PLANNING COMMISSION AGENDA  
Thursday, June 16, 2016

NOTICE IS HEREBY GIVEN that the Herriman Planning Commission shall assemble for a meeting in the City Council Chambers, located at 1301 S South Pioneer Street (6000 West), Herriman, Utah.

6:00 PM - Work Meeting: (Front Conference Room)
   • Transportation Master Plan
   • Review of Agenda Items

7:00 PM - Regular Planning Commission Meeting:

1. General Business:
   Welcome
   1.1 Invocation and Pledge
   1.2 Roll call
   1.3 Approval of Minutes for: June 2, 2016

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.


   2.3 33C16 – Harris – 4615 W Patriot Ridge Drive – Conditional Use Approval for a Proposed LDS Meetinghouse – Zone: R-2-15 – Acres: 3.79

   2.4 25C16 – Ungerman – 5245 W Leila Lane – Conditional Use Approval for a Proposed Preschool – Zone: R-1-15 – Acres: .20

   2.5 18S16 – Ivory Development – 13475 S Rose Canyon Rd – Proposed Subdivision of 168 Single Family Lots – Zone: A-.25 – Acres: 72.7 (Public Hearing)


2.8 56C07-15 – Rosecrest Communities, LLC – 4600 W Juniper Crest Rd – Final Planned Unit Development Approval for 83 Single Family Lots (Pod 32) – Zone: R-1-15 – Acres: 17.46

2.9 16S16 – Edge Homes – 4500 W Juniper Crest Rd – Proposed Subdivision of 147 Single Family Lots (Pod 33) – Zone: R-1-15 – Acres: 17.74 (Public Hearing)

2.10 56C07-14 – Edge Homes – 4500 W Juniper Crest Rd – Final Planned Unit Development Approval for 147 Single Family Lots (Pod 33) – Zone: R-1-15 – Acres: 17.74

2.11 19S16 – Rosecrest Communities, LLC – 14475 S Autumn Crest Blvd – Proposed Subdivision of 125 Townhome Units (Pod 8) – Zone: MU-2 – Acres: 7.92 (Public Hearing)

2.12 56C07-16 – Rosecrest Communities, LLC – 14473 S Autumn Crest Blvd – Final Planned Unit Development Approval for 125 Townhome Units (Pod 8) – Zone: MU-2 – Acres: 7.92

2.13 14S15-01 – Rosecrest Communities, LLC – 14401 S Autumn Crest Blvd – Subdivision Amendment to Change 44 Single Family Lots to 94 Townhome Units (Park House at Rosecrest) – Zone: MU-2 – Acres: 11.20 (Public Hearing)

2.14 56C07-10 – Rosecrest Communities, LLC – 14401 S Autumn Crest Blvd – Planned Unit Development Amendment to Change 44 Single Family Lots to 94 Townhome Units (Park House at Rosecrest) – Zone: MU-2 – Acres: 11.20

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 11Z16 – Herriman City – 5450 W Herriman Pkwy – Proposed Rezone of Property from R-1-21 to C-2 – Acres: 15.16 (Public Hearing was held on June 2, 2016)

3.2 12Z16 – Shipp – 5101 W 11800 S – Proposed Rezone from A-1 to C-1 - Acres: 10.04 (Public Hearing)


3.4 01G16 – Herriman City – Proposed Amendment to the 2025 General Plan (Public Hearing)

4. New Items of Subsequent Consideration:

5. Future Meetings:
5.1 City Council Meeting – Wednesday, June 22, 2016 @ 7:00 PM
5.2 City Council & Planning Commission Work Meeting – Thursday, June 30, 2016 @ 6:00 PM
5.3 Planning Commission Meeting – Thursday, July 7, 2016 @ 7:00 PM

6. ADJOURNMENT:

In accordance with the Americans with Disabilities Act, Herriman City will make reasonable accommodation for participation in the meeting. Request assistance by contacting Herriman City at (801) 446-5925 and provide at least 48 hours advance notice of the meeting.

ELECTRONIC PARTICIPATION: Members of the planning commission may participate electronically via telephone, Skype, or other electronic means during this meeting.

PUBLIC COMMENT POLICY AND PROCEDURE: The purpose of public comment is to allow citizens to
address items on the agenda. Citizens requesting to address the commission will be asked to complete a written comment form and present it to Cindy Quick, Deputy Recorder. In general, the chair will allow an individual three minutes to address the commission. A spokesperson, recognized as representing a group in attendance, may be allowed up to five minutes. This policy also applies to all public hearings.

I, Cindy Quick, certify the foregoing Herriman City Planning Commission agenda was emailed to at least one newspaper of general circulation within the geographic jurisdiction of the public body. The agenda was also posted at the principal office of the public body, at the building where the meeting is to be held. It was also posted on the Utah State Website [http://www.utah.gov/pmm/index.html](http://www.utah.gov/pmm/index.html) and on Herriman City’s website [www.herriman.org](http://www.herriman.org).

Dated and Posted this 10th day of June, 2016

Cindy Quick, CMC
Deputy Recorder
6:05:35 PM  6:00 PM - Work Meeting: (Front Conference Room)

Attendance
Planning Commission Members:
  Chris Berbert
  Jeramy Burkinshaw
  Adam Jacobson
  Jessica Morton
  Robyn Shakespear
  Wade Thompson

City Staff:
  Bryn McCarty, City Planner
  Heather Upshaw, Senior Planner
  Jonathan Bowers, Assistant City Engineer

Review of Agenda Items

2.1 Lujan – basement apartment. The applicant provided pictures of the entryway to show the separation of the main home and the basement unit.
2.2 Anthem Commercial Center – for five super pads. One of the pads will be a Wal-Mart Super Center. There will be a road through the development that will be public but it will likely be maintained by the developer. Engineering had been working with the applicant for roadway and drive connections.
2.3 Wal-Mart – will not be asking for an exception to the 60% brick requirement. Rich (applicant) presented material boards. The applicant meets the parking requirement. A brief discussion about the building elevations took place. The applicant did not have any issues of putting brick on the back side of the building where it is so visible form the road.
2.4 Hill – Commercial building between Subway and Taco Time. The building will house three tenants; a dental office on one end and Ranchero’s on the other end. There is not currently a tenant for the middle unit. Pictures and elevations were submitted. The three rail fence will remain and the applicant will put in trees for a buffer. A brief discussion of the location of the dumpster and how it will be serviced took place.
2.5 Johnson – The applicant submitted final plat and CC&R’s.
2.6 Leisure Villas – The applicant submitted CC&R’s and elevations. The applicant falls under Miller Crossing’s CC&R’s. The elevations, colors and materials were shown.
3.2 Rezone of city property – This will be a future public works yard.
3.1 Agricultural Low Density Zone – The zone criteria would be similar to A-.25. This zone would incentivize a PUD. The criteria was reviewed. Half acres lots will be required; 10% of the lots will be half acre lots. 10% of the lots can be the smallest size. The smallest size would be different depending on the size of the development. If the development is larger than 300 acres the smallest lot size could be 7,500.
The minimum lot size in a straight subdivision will be 14,520 and would still require 10% of the lots to be half acres. Greater than 300 acres, 10% of the lots can be multi-family (townhomes); specifically not apartments. An example was given of how the criteria would work and a brief discussion ensued. Any development over 100 acres would be required to do a development agreement. A discussion about changing the maximum number 2.5 to 2.6 took place. A brief discussion about various projects took place. John provided a brief update regarding the retail center. He reported meeting with several retailers such as Ross, World Market and Bed Bath and Beyond and preparation of a video presentation which will be provided in the near future.

Meeting adjourned at 6:54:50 PM

7:03:29 PM

7:00 PM - Regular Planning Commission Meeting:

Attendance
Planning Commission Members:
Chris Berbert
Jeramy Burkinshaw
Adam Jacobson
Jessica Morton
Robyn Shakespear
Wade Thompson

City Staff:
Bryn McCarty, City Planner
Heather Upshaw, Senior Planner
Cindy Quick, Deputy Recorder
Jonathan Bowers, Assistant City Engineer

1. General Business:
Welcome
Vice Chair Jeramy Burkinshaw welcomed those in attendance.

1.1 7:04:02 PM Invocation and Pledge
Jason Nichols offered the invocation and Rico Lujan led us in the pledge.

