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## HERRIMAN CITY COUNCIL AND PLANNING COMMISSION WORK

### MEETING MINUTES

Wednesday, January 27<sup>th</sup>, 2016

Amended #1\*

Approved June 30, 2016

#### Attendance

##### Planning Commission Members:

Chris Berbert  
Jeremy Burkinshaw  
Blayde Hamilton  
Adam Jacobson  
Jessica Morton  
Robyn Shakespear  
Clint Smith arrived at 7:16pm  
Wade Thompson

##### Council Members:

Mayor Freeman, Jared Henderson, Nicole Martin  
Craig B. Tischner, Coralee Wessman-Moser

##### City Staff:

Bryn McCarty, City Planner  
Sandra Llewellyn, Planner I  
Heather Upshaw, Senior Planner  
Cindy Quick, Deputy Recorder  
Brett geo. Wood, City Manager  
Gordon Haight, Assistant City Manager  
Blake Thomas, City Engineer  
John Brems, City Attorney

6:00 PM

#### 1. WORK MEETING:

##### 1.1 6:03:14 PM \*Closed Session

*The Herriman City Council may temporarily recess the Herriman City Council and Planning Commission Work meeting to convene in a closed session to discuss the pending or reasonable imminent litigation, and the purchase, exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205*

Council Member Craig B. Tischner **MOVED** to have the Council convene in a closed session to discuss pending or reasonable imminent litigation and the purchase, exchange or lease of real property, as provided by Utah Code Annotated §52-4-205.

Motion was **SECONDED** by Council Member Coralee Wessman-Moser.

The vote was as follows:

Council Member Jared Henderson	Yes
Council Member Nicole Martin	Yes
Council Member Craig B. Tischner	Yes
Council Member Coralee Wessman-Moser	Yes
Mayor, Carmen Freeman	Yes

The motion passed unanimously.

The closed session adjourned at [6:15:18 PM](#)

[6:19:43 PM](#) Mayor Freeman welcomed those in attendance and mentioned that Chair Clint Smith will be arriving late, therefore, he will conduct the meeting until Chair Smith arrives.

1.2 [6:20:05 PM](#) Approval of Minutes

Approval of Minutes for **October 29, 2015**.

Council Member Coralee Wessman-Moser **MOVED** to approve the minutes for October 29, 2015 with amendments as noted.

Council Member Craig B. Tischner **SECONDED** the motion.

The voting was unanimous. Motion carried.

1.3 [6:20:23 PM](#) Wasatch South Hills

Senior Planner, Heather Upshaw reviewed the plan for Wasatch South Hills PUD. The PUD was being amended to add about 17 acres. The master development agreement allows them to add purchased land to the overall PUD at the same density of 4.5 units overall; about 76 units, townhomes and single family. She turned the time over to John Lindsley.

John Lindsley, Wasatch Heritage Capital, introduced Craig Martin, General Manager of REAL Salt Lake and explained that they are working together on the project. The end goal would be to create a soccer stadium and training facility. He described some adjustments and changes to the layout. Housing will be implemented into the development. He took time to describe the layout of the fields and the housing. Examples of single family homes and townhomes planned for the area were shown. He noted that there will be more single family homes than townhomes. Senior Planner, Heather Upshaw briefly talked about upcoming rezone requests for the project. Mr. Lindsley continued to describe changes to the layout of the fields in the development. Craig Martin took time to give an overall description of the REAL Salt Lake Academy development and a basic overview of how the program works. Fields that could be used by the public were pointed out. Commissioner Blayde Hamilton asked about the overall density for the project and the response was that the density will not change. A brief discussion about the commercial planned around the area took place.

Council Member Jared Henderson asked Mr. Lindsley to define public use (for the soccer fields). Mr. Lindsley stated that it is yet to be determined. He took time to describe the use for each field and mentioned that public use time on three fields will be mostly in the evening hours. A discussion about the soccer academy / training program took place. The desire was that this academy will be the 'Harvard of Soccer.'

1.4 [6:44:17 PM](#) Anthem Commercial Design Guidelines

The Anthem design guidelines were being reviewed. John Gust, the developer, was in Las Vegas but provided pictures shown to the council and commission. A commercial style building was shown. The style does not meet the current city ordinance. He explained to staff that he wanted the style of the building to be one that stands out from other commercial areas in Anthem. The commission and council were concerned that the design was too trendy and that the materials proposed would not hold up over time well. Planning commission would like to maintain traditional / classic standards. They suggested other finishes like metals and glass.

