the most important parts of our City Meeting is the opportunity for citizens to speak. In an effort to maintain an orderly meeting and to insure the rights of others, we ask that the following rules be followed.

1. This comment form must be completed and submitted by everyone who wishes to make any comments to any item on or off the agenda. Whether you are the applicant/representative or if you just wish to comment for or against the item. Please submit this form to the CITY DEPUTY RECORDER before the start of the meeting.
2. Clearly state your name (please spell last name) and address for the record.
3. Observe the *(2 minutes)* time limit given for each remark.
4. Speak only to the Chairman and Commission members of tonight's meeting.
5. Follow directives that may be given by the Chair.

In addition to these rules, each speaker is encouraged to be specific in their remarks. (Please Print Clearly)

NAME: Lenn Riddle DATE: 01/07/2016

PHONE NUMBER(s): 801 485-3273 EMAIL: Lenn.Riddle@gmail.com

ADDRESS: 12541 Heritage Hill Ct, Herriman UT 84096

SHORT Summary of your comment /remarks: Please see attached letter & documents

(Please use the backside of this paper if you do not have enough space for your summary).

NOTE: All citizens attending tonight's meeting will be expected to respect the rights of others by refraining from any open display of support or opposition to the remarks of any speaker, or open demonstration thereof. Anyone not complying with these rules of procedure may be asked to leave the meeting.

I have read and agree to abide by the rules listed.

Signed by: _____

(This form is not complete unless signed)

Lenn A. Riddle
12541 Heritage Hill Ct
Herriman UT, 84096
January 7, 2016
RE: Creek Ridge PUD Phase 1 subdivision

Herriman Planning Commission

I urge you not to approve the proposed Phase 1 subdivision until the community works out an acceptable overall PUD plan with the developer. The subdivision as presented is simply a high density development with none of the features and amenities of a PUD. The overall project has been "sold" to the community as a "PUD" by the developer (and by Herriman city), however if the Phase I subdivision is approved before a suitable overall PUD design has been worked out with the community the entire development will be irreparably compromised. Please see the attached comments my wife and I presented to Jared Henderson (dated 1/7/16).

The path the current approval process is taking is irresponsible. Herriman City appears to be attempting to expedite the development process for the developer, however their primary responsibility is to the citizens of Herriman. It is not in our interest to speed up a development process at the cost of implementing a failed PUD.

Respectfully,

Lenn A. Riddle

January 7, 2016

To: Jared Henderson
From:
Debora and Lenn Riddle
12541 Heritage Hill Ct
Herriman, UT
Re: Creek Ridge PUD Phase 1 subdivision

Jared,
Thank you for taking the time to read and consider our concerns regarding this new PUD/subdivision. In our opinions there are several issues which need to be addressed before final approval of this phase of the PUD is considered. This document lists the major ones.

1. All aspects of the PUD should be shown on a PUD plan prior to final approval. This is important so that the community can see that the elements of the PUD are being implemented as discussed and presented at numerous public meetings.

2. At the last Planning Commission Meeting it was suggested that there would be no access to the proposed subdivision/phase from 6400 West. If this is correct (and desirable) then the plans should be redrawn to reflect this change prior to final approval.

3. Herriman Parkway
   a. Page 3 of the project Design Guidelines shows an illustration of a wide "park strip" adjacent to the road travel surface, then the sidewalk. The "Standard Road Cross Section" (page 208 of the Development Agreement) does not reflect this design. The Standard Road Cross Section needs to be corrected.

   b. Because the 10' easement (shown on the "Standard Road Cross Section") is a required "public utility and drainage easement" it should not count towards the required open space for the PUD phase. Who will landscape and maintain this easement?

   c. The primary access to the subdivision will be from Herriman Parkway. As such this entrance should include a "Neighborhood Edge / Entrance Park" (page 15 of the Design Guidelines). This Entrance Park might also be designed to serve as a Pocket Park for the neighborhood. Who installs and maintains the park? What amenities will be included?