1.2 7:04:48 PM Roll call:
Full Quorum, Clint Smith absent

1.3 7:04:53 PM Approval of Minutes for: May 19, 2016
Commissioner Robyn Shakespear MOVED to approve the minutes for May 19, 2016.
Commissioner Jessica Morton SECONDED the motion.
The voting was unanimous.

Vote passed.
Motion carried.

7:05:29 PM Vice Chair Burkinshaw briefly 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 **7:05:56 PM**  
**22C16** – Lujan – 6343 W 13100 S – Conditional Use Approval for a Proposed Secondary Unit (basement) – Zone: A-.25 – Acres: .23

*(Continued from May 19, 2016)*

City Planner, Bryn McCarty oriented the commission with pictures of the home and the entry way to show the separation for the basement unit.

Rico Lujan (applicant) 6343 W 13100 S, explained that the exterior of the home will not change at all. The entry will have two doorways, one will go to the basement unit and one for the main home.

**Commissioner Chris Berbert MOVED to approve the item with recommendations and requirements noted by staff.**

**Commissioner Robyn Shakespear SECONDED the motion.**

Vice Chair Burkinshaw asked for a vote. *The vote was as follows:*

- **Commissioner Jessica Morton** Yes
- **Commissioner Robyn Shakespear** Yes
- **Commissioner Wade Thompson** Yes
- **Commissioner Chris Berbert** Yes
- **Commissioner Adam Jacobson** Yes

Vote passed.

Motion carried.

2.2 **7:09:08 PM**  
**15S16** – Anthem Center LLC – 5401 W 11800 S – Proposed 5 Lot Commercial Subdivision Plat – Zone: MU-2 – Acres: 55.378 *(Public Hearing)*

City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared.

The application was for five commercial lots in the Anthem Commercial Center. The plat was shown and a connection to the frontage road was pointed out and noted that it will be a public road. Engineering has been working through right of way and easements.

**7:10:58 PM**  
Vice Chair Burkinshaw 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:**

Greg Poulson, 13657 S 6315 W, wondered if this development would have open space and wanted the commission to consider requiring open space in this type of development.

Vice Chair Burkinshaw asked City Planner, Bryn McCarty to address Mr. Poulson. She pointed out a trail connection with open space. Senior Planner, Heather Upshaw noted a six acre detention site to the south of the project that will be deeded back to the city. Also a five to six acre piece in the Miller Crossing development where a large park / open space would be located which was to the south of the area being proposed.

Ignacio Moroyoqui, 4925 Emma Mine Dr, questions why the city would allow a Wal-Mart Super Center in this development when there are two within a 10 mile radius. He questioned how to voice his opposition.

Vice Chair Burkinshaw mentioned that the city has limited options as to who is interested in coming into the
city to conduct business and added that the city does not own the land.

Senior Planner, Heather Upshaw added that the city does speak with several retailers to try and entice them to come to Herriman.

7:17:28 PM Vice Chair Burkinshaw closed the public hearing.

Commissioner Adam Jacobson asked about item thirteen of the staff recommendations, reimbursement for the retaining wall. City Planner, Bryn McCarty explained about grading issues from Main Street to Mountain View; in order for the big box retailers to build here, there would need to be retaining walls on the site which would limit the traffic. She pointed out an area where the retaining wall will need to be done and mentioned the road would be lowered. However, the city is looking to the developer to help with the cost.

Commissioner Adam Jacobson MOVED to approve the item with staff's recommendations.
Commissioner Jessica Morton SECONDED the motion.
Vice Chair Burkinshaw asked for a vote. The vote was as follows:

- Commissioner Jessica Morton: Yes
- Commissioner Robyn Shakespear: Yes
- Commissioner Wade Thompson: Yes
- Commissioner Chris Berbert: Yes
- Commissioner Adam Jacobson: Yes

Vote passed.
Motion carried.


City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared for a Wal-Mart Super Center with Gas Station and Convenience Store. The detention along Midas Creek was pointed out along with Miller's detention on the other side of the creek which creates an open area. Engineering reviewed and felt fine with road connections and the driveway connections. They are requiring a traffic study for the site. Access off of Mountain View was pointed out. The building elevations for the main building, gas station and convenience store were shown. The requirement of 60% brick or stone has been met. Signage will come back as a separate approval.

Rich Piggott with Galloway and Company was retained by Wal-Mart for community approval. The architect, Duong Bach with Law Kingdon was also present. Mr. Piggott thanked planning for their time and effort and being so great to work with. He reported that the 17 parking spaces in front of the fuel center will also be part of the requirement for the overall center as well. He responded to the question of this being the largest Wal-Mart in Utah and explained that it is not. Wal-Mart felt that there is a need for the Super Center according to their building plan.

Commissioner Adam Jacobson questioned who owns the storm drain pond. The response was that the detention pond will be dedicated to the city and the retaining wall be on the Sage Gate side. There will be access to the open space by Midas Creek.

Commissioner Adam Jacobson MOVED to approve the item with staff's requirements with an alteration of number 4, that the main building elevation is approved; with the canopy and the convenience store to come back to look more similar to the store colors/layout.
Commissioner Jessica Morton SECONDED the motion.
Vice Chair Burkinshaw asked for a vote. The vote was as follows:

- Commissioner Jessica Morton: Yes
- Commissioner Robyn Shakespear: Yes
Commissioner Wade Thompson: Yes
Commissioner Chris Berbert: Yes
Commissioner Adam Jacobson: Yes

Vote passed.
Motion carried.

2.4 

City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. For a commercial building in between subway and taco time. It will be the last pad of the plaza. Building elevations and a picture of a similar project were shown. The building will be available for three different users. The end the building will have a drive through it is proposed to be a Rancherito’s, dentist office and the third unit does not have a user yet. They will complete the parking to line up with the plaza. They are adjacent to a trail so no fencing will be required. They will put in trees along the trail and road and park strip to provide a buffer.

Brent Vincent (applicant), 401 E 1700 S, SLC, he explained that the picture shown was built in Riverton and provided for the finish.

Commissioner Adam Jacobson asked about access to the dumpster. Egress from the exterior of the building to the dumpster side / pizza hut side with the parking area. The applicant would like to have the two dumpsters together and would be fine about providing a sidewalk as a break from the parking lot.

Commissioner Chris Berbert MOVED to approve the item with staff’s recommendations and requirements.
Commissioner Wade Thompson SECONDED the motion.

Vice Chair Burkinshaw asked for a vote. The vote was as follows:
Commissioner Jessica Morton: Yes
Commissioner Robyn Shakespear: Yes
Commissioner Wade Thompson: Yes
Commissioner Chris Berbert: Yes
Commissioner Adam Jacobson: Yes

Vote passed.
Motion carried.

2.5 
7:33:39 PM 10S16 – Johnson – 5532 W Herriman Main St – Final Approval of CC&R’s and Subdivision Plat for Herriman Health Center – Zone: MU-2 – Acres: 1.03

City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. The plat was approved, the final condo plat and CC&R’s were requested back for approval. The condo plat was shown and it was explained that the CC&R’s were provided to the commission.

The applicant was present, was glad to answer questions and had nothing further to add.

The commission thanked the applicant for providing requested information.

Commissioner Adam Jacobson MOVED to approve the item with staff’s recommendations.
Commissioner Jessica Morton SECONDED the motion.

Vice Chair Burkinshaw asked for a vote. The vote was as follows:
Commissioner Jessica Morton: Yes
Commissioner Robyn Shakespear: Yes
2.6 7:35:25 PM 38C14-01 – Leisure Villas – 12200 S 5100 W – Final Approval for CC&R’s and Elevations Zone: R-2-10 – Acres: 22.2 – Units: 120

City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. Leisure Villas were approved with final elevations and CC&R's back for approval. CC&R's were provided to the commission. Final elevations with materials/ color boards were shown.

Dave Erickson, (applicant) Leisure Villas, 791 N 100 E, Lehi, explained that one elevation was in brick and one was in cultured stone. He would like approval to do either or both. He reported that on a current project hardy board was viewed as vinyl siding; however, it costs twice as much and people don’t like it. He felt that it was likely the building will be mostly brick, however, there may be some done in cultured stone. He explained that either option will comply with Miller Crossing guidelines and CC&R’s. He would like the option for a cohesive look with low maintenance and high quality. He asked for the option so he could go with the market and noted that the traditional look would be likely. He also added that Leisure Villas is big on landscaping. He showed the elevations for a clubhouse and examples of fencing styles were shown.