1.5 [6:52:01 PM](#) General Plan Amendment

City Planner, Bryn McCarty briefly described the General Plan. The plan will be amended again to add the Dansie property, High Country property, additional commercial areas, to define densities and add

additional categories. The current and proposed General Plan was shown. A rural residential category was added as a density for high country (one unit / five acres). A medium density category was also added. The Dansie property was shown and it was noted that not much change would take place in the area. Some school properties were added. A lot of density was dropped overall (high density dropped to medium and medium density dropped to low). Assistant City Manager, Gordon Haight pointed out a portion of the area as The Last Hold Out and a portion as Kennecott. He reminded the council and commission that Kennecott has a master plan for that area from the county. Commercial along Herriman Parkway was shown. The way density is calculated was briefly reviewed. The High Country area and addition of commercial areas was shown. A discussion about an area along Herriman Parkway ensued and a suggestion that commercial, retail or office space might work in the area was given. The area by Redwood Road was shown and it was noted that there is a pending application for the area and staff was waiting for the complete plan for both sides of the corridor. The commission felt the area was better for commercial not residential. Ken Olsen, property owner, addressed the commission and council regarding his proposal for the area. He reported mixed use being approved for the area. He asked the city to leave the zoning alone. He felt the requested changes for the area, voiced by the commission, would not work. He showed a conceptual drawing for mixed use. He described the area as being a gateway into the city. He showed pictures from the area and pointed out the slopes. He felt that industrial would not work and would not be feasible. He showed several pictures of the area and a planned trail system. He showed a master plan which outlined both the Herriman side and the Bluffdale side of the corridor. He reported that there are preapprovals for intersections off the corridor.

[7:46:10 PM](#) City Planner, Bryn McCarty continued the general plan discussion. She outlined an area of Herriman as the original incorporated area with low density residential and explained that the proposed change was for agricultural residential. A discussion about the proposed change took place. The current general plan language for agricultural zone and the proposed amendment language was shown and density criteria was discussed. Council requested changing the agricultural residential zone to 1.8 - 2.5 instead of 1.8 - 3.0.

[7:59:35 PM](#) Mayor Freeman asked the commission and council to provide feedback regarding Mr. Olsen's proposal. Assistant City Manager, Gordon Haight explained that the planning commission had given Mr. Olsen clear direction and if he presents to the commission they will recommend to the council. The commission felt concerned that if the request was approved, that only condos will be built and the commercial will never be developed. A discussion about industrial in the area versus residential in the area took place. It was mentioned that Mr. Olsen's proposal would require the same footprint as industrial. Council Member Nicole Martin questioned granting a zone change and then removing it. The response was that applicant did have a project where the zone was changed but then the project disappeared. The city has the right by state statute to zone property. The city wants to match the master plan. There was a lot of public input when the master plan was amended. Commissioner Jeremy Burkinshaw questioned city liability. The response was that there is a pending zoning application and an application for the apartments but it will have to wait until the city zones the area. Chair Clint Smith added that the commission wanted to learn the full history of the project before making a decision. The applicant does not seem to have a confident plan to make the current zoning work out.

## 1.6 [8:16:54 PM](#) Sign Ordinance

City Planner, Bryn McCarty reported that staff would like to have a draft ordinance for the commission to review soon. Examples of signs were shown to illustrate desired and unwelcome signs. Currently monument signs are allowed and an exception was granted for the Herriman Town Center and the plaza to have a larger sign. Current policy is that monument signs are a conditional use approved by staff. If an applicant doesn't want to meet the policy, then it's taken to the commission for approval. The process will now be put in the ordinance instead of just being policy. Ordinance verbiage was changed for Smith's and Walmart signs and will be used as the language for the new ordinance. Billboard and for sale signs are prohibited. The ordinance will be changed to allow users along Mountain View Corridor to have larger signs. A discussion about the lighting of signs took place. Requirements for a back lit sign and 60% brick or stone was requested. Signs on a tall pole are not allowed. Specialty signs will not be in the ordinance and will be required to come to the council for approval. Temporary signs are allowed but do require a permit.

## 2. NEW ITEMS OF SUBSEQUENT CONSIDERATION (OTHER):

Mayor Freeman expressed thanks for having joint meetings with the commission, he felt that they were beneficial. City Manager, Brett Wood asked whether or not there should be signage and holiday lighting for the new city hall. The response from both council and commission members was yes to both signage and lighting but they would like to see the available options.

## 3. FUTURE MEETINGS:

3.1 Planning Commission Meeting – Thursday, February 4, 2016 @ 7:00 PM

3.2 City Council Meeting – Wednesday, February 10, 2016 @ 7:00 PM

## 4. ADJOURNMENT:

Chair Smith thanked everyone for attending and appreciated the opportunity to discuss city issues together.

Mayor Carmen Freeman **MOVED** to adjourn the meeting and Council Member Coralee Wessman-Moser **SECONDED** the motion. The voting was unanimous. Motion carried.

The meeting adjourned at 8:37:05 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 27, 2016. This document constitutes the official minutes for the Joint Herriman City Council and Planning Commission Work Meeting.*



Cindy Quick, CMC

Deputy Recorder