4. A block wall is required along Herriman Parkway and 6400 West. Need to see the design and color of the wall.

5. The subdivision layout shows a detention pond in the northeast corner of the subdivision.

   Some questions:

   Is this the best/only location for the pond? Could it be moved more central to the subdivision and also serve as a small neighborhood park?

Regardless of location, will the pond be landscaped? Will it serve as a small neighborhood park? If so, it should be landscaped with appropriate amenities and it should not count towards the required open space for this phase as its primary use is to comply with flood control requirements, its secondary use would be for open space. The commission could consider granting partial credit towards the required open space if proper amenities are installed.

6. There is a requirement for a swale and an access maintenance road on the south side of the subdivision. They are not shown in the current plan. This requirement will affect the lot sizes along the south boundary. The plan should be amended to show this requirement and the modified lots.

7. There is mention of a "diversion structure" to manage runoff from the west. What is this? Where will this be located? Will it affect the road and or the lots along the west boundary of the subdivision? If so the plan should be amended to show this structure and the modified street/lots.

8. 6400 West Street

   a. The applicant is required to provide "up to a 20' landscape buffer" on the West side of 6400 West (see item #8, of the December 17th staff report). This requirement establishes a *maximum* buffer rather than a minimum. However, the "Standard Road Cross Section" (page 208 of the Development Agreement) shows a 40' "public utility and drainage easement" on what we assume to be the west side of 6400 West. Thus 20 feet –or more- of this road cross section will remain without landscaping.

   b. Where is the Rocky Mountain Power easement? How wide is it? How does the requirement to stay off the easement affect the lot sizes? Assume from discussion at the public meeting the easement will be maintained outside of the required block wall and will thus be perceived as part of the public right-of-way. Will it be landscaped? If so, by whom and who will maintain it? Revise the plan to clearly show this easement and the modified lots.

   c. Property Owners in the Heritage Hills Subdivision have been assured that there will be a large landscaped area with a berm constructed on the East side of 6400 West. Who will construct this? Who will landscape this and who will maintain it? Will it include a block wall?

9. There is a requirement to "foster pedestrian comfort" in all road designs (see page 15 – Design Guidelines and the illustration on page 3). The "public utility easement" and the "curb, gutter, sidewalk and planters" (as shown on the "Standard Road Cross Section", page 208 of the Development Agreement) should be reversed to move pedestrians away from traffic and snow removal areas. This should be done on all of the street cross sections.

10. Page 8 of the Design Guidelines call for "staggered front yard setbacks, yet the applicant is suggesting a standard 10' front yard for all homes (with a 20' standard setback for all garages). Will we have variable setbacks or not?

11. The ordinance calls for a minimum 15' rear yard setback, yet the applicant is proposing a 10' rear yard setback for lots along 6400 West. Why is this even being considered? The purpose of a PUD is to allow flexibility in design to achieve greater open space amenities for the community not to allow variances from setback requirements to accommodate a known easement. The 15' minimum should be maintained.

12. There is a requirement for additional open space within [each] individual project (see page 21 – Design Guidelines.) No additional open space, indeed no open space is shown within this subdivision. As shown it represents a standard subdivision layout, not a phase of a PUD. At minimum this phase should include an Entrance Park, one or two Pocket Parks and a Trail System which correlates with the larger trail system for the community.

13. There is a requirement for a Public Trail which connects (will connect) to existing adjacent trails thus providing for a continuous trail system throughout the community. Where is this trail? At a minimum this phase should provide for a trail which connects from the south to the planned regional park to the north. This trail would provide an eventual connection from the Rose Park Trail System and the Bonneville Shoreline Trail System through the community to the regional park and would also provide an alternative route to the high school thus encouraging biking to school.

14. The plan needs to provide specific details regarding housing style, color and materials. MOST IMPORTANT it needs to specify minimum house size. This more than any item will ensure compatibility with existing neighborhoods.