Commissioner Chris Berbert asked for him to point out the areas where hardy board would be used. Mr. Erickson pointed out an area around the bonus room. He also reported that they plan to maintain all of the landscaping; exterior and roof. They will also insure the buildings and provide snow removal.

The commission thanked the applicant for the drawings provided.

Commissioner Adam Jacobson MOVED to approve the item.
Commissioner Chris Berbert SECONDED the motion.
Vice Chair Burkinshaw asked for a vote. The vote was as follows:

Commissioner Jessica Morton  Yes
Commissioner Robyn Shakespear  Yes
Commissioner Wade Thompson  Yes
Commissioner Chris Berbert  Yes
Commissioner Adam Jacobson  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 7:42:49 PM 09Z16 – Herriman City – Proposed Text Change to the Land Use Ordinance to Create an Agricultural Low Density Zone (Public Hearing)

City Planner, Bryn McCarty oriented the commission with text for the new Agricultural Low Density Zone. It would be a lower density zone still allowing for agricultural uses. The PUD has a few different requirements; 10% of all the lots would be required to be half acres, a maximum of 10 percent of lots
could be at the smallest size lots – for variation of lot sizes. If less than 300 acres, single family dwellings only. Greater than 300 acres may include up to 10 percent of multi-family such as townhomes or a senior project with smaller attached housing (not apartments). Anything over 100 acres would require a development agreement would be required to be approved by City Council. Regular lot subdivision the minimum lot size is 14,520 (third acre) with 10% to be half acres. The zone is intended to incentivize PUD’s. The required criteria to obtain additional density was shown. Trails, donations of properties, combining properties and a PUD of 100 acres could obtain additional density of .2 units per acre. 300 acres could get .4 units per acre. The text change would be a recommendation to the City Council. The commission thanked Planner McCarty for all of the work on this text change.

7:46:28 PM Vice Chair Burkinshaw 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:

Gregg Poulsen, 13657 S 6315 W, was encouraged to see planning for more open space but questioned why the city settled on the 20% open space requirement.

City Planner McCarty explained that the PUD requires 20% open space which has been in the ordinance for a long time – it is not a new percentage. It does seem standard across many cities. If any open space is unusable, it doesn't count acre for acre. There would be more open space required required because it's included at a discounted rate if usable.

Vice Chair Burkinshaw explained that the city was developed around the proposed ordinance to encourage open space. Commissioner Chris Berbert explained that this is just one zone that is changing. This is a new zone. The zone would be for new developments that are zoned for one acre. Planner McCarty added that there is property out west and on the north side of town that could use this zone.

Mr. Poulsen would like to see Herriman continue to be developed with open space. He proposed that 30% of open space be required.

7:51:32 PM Vice Chair Burkinshaw closed the public hearing.

Commissioner Adam Jacobson asked about what percentage was required for roadways. The response was 20%. He would like to change section 10-8a-9 because an applicant can achieve 2.6 he felt that it should be stated as 2.6 and delete the rest of the sentence. The commission members agreed. The commission members thanked Planner McCarty for her hard work with the ordinance.

Commissioner Adam Jacobson MOVED to recommend to city council approval of the ordinance as we have discussed, with the strike out of the last sentence and putting it to 2.5.
Commissioner Chris Berbert SECONDED the motion.
Vice Chair Burkinshaw asked for a vote. The vote was as follows:

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

Vote passed.
Motion carried.

3.2 7:54:24 PM 11Z16 – Herriman City – 5430 W Herriman Pkwy– Proposed Rezone of Property from R-1-21 to C-2 – Zone: R-1-21 – Acres: 15.16 (Public Hearing)
City Planner, Bryn McCarty oriented the commission with an aerial map and site plan. The city owns the property and plans to build a public works yard in the future. It will be rezoned to commercial because it makes more sense for the area with recommendation to city council.

7:55:23 PM Vice Chair Burkinshaw 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:

Robert Goldman, 5492 Varenna Street, gave a brief history about the changes in the area he felt concerned about the privacy of his backyard. He explained that originally it was a flat piece of property and now even with an 8 foot wall behind him, you can still see into his backyard. He would like to see the property remain residential.

Gregg Poulson, 13657 S 6315 W, suggested that this be a park.

Dustin Thatcher, 5432 W Morena Wy, lives across the street in Tuscany. He was concerned with the lighting and people being able see into his backyard.

Aaron Ball, 12586 S Varenna Street, concerned about it being a public works building and didn’t feel like it was a smart move. He was concerned with light pollution and preferred a park.

8:01:08 PM Vice Chair Burkinshaw closed the public hearing.

Commissioner Adam Jacobson felt that there was no advantage to approve a rezone until more is known about what will go in there. He would prefer to see the plan before approving it. Vice Chair Burkinshaw asked about the timeline, the response was that it was based on budget, perhaps the next two to three years. The commission members agreed that the approval should wait until the plan was shown. Commissioner Chris Berbert mentioned that it does go along with the general plan and was what it is expected to be.

City Manager, Brett Wood arrived and asked to explain the plan for the property. He confirmed that the plan is for a public works yard. He reported that it was just in the planning stages still and there wasn’t anything to show them. He reported the plan was for the shops to go at the east end and the way the landscape would be built up around the building making it difficult to see daily activities from the road. He reported a contaminated soil issue and the necessity of cappings. He felt the location would be efficient as a central point in the city. He further explained that he has been in communications with Salt Lake County for consideration of animal services in the southeast corner. He explained that no final decision had taken place yet and that there had been discussions about selling the property as well. The wall will actually be higher than eight feet and will be landscaped which will suppress the building and hide it. The neighbors to the north will have an elevation of 8 to 10 feet and perhaps 18 feet in the air before you can see any activity in the yard. There will be sound barriers with trees and landscaping. He reiterated again that the process is just beginning. The timeline is probably two to five years.

Commissioner Adam Jacobson felt that they should see a plan before approving a zone change. Commission members were in agreement. Planner McCarty suggested that the item could be continued and she could provide more information in a few weeks. She suggested that a zoning condition could be included so that even if it is zoned commercial it would have restrictions. The cost of cleaning up the contamination would be too high for residential.

Commissioner Adam Jacobson MOVED to continue the item without date. Commissioner Robyn Shakespear SECONDED the motion. Vice Chair Burkinshaw asked for a vote. The vote was as follows:
Commissioner Jessica Morton Yes
Commissioner Robyn Shakespear  Yes
Commissioner Wade Thompson  Yes
Commissioner Chris Berbert  Yes
Commissioner Adam Jacobson  Yes

Vote passed.
Motion carried.

4. **New Items of Subsequent Consideration:**

None

5. **Future Meetings:**
5.1 City Council Meeting – **Wednesday, June 8, 2016** @ 7:00 PM
5.2 Planning Commission Meeting – **Thursday, June 16, 2016** @ 7:00 PM

6. **ADJOURNMENT:**

Vice Chair Burkinshaw called for a motion to adjourn.
Commissioner Jessica Morton MOVED to adjourn the meeting and the voting was unanimous. Motion carried. The meeting adjourned at **8:17:29 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 June 2, 2016. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.

*Cindy Quick, CMC
Deputy Recorder*
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<thead>
<tr>
<th><strong>Date of Meeting:</strong></th>
<th>6/16/16</th>
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<tbody>
<tr>
<td><strong>File #</strong></td>
<td>28C16</td>
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<tr>
<td><strong>Applicant</strong></td>
<td>Galloway &amp; Company Inc</td>
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<tr>
<td><strong>Address</strong></td>
<td>5401 W 11800 S</td>
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<td><strong>Request</strong></td>
<td>Final Approval of Gas Station Elevations</td>
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Request for 28C16 - Meeting Date 6/16/2016

Galloway and Company is requesting final approval of elevations for a gas station with convenience store.

Site

The parcel is located at approximately 5401 W 11800 S and contains 17.96 acres.

Zoning

The site is zoned MU-2.

Discussion

The PC approved the Walmart and gas station at their meeting on June 2, 2016. The PC was concerned about the blue canopy on the gas station and asked to have revised elevations submitted.

The applicant has submitted revised elevations that only show the blue around the Walmart sign on the canopy. The rest of the canopy will match the stone color used in the main store building and fuel station.

Recommendation

Staff recommends granting approval of the revised elevations for the gas station canopy with the blue being limited to the area around the Walmart sign.
Front Elevation Signage Guidelines
Signs are limited in size to 20% of the wall area.
Allowable Signage Area: 2,882.24 sf
Current Signage Area: 876.36 sf

Facade Material Calculation
No less than 50% of the wall area to be decorative stone and/or brick.
Provided Area: 88.5%

Rear Elevation Signage Guidelines
Signs are limited in size to 20% of the wall area.
Allowable Signage Area: 2,636.79 sf
Current Signage Area: 0.00 sf

Facade Material Calculation
No less than 50% of the wall area to be decorative stone and/or brick.
Provided Area: 60.8%
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<tr>
<td>Date of Meeting:</td>
<td>6/16/16</td>
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<tr>
<td>File #</td>
<td>39C15</td>
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<tr>
<td>Applicant</td>
<td>Rindlisbacher</td>
</tr>
<tr>
<td>Address</td>
<td>2200 W Porter Rockwell Blvd</td>
</tr>
<tr>
<td>Request</td>
<td>Final Approval for Elevations</td>
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Request for 39C15 - Meeting Date 6/16/2016

The applicant is requesting final approval of building elevations for a business park.

Site

The parcel is located at approximately 2200 W Porter Rockwell Blvd and contains 52.37 acres.

Zoning

The site is zoned M-1.

Background

The Planning Commission approved the Rockwell Landing Business Park in November 2015. The PC required the building elevations and materials board come back for final review and approval.

Issues

Since this is not a retail commercial building, there are no design criteria listed in the ordinance. The Planning Commission should determine if the elevations meet their vision of the area and the business park.

Recommendation

Staff recommends granting approval of the building elevations as submitted.
November 6, 2015

Kim Rindlisbacher
14572 S 790 W, A100
Bluffdale, UT 84065

Re: File Number 39C15

Dear Mr. Rindlisbacher:

The Herriman Planning Commission at their regular meeting on November 5, 2015, granted approval to your request for a business park on property located at approximately 15800 S Camp Williams Road. The approval is subject to the following conditions:

1. Meet with the Staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies, including UFA.
3. Submit a landscaping plan showing types, sizes and placement of plant material to the Staff for review and final approval.
4. Building elevations to be reviewed and approved by the Planning Commission. Materials board required.
5. Install curb, gutter and sidewalk on all public streets.
6. No signs are approved with this request, separate approval will be required.
7. Install a 6 foot precast/masonry wall along the north property line adjacent to Porter Rockwell from the MVC right of way to the west side of the building on lot 2.
8. Provide a traffic study to the engineering department for review and approval.
9. The subdivision plat shall be recorded prior to a building permit being issued.
10. At least 15% of the total site must be landscaped. At least 5% of the parking lot interior must be landscaped.
11. The front yard area and the side yard area which faces on a street shall be landscaped and maintained with live plant material, including shrubs, flowers and trees for a minimum distance of twenty feet (20').
12. Screen all outside trash and dumpster areas.
13. Provide storm drain detention to meet City standards.
14. Parking shall be provided for the warehouse square footage at 1 space for each person employed during the highest employment shift. Parking for any retail space shall be provided at 1 space for each 200 square feet of retail floor space.
15. Any outside storage needs to come back to the Planning Commission for a separate conditional use permit.
16. The property adjacent to the future Mountain View Corridor shall be landscaped. This can be done with water wise landscaping.

For questions concerning the engineering process please contact Augusto Robles. If you have any other questions please contact the Planning Department during regular business hours.

Sincerely,

Heather Upshaw, AICP
Senior Planner
planning@herriman.org

13011 S. Pioneer Street • Herriman, Utah 84096
(801) 446-5323 office • (801) 446-5324 fax • herriman.org
<table>
<thead>
<tr>
<th>Date of Meeting:</th>
<th>6/16/16</th>
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</thead>
<tbody>
<tr>
<td>File #</td>
<td>33C16</td>
</tr>
<tr>
<td>Applicant</td>
<td>Harris</td>
</tr>
<tr>
<td>Address</td>
<td>4615 W Patriot Ridge Drive</td>
</tr>
<tr>
<td>Request</td>
<td>Conditional Use Approval for a Proposed LDS Meetinghouse</td>
</tr>
</tbody>
</table>
Request for 33C16 - 6/16/2016

BHD Architects is requesting conditional use approval for an LDS meetinghouse

Site

The parcel is located at 4615 W Patriot Ridge Drive and contains 3.79 acres.

Zoning

The site is zoned R-2-15.

Background

This lot is part of Rosecrest Plat V3. It was planned at the time of the original subdivision approval to be the future location for an LDS Church.

Issues

This property is located next to Providence High School. The high school currently has a portable unit on site for seminary. The proposed church would include seminary rooms and would replace the portable unit.

The ordinance states “All facades, including back and side elevations of a public or quasi-public building generally visible from public view or adjacent to residential areas, shall have an element of rock or stone. The type and amount of rock or stone shall be approved by the planning commission.”

The proposed elevations show brick and stucco on all sides of the building.

The south side of the property is adjacent to a cul de sac and open space owned by the City. Staff recommends leaving an opening in the fence to provide pedestrian access to the church for the adjacent residents.

Recommendation

Staff recommends approval of the request with the following requirements:

Requirements

1. Meet with the Development Services Staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies.
3. Submit landscaping plans showing types, sizes and placement of plant material to the Staff for review and final approval. This should include trees in the park strip.
4. Submit the building elevations to Staff for review and final approval; the building should show stone accents as required by the ordinance.

5. Install curb, gutter and sidewalk on all public streets.

6. Provide a 6 foot vinyl privacy fence along the west and south property line adjacent to the residential area. The fence on the east side adjacent to the high school can be wrought iron. No chain link fencing is allowed.

7. All air conditioning units, dumpsters, and outside utilities shall be fenced with masonry enclosures.

8. Conduct traffic impact study (TIS) to verify:
   a. Adequate spacing of proposed driveways from existing driveways
   b. Turning movements allowed to enter/exit site
   c. Additional signing/striping recommendations
   d. Suggestions to address potential issues with the lot being used as a pick-up/drop-off location for nearby schools

9. Ensure site lighting in not intrusive to existing residential neighborhoods, complete a photometric plan and submit for engineering review.

10. Address pedestrian access route for high-school students attending seminary.

11. On-site storm water detention system may only discharge at a maximum rate of 0.02 cfs/acre per the Herriman City Storm Drain Master Plan.

12. Provide pedestrian access to sidewalk on Brookport Circle across Herriman City Property.
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<tr>
<th><strong>Date of Meeting:</strong></th>
<th>6/16/16</th>
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</thead>
<tbody>
<tr>
<td><strong>File #</strong></td>
<td>25C16</td>
</tr>
<tr>
<td><strong>Applicant</strong></td>
<td>Ungerman</td>
</tr>
<tr>
<td><strong>Address</strong></td>
<td>5243 W Leila Lane</td>
</tr>
<tr>
<td><strong>Request</strong></td>
<td>Proposed Preschool</td>
</tr>
</tbody>
</table>
Request for 25C16

The applicant is requesting a home occupation of a preschool.

Site

The parcel is located at 5243 W Leila Lane.

Zoning

The site is zoned R-1-15. The home occupation is a conditional use in this zone.

Background

There are four types of home occupations: First, is the phone and mail type with only paper work being done in the home; Second, is the type with no customers coming but work is done in the home; Third is this type with customers coming to the home. Fourth is the type that allows the work to be done on the premises, outside the home and allows employees to work on the lot. This type is reviewed by the Planning Commission with the neighbors notified of the meeting.

Issues

This was being handled by Staff and has received neighbor complaints therefore the Planning Commission will make the decision.