As a final note: In the future we suggest that the PUD layout should be presented and approved ***before*** the subdivision plat. This will help to insure that the specific details of the PUD will (**and can**) be implemented.

Thank you for your consideration of these items and your help in getting them the proper review and consideration expected by the Herriman community.

Respectfully,

Lenn and Debora Riddle

01/07/2016

Herriman Planning Commission

Please accept this as a written comment for items 2.2 32S15 - Edge Homes and 2.3 42C15 Edge Homes on the agenda for tonights meeting - as I am out of town and cannot attend.

1. Set back exception?
The applicant is asking for an exception on the minimum setbacks along 6400 West. The ordinance requires a 15' minimum set back. They are asking for a 10' rear setback along 6400 west. This is a known utility easement and should have been planned accordingly. There is no compelling reason to grant an exception to the ordinance. The purpose of a PUD is to allow flexibility in design to achieve greater open space amenities for the community not to allow variances from ordinances for a known easement. We ask that the 15' minimum be maintained.
2. Lot and home size.
Our understanding of 3 units per acre was that this meant 1/3 acre lots. This is what was presented and insinuated during the annexation and rezoning 2 yrs ago. Residents feel a bit duped by the technical difference that has been explained.
The neighboring subdivision of Heritage Place Estates are larger homes (average of over 4,500 sq ft) on larger lots (ave of over 1/3 acre). We were assured that this proposed development would be of equivalent value providing an acceptable buffer/transition to the higher density in the rest of the project.
Although we understand that the ave lot size has been approved - We ask that the lots on the west side bordering Heritage Place Estates (1/2 acre lots) be larger moving to smaller lots as you go west. Some of the bordering lots are among the smallest in this project (even after removal of the access road).
We also would ask that a minimum average home size/sq footage be required to show an effort to bring equivalent value to this development and ensure an adequate buffer/transition.
3. Trail requirement.
The development guidelines require a continuos trail system throughout the community. We would ask that this be shown on the map/plan.
4. Open space
Page 21 of the design guidelines state that "Individual Builders or Developers within the project will be required to accommodate the need for additional open space within individual projects (beyond that dedicated as part of the roughly 45 acre main park and as required by the PUD ordinance to dedicate or grant access to 20% of the total PUD property)."
How much open space is there in this "individual project" and where is it located?
Our understanding is that the drainage pond and utility easement do not count towards open space. We request that if there is any open space that it be so designated on the plan/map.

Thank you all for your consideration and efforts.

Jared Henderson
12568 Heritage Hill CT
Herriman UT 84096

January 7, 2016

Herriman Planning Commision

Thank you for accepting my comments in reference to 2.2 32S15- Edge Homes and 2.3 42C15 Edge Homes.

1- As I look at the plat map for the subdivision, I am concerned about flood control for this area. Where would the retention pond be located at? Is that the little lot on the southeast corner of the subdivision map?) Will it be sufficient enough to handle the water that comes off of that field? If there is a breach in it or it overflows, what are the plans for where that water would go?
2- The size of the lots. I live in Heritage Hill Estates and in the meetings, SLR said the there would be 3 units per acre meaning that they would be 1/3 acre lots. As a resident of Heritage Hill Estates, I believe we should hold the developers to this to maintain the value of the properties in Heritage Hill Estates.
3- I have always been concerned as I have driven around Herriman, that we have these housing divisions and with the walls that go around them, the land between the wall and the sidewalk is left in dirt and becomes a real eye sore. I request that we ask ALL DEVELOPERS to plan on landscaping that piece of land to help maintain the beauty of Herriman and the neighborhoods that make it up. That is the least the developers can do when they decide to build in Herriman.
4- There seem to be items missing off of the subdivision map, like open space (parks), pedestrian trails, etc.. It would be helpful to have these on there for reference.

Thanks for all you do for our city.

Liz Jones
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