Recommendation

The Staff recommends approval with the following:

Requirements

1. Comply with recommendations from other agencies, i.e. Fire Department, Health Department.
2. Subject of a review upon complaint.
3. Signage is limited to 3 square feet attached to and parallel to the dwelling.
4. Obtain a business license.
5. No employees are approved with this application.
6. No on-street parking.
7. Hours of operation to be 9:00a.m.-12:00 p.m. Mondays thru Thursdays.
9. Fencing required if child care is provided outdoors.
Proposed Preschool File Number 25C16
Home Occupation with Customers Application

Business Name: Learn N Play Preschool  Applicant’s Name: Alisha Ungerman
Address: 5243 W. Leila Ln.  Herriman, UT 84096
Phone: 801-694-3377  Email: aungerman1@yahoo.com
Type of Home Occupation Proposed: preschool
How many clients will be coming to the home as a result of this application at any one time? A maximum of 12 students
What provisions are available for off street parking? Customers can pull into driveway and drop off student.
Parents may also walk their child to school.
What type of equipment, materials, machinery, tools, chemicals, and/or merchandise stock are involved in the home occupation? swingset
What part of your home will be used for this occupation? Room in basement
For In Home Child Instruction please indicate the number of students per session, number of sessions, hours, days of week, etc: 12 maximum of students per session 9:00am - 12:00pm Mon-Thur
For In Home Day Care, please indicate the total number of children being cared for (the total must include any children of the applicant that are under the age of 4): N/A

APPLICANT CERTIFICATION

I certify under penalty of perjury that I am the owner or authorized agent of the owner of property involved in the attached application. The statements and answers therein contained and the information provided in the attached plans or other exhibits present thoroughly, to the best of my ability, the argument in behalf of the application herewith requested and that the statements and information above referred to, are in all respects true and correct to the best of my knowledge and belief. I understand and agree to comply with all of the rules for Home Occupations. I also understand that if I do not comply with all of these rules and any other conditions of approval, my home occupation permit and/or business license may be revoked.

Alisha Ungerman  5/9/2016
Applicant Signature  Date

If the applicant is not the property owner, the following must be signed to give authorization to conduct the listed business.

Owner Signature  Date

For Herriman Use Only

Filing Fee $75.00  Zone R-1-15  Filing Number 25C16
Receipt Number 351495  Date Submitted 5/9/10  Accepted By SL
To Whom This May Concern,

My name is Bridget Cole and I am the owner of the property at 5253 West Leila Lane, Herriman, UT. I received notification that my neighbor has applied for a pre-school license at her home, 5243 West Leila Lane, Alisha Ungerme. I am in opposition of this proposal for the following reasons:

Their kids keep throwing their ball in my backyard, and their father has simply instructed them to climb over my vinyl fence to get the ball back. I have my gates locked to prevent access to my property. Their father informed me that he had told the kids to climb my fence. If he is instructing them to behave in this manner, what is the expense to me when he does the same with 12 more children? I will also lose the quite enjoyment of my home, not to mention I have dogs that are in the backyard. The parking situation with parents dropping off and picking up will become a problem as well. My parking strip, and driveway will be blocked by the constant traffic.

I am not going to agree to any potential liability to me, my home or my pets because of this application. Please be advised that I am respectfully declining her request for a pre-school at her home or any type of business at the above-mentioned location. Herriman City will have to guarantee me that there is absolutely no potential liability to me, my home and pets. The level of noise will be greatly enhanced with 12 additional children, not to mention parking issues, safety issues and security issues.

If you have any further questions, please do not hesitate to contact me.

Sincerely,
Bridget Cole
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<table>
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<tr>
<th>File #</th>
<th>18S16</th>
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<tbody>
<tr>
<td>Applicant</td>
<td>Ivory Development</td>
</tr>
<tr>
<td>Address</td>
<td>13475 S Rose Canyon Rd</td>
</tr>
<tr>
<td>Request</td>
<td>Proposed Subdivision of 168 Single Family Lots</td>
</tr>
</tbody>
</table>
Request for 18S16 - Meeting Date 6/16/2016

Ivory Development is asking for approval for a subdivision of 168 Single Family Lots.

Site

The parcel is located at 13475 S Rose Canyon Rd and contains 72.7 acres.

Zoning

The site is zoned A-.25 A-.5.

Background

This property was originally approved as part of the Hamilton Farms subdivision. This phase was never built, and the development agreement and subdivision approval have since expired.

Issues

This property is located in the A-.25 zone. This zone requires a density of 1.8 units per acre, with additional density available based on meeting the listed criteria. The applicant has submitted a letter outlining the density criteria which they believe they meet. Below are the density requirements from the ordinance that staff believes they have met:

<table>
<thead>
<tr>
<th>Bonus Density Requirements</th>
<th>Density Bonus Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dedicating and installing infrastructure that is identified as a &quot;system improvement&quot; by the city.</td>
<td>0.2 units per acre</td>
</tr>
<tr>
<td>Providing 1/2 acre lots that buffer lots adjacent to existing larger lots or agricultural uses or zones.</td>
<td>0.1 units per acre</td>
</tr>
<tr>
<td>In a subdivision, providing a community park of at least 3 acres that includes a splash pad, skatepark, or other necessary facility as outlined in the parks master plan or upon approval of the city paying to the city a fee in lieu.</td>
<td>0.3 units per acre</td>
</tr>
</tbody>
</table>

They are providing additional storm drain infrastructure and detention for adjacent property. That qualifies them for 0.2 units per acre for “system infrastructure.” They have half acres lots along the north side of the project, to buffer the existing large lots along 13400 South. They are also providing a 4 acre park that will serve as detention, and also provide park amenities.
With a base density of 1.8, and 0.6 units of bonus density, the applicant qualifies for a density of 2.4 units per acre.

All of the homes in the subdivision will need to meet the Single Family Design criteria as required in the ordinance. They will also need to meet the landscaping requirements.

**Recommendation**

Staff recommends approval of the request for a subdivision of 168 Single Family Lots with the following requirements:

**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, and sidewalk on all public streets.
4. Install the park strip along 6400 west. This shall include sod with street trees every 30 feet. The sprinkler system should meet City standard and be tied into the sprinkler system at the park. The City will maintain the park strip once it is installed.
5. Install a 6 foot high masonry wall along 6400 West, excluding the open space/detention pond.
6. Install a 6 foot vinyl fence on the south and west sides of the park.
7. Submit a phasing plan for the construction of roads. Only 30 lots will be allowed off of one access point.
8. Provide a 4 acre park with amenities, to include landscaping, parking lot with at least 25 spaces, playground, trail, and utilities stubbed for a restroom.
9. The landscaping and amenities on the park/detention basin should be installed as part of the substantial completion of phase 1, prior to any building permits being issued.
10. No new driveways shall access on to 6400 West.
11. The number of lots approved is 168. This should include 13 half acre lots.
12. All homes shall meet the single family design criteria as required in the Land Use Ordinance.
13. Provide a fee in lieu of road improvements for the lots fronting 13400 South. This should be paid at the time those lots are platted.
14. Lot 110 will need to be adjusted to accommodate the existing ROW and new sidewalk. This may require the reconstruction of some existing sidewalk and utilities.
15. Ensure lots 9, 10, and 161 have adequate width for new homes with the existing sewer easement and adjust lots or relocate sewer as needed.
16. Fencing along all corner lots must accommodate for clear view triangles.
17. Complete a Traffic Impact Study
18. Establish an overflow route of the existing detention pond located west of Lot 10 within the 10ft PUE and Drainage Easement and into the public roadway.
19. All roads must intersect at 90 degrees (+/- 5 degrees).
21. Work with engineering to size detention pond for flows generated by off-site flows.
May 23, 2016

Herriman Planning Department
13011 South Pioneer Street
Herriman, UT 84096

Re:  Land Use Application for proposed Hamilton Property

To Whom It May Concern:

Ivory Development is requesting approval of the proposed single family 168 lot subdivision known as the Hamilton Property located at approximately 13400 South 6400 West. The current zoning designation is A-.25 Agricultural. Approval of the proposed subdivision design is based on the City’s development standards along with the A-.25 zone base density and the following bonus density credits:

<table>
<thead>
<tr>
<th>Bonus Density Credits</th>
<th>Density Bonus Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>Base Density</td>
<td>1.80</td>
</tr>
<tr>
<td>Dedicating and installing infrastructure that is identified as a &quot;system improvement&quot; by the city</td>
<td>0.20</td>
</tr>
<tr>
<td>Providing 1/2 acre lots that buffer lots adjacent to existing larger lots or agricultural uses or zones</td>
<td>0.10</td>
</tr>
<tr>
<td>Providing a community park of at least 3 acres that includes a splash pad, skate park, or other necessary facility as outlined in the parks master plan or upon approval of the city public community facilities</td>
<td>0.30</td>
</tr>
<tr>
<td>Maximum Density</td>
<td>2.40</td>
</tr>
</tbody>
</table>

We look forward to working with staff and elected officials to make this a beautiful subdivision and wonderful asset to the community.

Sincerely,

Bryan Prince
Ivory Development
978 Woodoak Ln.
Salt Lake City, UT 84117
bprince@ivoryhomes.com
Bryn McCarty

From: Craig Tischner
Sent: Monday, June 13, 2016 7:05 PM
To: Brett Wood; Gordon Haight; Mayor Freeman; Nicole Martin; Coralee Moser; Jared Henderson; Craig Tischner; Bryn McCarty
Subject: FW: Public Hearing File number 18s16

Follow Up Flag: Follow up
Flag Status: Flagged

Sorry, here is the email.

Sent from Mail for Windows 10

From: Kevin Carpenter
Sent: Sunday, June 12, 2016 8:42 PM
To: Craig Tischner
Subject: Fw: Public Hearing File number 18s16

To Mr. Tischner,
I am writing to you in regards to the Ivory Development at 13475 S. Rose Canyon Rd. I am currently on vacation and will be unable to attend the Public hearing on the matter. I want to ask you why is there a public hearing? Is it the simple fact that its required? I work for several City's so I understand private property rights basically trump everything else. I guess the big question is what are the possible options in regards to this, if any? When we moved to Herriman in 08 we were happy that in order to get to our house we only had 1 stop light. We had a million dollar view of the valley. Slowly that has changed and now have a bunch of lights and quite a bit of traffic to deal with. And now we face the cold hard fact that when we go into our backyard there will now be someone staring right back at us instead of the view. So its easy to imagine how heart broken we are. The entire neighborhood is talking about moving. The possible fact of 168 units being built has really put a downer on the area. Thats because we all know that the traffic will again increase even more. How will it affect the schools? There are a lot of questions and concerns, but really, what can we do? From what I have been told there are no pathways or trails interconnecting the neighborhoods. A park that is by the road? Is the park just for them? Shouldn't the park be located for easy access for all in the area? Understand of all the houses that border this field we will be hit the hardest as our house resides next to the back fence. Our backyard is really on the side. We already have a house built so close to us to the south. Can't imagine how close the house in back is going to be. We will be surrounded with houses. I know there is no law against this but the design of the plans was created by Ivory homes correct? And if so they want to build it for maximum profit. But this project affects many people and I am concerned that there will be a public hearing, you will hear a few concerns and then it will be approved quickly. I would like more than one hearing on this to give everyone a chance to voice concerns. This is happening when people are on vacation. On purpose or not its not the best time. Is the amount of units common in this area based on the acreage? I hope you give some thought on this. The change is big for everyone around here. So big everyone wants to move as they fear Herriman is going to be the City that everyone left to come here. I have worked with many Counselman and women over the years. Seen the ones that only cared about growing their City (Castle) and the others that tried to protect what the Citizens wanted. I hope your concerns are with the Citizens. If you made it this far I appreciate you reading this.
Thank you for your comments on the proposed subdivision. We will include them as part of the record for the public hearing.

You are in District 3 and your Councilman is Craig Tischner. You can contact him at ctischner@herriman.org.

Thanks!

Bryn McCarty, AICP
City Planner

13011 S. Pioneer Street
Herriman, UT 84096
www.herriman.org
(801) 446-5323 Office
(801) 727-0938 Direct
(801) 838-9073 Fax
bmccarty@herriman.org

From: Kevin Carpenter [mailto:kcarpenter@tecservinc.com]
Sent: Friday, June 10, 2016 8:11 AM
To: Plan
Subject: Public Hearing File number 18s16

I just received a letter in regards to the Ivory development at 13475 S. Rose Canyon Rd. I am upset for the lack on timely notice as I have received this as I am leaving on vacation. This is a meeting I would have really like to have attended. The possibility of 168 lots right in my backyard is very disturbing. Herriman has seen so much growth that the traffic in the City has increased so much that its a pain to go to work. I can't see how you can allow so many lots in this area and not expect a large impact on the area. Not just in traffic but in the schools as well. Now I understand the City can only do so much as property rights trump almost all other rights. But 168 lots?? Ivory is just trying to profit as much as they can and then leave with the rest of us to deal with the problems. For something this big I would have expected more time to be allowed for the public to discuss this instead of a short notice and a quick ok in the development. I know this probably falls on deaf ears as one person doesn't matter but this really affects me and the area. I do not know who my Councilman is in this area but I would appreciate it if you could forward this to them or let me know who it is so I can get in touch with them.

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit http://www.symanteccloud.com
Request for 13S16 - Meeting Date 6/16/2016

Rosecrest Communities, LLC is requesting to subdivide property for a public roadway dedication.

Site

The parcel is located at approximately 4700 W Juniper Crest Rd and contains 7.55 acres.

Zoning

The site is zoned R-1-15 and R-2-15.

Background

This property is located in East Herriman in the Rosecrest Community. Juniper Crest Road has always been planned to extend to Mountain View Corridor.

Issues

This plat will dedicate right of way for the extension of Juniper Crest Road. The constructed portion of Juniper Crest is 116 feet wide, and it was originally planned as a 116 foot wide right of way all the way to the Mountain View Corridor. The Master Development Agreement for Rosecrest indicates that it will be a 116 foot right of way.

The applicant is now proposing to narrow this section of the road to 90 feet. The applicant has obtained a traffic study that states the 90 foot road is adequate for the amount of traffic in the area. The applicant has submitted a Modification Application to the City Council to amend the Development Agreement to change the required right of way.

The Planning Commission should hold the public hearing and take any public comment. Staff recommends leaving the hearing open until the City Council makes a final decision on the road width.

Recommendation

Staff recommends holding the public hearing and continuing the item to allow the City Council to make a decision on the Modification Application for the width of the road.
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<tr>
<th><strong>File #</strong></th>
<th><strong>17S16</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Applicant</strong></td>
<td><strong>Rosecrest Communities, LLC</strong></td>
</tr>
<tr>
<td><strong>Address</strong></td>
<td><strong>4600 W Juniper Crest Rd</strong></td>
</tr>
<tr>
<td><strong>Request</strong></td>
<td><strong>Proposed Subdivision of 83 Single Family Lots (POD 32)</strong></td>
</tr>
</tbody>
</table>
Request for 17S16/56C07-15 - Meeting Date 6/16/2016

Rosecrest Communities, LLC is asking for approval for a subdivision of 83 Single Family Lots (pod 32).

Site

The parcel is located at approximately 4600 W Juniper Crest Rd and contains 17.46 acres.

Zoning

The site is zoned R-1-15.

Background

This property is part of the Rosecrest master plan. It has received preliminary approval for density, and is now back for final PUD and subdivision approval.

Issues

This pod is shown on the approved master plan as Multi Family (townhome), with a density of 8-14 dwelling units per acre. The proposed plan is for single family lots, with a density of 4.8 units per acre. The lots range in size from approximately 6,000 square feet to 12,200 square feet.

The proposed subdivision backs up to the open space in Juniper Canyon. The applicant is proposing a trail connection thru the subdivision to connect to the trail in the canyon. They have also added a tot lot and pavilion.

The proposed subdivision only has one access onto Juniper Crest. Additional access will come from the adjacent phases, pod 30 and 33. Engineering is concerned about the phasing of the subdivision. Only 30 lots will be allowed off of one access.

The City Council will be making a decision on the width of Juniper Crest West. Engineering will not review plans for pod 32 until the width of Juniper Crest has been determined and engineering has been completed to finalize the horizontal and vertical design of the road.

Recommendation

Staff recommends approval of the subdivision and final PUD with 83 Single Family Lots and the following requirements:

Subdivision 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, including UFA.
3. Install curb, gutter and sidewalk on all public streets.
4. Only 30 lots will be allowed on a single access from Juniper Crest Road. Project is dependent on neighboring subdivisions for emergency access.
5. Building permits will not be allowed until all infrastructure for Pod 30 is completed (substantial completion issued)
6. Approved horizontal and vertical design for Juniper Crest Road is required prior to begin engineering review of Pod 32.
7. Provide detail on how fencing, slope, and storm water will be managed between backyards on the interior lots
8. Engineering approval may only follow approval of pods 30 and 33 for this pod since there is no access to Juniper Crest Road in the proposed layout.
9. Provide detail on how slope will be managed between backyards on the interior lots
10. Lots 01, 50, and 83 may not access off main neighborhood access road.
11. Concept must accommodate natural drainage courses with open channel per Storm Drain Master Plan (SDMP).
12. Runoff from development must be detained per SDMP before discharging into Capital Facility drainage courses as depicted in the SDMP.

**PUD Requirements**

1. Provide a 6 foot vinyl fence along the open space at the north side of the property.
2. Provide a 6 foot vinyl fence along Juniper Crest Road.
3. Install an 8 foot wide paved trail connection to the open space, including a tot lot and pavilion.
4. Setbacks to be as follows:
   - Front – 19’ min.
   - Rear - 15’ min. to living space, 5’ min. to decks or patios at grade, 10’ min. to deck 2’ or more above grade.
   - Side - 5’ min.
   - Corner - 14’ min.
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<td>6/16/16</td>
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<tr>
<th><strong>File #</strong></th>
<th>56C07-15</th>
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<tbody>
<tr>
<td><strong>Applicant</strong></td>
<td>Rosecrest Communities, LLC</td>
</tr>
<tr>
<td><strong>Address</strong></td>
<td>4600 W Juniper Crest Rd</td>
</tr>
<tr>
<td><strong>Request</strong></td>
<td>Final PUD Approval (POD 32)</td>
</tr>
<tr>
<td><strong>Date of Meeting:</strong></td>
<td>6/16/16</td>
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<tr>
<td><strong>File #</strong></td>
<td>16S16</td>
</tr>
<tr>
<td><strong>Applicant</strong></td>
<td>Edge Homes</td>
</tr>
<tr>
<td><strong>Address</strong></td>
<td>4500 W Juniper Crest Rd</td>
</tr>
<tr>
<td><strong>Request</strong></td>
<td>Proposed Subdivision of 147 Single Family Lots (POD 33)</td>
</tr>
</tbody>
</table>
Request for 16S16/56C07-14 - Meeting Date 6/16/2016

Edge Homes is asking for approval for a subdivision of 147 Single Family Lots.

Site

The parcel is located at 4500 W Juniper Crest Rd and contains 17.74 acres.

Zoning

The site is zoned R-2-15.

Background

This property is part of the Rosecrest master plan. It has received preliminary approval for density, and is now back for final PUD and subdivision approval.

Issues

This pod is shown on the approved master plan as Multi Family (townhome), with a density of 8-14 dwelling units per acre. The proposed plan is for single family lots, with a density of 8.3 units per acre. The lots range in size from approximately 3,700 square feet to 7,200 square feet.

The proposed subdivision is adjacent to a drainage that will remain open space. The drainage will serve as a buffer between the proposed residential and the commercial to the south. The applicant is proposing a trail connection along the north side of the subdivision, adjacent to Mountain View Corridor, to connect the Juniper Canyon trail to the trail in the drainage.

The proposed subdivision only has one access onto Juniper Crest. Additional access will come from the adjacent phase, pod 32. Engineering is concerned about the phasing of the subdivision. Only 30 lots will be allowed off of one access.

The City Council will be making a decision on the width of Juniper Crest West. Engineering will not review plans for pod 33 until the width of Juniper Crest has been determined and engineering has been completed to finalize the horizontal and vertical design of the road.

Recommendation

Staff recommends approval of the subdivision and final PUD of 147 Single Family Lots with the following requirements:

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 and sidewalk on all public streets.
4. Only 30 lots will be allowed on a single access from Juniper Crest Road. Project is dependent on neighboring subdivisions for emergency access.
5. Building permits will be limited to 30 lots until all public infrastructure for Pod 32 is completed (substantial completion issued)
6. Approved horizontal and vertical design for Juniper Crest Road is required prior to begin engineering review of Pod 33.
7. Submit a detailed grading plan and obtain a grading permit prior to beginning any site grading activities.
8. Provide detail on how fencing, slope, and storm water will be managed between backyards on the interior lots.
9. The proposed road that accesses off of Juniper Crest and encircles the subdivision needs to have a minimum width of 53 ft. to accommodate parking and 2-way traffic.
10. Provide a sidewalk on both sides of all roads.
11. All roads must intersect at 90 degrees (+/- 5 degrees).
12. No driveways will be allowed within 50 ft of the right-of-way line of Juniper Crest Road or within 20 ft of the back of sidewalk of an intersecting road within the subdivision.
13. Lots 003 and 004 may not access the main entrance road.
14. Runoff from development must be detained per SDMP before discharging into Capital Facility drainage courses as depicted in the SDMP.

**PUD Requirements**

1. Provide a 6 foot vinyl fence along the open space at the northeast side of the property, adjacent to Mountain View Corridor, and the south side of the property, adjacent to the open space channel.
2. Provide a 6 foot vinyl fence along Juniper Crest Road, not including the open space/trail head.
3. Setbacks to be as follows:
   - Front - 13’ min. to living space, 18’ min. to garage.
   - Rear - 12’ min. to living space, 5’ min. to decks or patios
   - Side - 5’ min.
   - Corner - 12’ min.
4. Provide a trail head along Juniper Crest Road. This should include several parking spaces.
| **Date of Meeting:**  
| **6/16/16** |
| **File #** | 56C07-14 |
| **Applicant** | Edge Homes |
| **Address** | 4500 W Juniper Crest Rd |
| **Request** | Final PUD Approval (POD 33) |
Date of Meeting:
6/16/16

<table>
<thead>
<tr>
<th>File #</th>
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<tbody>
<tr>
<td>Applicant</td>
<td>Rosecrest Communities, LLC</td>
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<tr>
<td>Address</td>
<td>14473 S Autumn Crest Blvd</td>
</tr>
<tr>
<td>Request</td>
<td>Proposed Subdivision of 125 Townhome Units</td>
</tr>
</tbody>
</table>
Request for 19S16/56C07-16 - Meeting Date 7/7/2016

Rosecrest Communities, LLC is asking for subdivision and final PUD approval of 125 townhomes.

**Site**

The parcel is located at 14473 S Autumn Crest Blvd and contains 7.92 acres.

**Zoning**

The site is zoned MU-2.

**Background**

This property is part of the Rosecrest master plan. It has received preliminary approval for density, and is now back for final PUD and subdivision approval.

**Issues**

This pod is shown on the approved master plan as Multi Family (townhome), with a density of 8-14 dwelling units per acre. The proposed plan is for townhomes, with a density of 15.8 units per acre. The townhomes will be a rear loaded product, with alleys. They each have a single car garage and driveway for parking.

4000 West is proposed to go thru this property. Salt Lake Community College has indicated that they would like to purchase the property on the southeast side of 4000 West so that they may retain the corner for the school. The applicant has submitted 2 plans, depending on if SLCC buys the 1.76 acres shown as lot A. If SLCC buys lot A, then there will only be 97 units (“Concept A”) and a density of 12.3 units per acre. If SLCC does not purchase the property, then the request is for 125 units (“Concept B”).

The future transit line is proposed to be in Autumn Crest Boulevard. The site plan shows an additional 40 feet of right of way for the future expansion of the road or addition of transit. The 40 feet will need to be landscaped and maintained by the HOA.

**Recommendation**

Staff recommends final PUD and subdivision approval of 125 townhomes with the following requirements:

**Subdivision 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. Dedication of 66 feet to the City for street right-of-way for 4000 West.
4. Install curb, gutter and sidewalk on all public streets.
5. Provide a storm drain study.
6. Submit a phasing plan for the construction of roads. Only 30 units will be allowed off of one access point.
7. No driveways shall access on to 4000 West
8. Work with UFA to provide adequate turnarounds on any roads that exceed the maximum allowed length.
9. Provided an additional 40 feet of right of way along Autumn Crest Blvd for future transit. Until the right of way is needed, it shall be landscaped and maintained by the HOA.
10. Provide “No Parking” signage along Autumn Crest.

**PUD Requirements**

1. Setbacks shall be as follows:
   Front: 20 feet to living space; 17’ to porch from public right of way.
   All buildings shall be 5 feet minimum from private right of way.
2. All buildings shall be 10 feet apart from each other, including any porches or overhangs.
3. All buildings shall meet the clear view triangle on the corner.
4. Buildings elevations to meet the approved Rosecrest design guidelines and receive ARC approval.
5. Building elevations to come back to the PC for review and approval.
6. Provide 2.2 parking spaces per unit.
**Date of Meeting:**
6/16/16

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<tr>
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<td>Request</td>
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<td><strong>Address</strong></td>
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<tr>
<td><strong>Request</strong></td>
<td>Subdivision Amendment to change 44 Single Family Lots to 94 Townhomes Units</td>
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</table>
Request for 14S15-01/56C07-10 - Meeting Date 6/16/2016

Oakwood Homes of Utah is asking for an Amendment to the subdivision and PUD to add 50 more units totalling 94 townhomes and 20 single family lots

Site

The parcel is located at 14401 S Autumn Crest Blvd and contains 11.2 acres.

Zoning

The site is zoned MU-2.

Background

This property was approved as part of the Parkhouse subdivision with single family homes. The builder is now purchasing the adjacent property and would like to amend a portion of Parkhouse to make it townhomes, to blend with what he is proposing on Pod 8.

Issues

This pod is shown on the approved master plan as Multi Family (townhome), with a density of 8-14 dwelling units per acre. The plan was originally approved with single family lots. The proposed plan is to amend the approval to remove 40 single family lots and replace them with 90 townhomes units. This will make the density of this phase 10.2 dwelling units per acre.

The townhomes are proposed to be front-loaded units, each with a 2 car garage. Parking will be allowed on both sides of the road. Parking is provided at 2.8 stalls per unit (228 garage spaces, 66 driveway spaces, 29 off street stalls). There are 47 on street spaces but these are not included in the 2.8 stalls number.

Recommendation

Staff recommends approval of the amendment to the subdivision and PUD to add 50 more units totalling 94 townhomes and 20 single family lots with the following requirements:

Subdivision 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 and sidewalk on all public streets.
4. Install a 6' high solid visual barrier vinyl fence along the east property line.
5. Submit a phasing plan for the construction of roads. Only 30 lots will be allowed off of
one access point.
6. Work with engineering on updating the traffic study and storm drainage requirements based on adding more units.
7. Provide an additional 40 feet of right of way along Autumn Crest Blvd for future transit. Until the right of way is needed, it shall be landscaped and maintained by the HOA.
8. Provide “No Parking” signage along Autumn Crest.

PUD Requirements

1. Setbacks shall be as follows:
   For Single family:
   Front - 14’ min. to living space, 19’ min. to garage.
   Rear - 10’ min. to living space, 5’ min. to decks or patios
   Side - 5’ min.
   Corner - 14’ min.
   For townhomes: 20’ min. from public ROW, 3’ min. to porch, 6’ min. to living space from private ROW
1. All buildings shall be 10 feet apart from each other, including any porches or overhangs.
2. All buildings shall meet the clear view triangle on the corner.
3. Buildings elevations to meet the approved Rosecrest design guidelines and receive ARC approval.
4. Building elevations to come back to the PC for review and approval.
5. Provide 2.8 parking spaces per unit.
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<td>Request</td>
<td>Planned Unit Development Amendment to change 44 Single Family Lots to 94 Townhome Units</td>
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<td>File #</td>
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<tr>
<td>Applicant</td>
<td>Herriman City</td>
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<tr>
<td>Address</td>
<td>5430 W Herriman Pkwy</td>
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<tr>
<td>Request</td>
<td>Proposed Rezone of Property from R-1-21 to C-2</td>
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</tbody>
</table>
Request for 11Z16 - Meeting Date 6/16/2016

Herriman City is asking for approval to rezone property from R-1-21 to C-2 (Commercial).

Site

The parcel is located at 5430 W Herriman Pkwy and contains 15.16 Acres.

Zoning

The site is zoned R-1-21.

General Plan

The general plan shows that the site is designated as Public use.

Discussion

This property has been owned by the City for several years. It has been used to store contaminated dirt, which is best placed on commercial or industrial type property. It is planned to be a future public works yard for the City.

Recommendation

Staff recommends approval of the rezone from R-1-21 to C-2.
| **Date of Meeting:**  
| **06/16/16** |
| **File #** | 12Z16 |
| **Applicant** | Shipp |
| **Address** | 5101 W 11800 S |
| **Request** | Proposed Rezone from A-1 to C-1 |
Request for 12Z16 - Meeting Date 6/16/2016

The applicant is requesting to rezone property from A-1 to C-1.

Site

The parcel is located at 5101 W 11800 S and contains 10.04 Acres.

Zoning

The site is zoned A-1.

General Plan

The current General Plan designates this property as “Parks and Recreation”.

Discussion

This property was zoned R-2-10 in 2007 for a proposed future development. The property was then purchased by UDOT to construct the Mountain View Corridor. UDOT was left with an approximately 17 acre remnant once the frontage roads were completed. The City Council amended the General Plan in 2013 to change the parcel from the Mixed Use designation to Parks and Recreation.

Herriman City rezoned the property to A-1 in June 2015 in order to comply with the amended General Plan. The City notified UDOT at the time of the rezone and no objections were raised. The property has several utility easements running through it and the City believes the best use of the property is as a park or other recreational amenity.

The applicant is requesting to rezone approximately 10 acres of the property from A-1 to C-1. The applicant has submitted a preliminary site plan that indicates they would like to put storage units on the property. Storage units are conditional use in the C-1 zone.

The Land Use Ordinance requires that all rezones comply with the General Plan. The City is in the process of amending the General Plan. There are no proposed changes to this subject property, but the Planning Commission could direct staff to make a change to the draft plan.

Recommendation

Staff recommends denial of the rezone from A-1 to C-1 due to not complying with the General Plan.
Proposed Rezone
File Number 12Z16
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<tr>
<td><strong>Applicant</strong></td>
<td>Shipp</td>
</tr>
<tr>
<td><strong>Address</strong></td>
<td>4874 W 12600 S</td>
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<tr>
<td><strong>Request</strong></td>
<td>Proposed Rezone from A-1 to R-1-21</td>
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</table>
**Request for 13Z16 - Meeting Date 6/16/2016**

The applicant is requesting to rezone property from A-1 to R-2-10.

**Site**

The parcel is located at approximately 4874 W 12600 South and contains 4.48 Acres.

**Zoning**

The site is zoned A-1.

**General Plan**

The current General Plan designates this property as “Open Space”.

**Discussion**

This property was purchased by UDOT to construct the Mountain View Corridor. UDOT was left with an approximately 4.48 acre remnant once the frontage roads were complete. This property has been shown as open space on each General Plan since the North Area General Plan was completed in 2007.

The property has several utility easements running through it and the City believes the best use of the property is as open space or other recreational amenity.

The applicant is requesting to rezone approximately 4.48 acres from A-1 to R-2-10. The applicant has submitted a preliminary site plan that indicates they would like to put townhomes on the property. Their plan also shows that UDOT still has several more acres along MVC that could potentially be used as recreation areas.

The Land Use Ordinance requires that all rezones comply with the General Plan. The City is in the process of amending the General Plan. There are no proposed changes to the subject property, but the Planning Commission could direct staff to make a change to the draft plan.

**Recommendation**

Staff recommends denial of the rezone from A-1 to R-2-10 due to not complying with the General Plan.
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<td><strong>File #</strong></td>
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<tr>
<td>** Applicant</td>
<td><strong>Herriman City</strong></td>
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<td>** Address**</td>
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<tr>
<td>** Request**</td>
<td><strong>Proposed Amendment to the 2025 General Plan</strong></td>
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</table>
Request for 01G16 – Meeting Date 6/16/2016

Herriman City is requesting an amendment to the 2025 General Plan.

Discussion

This is an amendment to the 2025 General Plan. The amendment is necessary in order to add the recent Dansie Annexation area. Other changes made include the following:

- Changed the “Old Town” area from Low Density Residential to Agricultural Residential.
- Added another category, “Medium Density Townhome”, in order to separate higher density apartment areas from medium density townhome areas.
- Add more commercial along 5600 West and along Herriman Parkway.
- Several minor technical edits to update population projections and more recent developments.

Recommendation

Staff recommends holding the public hearing and giving staff additional comments and suggestions for the plan.