



## PLANNING COMMISSION MINUTES

**Thursday, September 5, 2019**

**Approved November 7, 2019**

The following are the minutes of the Planning Commission Meeting held on **Thursday, September 5, 2019 at 7:00 p.m.** in the Herriman City Community Center, 5355 W. Herriman Main Street (12090 South), Herriman, Utah. Adequate notice of this meeting, as required by law, was posted in the Community Center, on the City's website, and delivered to members of the Commission and media.

**Presiding:** Chair Chris Berbert

**Commission Members Present:** Andy Powell, Lorin Palmer, Colby Oliverson, Heather Garcia, Jackson Ferguson, Brody Rypien, Andrea Bradford, Joy Kaseke

**Commission Members Excused:** Adam Jacobson

**Staff Present:** City Planner Michael McCarty, Assistant City Planner Bryn MacDonald, Communication Specialist Destiny Skinner, Planner Samantha Deseelhorst, Deputy Recorder Wendy Thorpe, Staff Engineer II Josh Peterson, Sandra Llewellyn, Economic Development Coordinator, City Attorney John Brems, Assistant City Manager Gordon Haight, City Manager Brett Wood

### **1. Work Meeting** (Fort Herriman Conference Room)

Chair Chris Berbert called the work meeting to order at 6:06 pm.

#### **1.1 Review of City Council Decisions**

City Planner MacDonald informed the Commission that City Council approved the TM zone, animal services and commercial zone height of 45 feet permitted, higher would require conditional use approval.

*Commissioner Andrea Bradford arrived at 6:10*

The Auto Mall text change and barbed wire exception were discussed. Assistant City Manager Haight the used

car amendment for the auto mall was dealer specific.

### **1.2 Review Proposed Master Development Agreement for Mountain Ridge (John Brems)**

City Attorney Brems reviewed and identified the proposed Master Development changes and requested Commissioners to return comments to him after they have perused it. He drew their attention to the storm drain easement. Attorney Brems would relay their concerns to Council.

### **1.3 Discuss Planning Commission Update for City Council**

City Planner Maloy requested that all Commissioners voice their concerns to Chair Chris Berbert and he would present them to the Council at the September 11, 2019 meeting. Chair Berbert offered that opinions regarding continued items should be shared with Council to make them aware of Planning Commission concerns. It was offered that meeting comments section would be a good resource. Chair Berbert offered to email his thoughts to the Commissioners and requested their feedback.

### **1.4 Review of Agenda Items**

City Planner Maloy addressed that Game Point was on the agenda as a discussion item to keep the Commissioners informed and no decision was anticipated tonight. The applicant was requesting feedback.

The Parkside Notice incorrectly stated 229 units when it should have stated 259 units. It was recommended for the Commission to table the item to allow the item to be re-noticed with the correct total of units. Commissioners addressed the design guidelines and stated the area should have a live / work feel, which seems to be missing. The Commissioners requested clarification regarding guidelines for approval.

Attorney Brems offered that if an item it meets design guidelines the Commission would approve if not they would need to state clearly what factored into the denial. City Planner Maloy informed it was up to them to determine if the applicant had done enough to warrant approval. If not define standards and concerns necessary for later consideration.

Regarding Item 3.8 the roadway elevation plan was provided but more detail for subdivision after excavation may be useful to reach a decision. It was stated that the City does not allow gravel but would allow aggressive grading. The intent was to prep the site for a water tank and the grade would be re-evaluated every 6 months to check the grade. It was better for it to be done before nearby property development occurred.

Staff will state recommendations when introducing each item. Commissioners offered they would be open to training after short regular session.

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

## **7:00 PM - Regular Planning Commission Meeting**

### **2. Call to Order**

Chair Chris Berbert called the meeting to order at 7:05 p.m. and welcomed those in attendance.

#### **2.1 Invocation/Thought/Reading and Pledge**

Marie McGowan led the audience in the Pledge of Allegiance.

#### **2.2 Roll call**

Full Quorum Present.

#### **2.3 Conflicts of Interest**

No Conflicts were offered.

#### **2.4 Approval of Minutes for July 18, 2019**

*Commissioner Brody Rypien moved to approve the July 18, 2019 Planning Commission Minutes. Commissioner Lorin Palmer seconded the motion, and all voted aye.*

Chair Berbert reviewed the public hearing guidelines.

### **3. Administrative Items**

*Administrative items are reviewed based on standards outlined in the ordinance. Public comment may be taken on relevant and credible evidence regarding the application compliance with the ordinance.*

#### **3.1 Request: Plat Amendment for a Lot Line adjustment between lots 4 and 5 of HTC Pod 30**

**Applicant:** McArthur Homes

**Address:** 5243 W Copeland Dr and 5251 W Copeland Dr

**Zone:** MU-2 (Mixed Use)

**Acres:** .25

**File Number:** S2019-070

Planner Craig Evans explained that McArthur Homes requested a subdivision plat amendment to adjust the lot line between lots four and five of Herriman Towne Center Pod 30. Notices were not required because this item was not a public hearing. Planning Commission decision would be based on compliance with the applicable ordinance. Adjustment amount was 1.65 feet.

Applicant John Goodwin representing McArthur Homes approached the podium and stated the lot line needed a small adjustment.

**Requirements**

1. Compliance with all recommendations received from applicable agencies.
2. Final plat to be reviewed and approved by the City Engineer.
3. Any utilities or utility boxes that need to be relocated shall be done at the expense of the applicant/property owner.

*Commissioner Jackson Ferguson moved to approve item 3.1 file number S2019-070 Plat Amendment for a Lot Line adjustment between lots 4 and 5 of HTC Pod 30 with three staff recommendations. Commissioner Brody Rypien seconded the motion.*

*The vote was recorded as follows:*

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

*The motion passed unanimously.*

**3.2 Request: Discussion of a conditional use for an indoor/outdoor recreation center known as Game Pointe, including site plan and building elevations**

**Applicant:** Aaron Osmond  
**Address:** 12300 South 5100 West  
**Zone:** C-2 (Commercial)  
**Acres:** 4.496  
**File Number:** C2019-067

Planner Craig Evans provided that the applicant requested to discuss a revised site plan and building elevations with the Planning Commission.

Applicant Aaron Osmond approached the podium and presented the latest configuration, access, parking and elevation designs which had been updated based on previous Commission comments. The applicant desired the outside of the building to attract family and corporate audiences. They envisioned for the mural to be a social media selfie area, to be designed by a commissioned artist. Mr. Osmond pointed out the latest adjustments to the ropes course and restaurant areas. Elevation materials and colors were discussed. Elevator location and emergency exits were identified.

*Commissioner Andy Powell moved to continue item 3.2 file number C2019-0670 Discussion of a conditional use for an indoor/outdoor recreation center known as Game Pointe, including site plan and building elevations, without date. Commissioner Andrea Bradford seconded the motion.*

*The vote was recorded as follows:*

<i>Commissioner Brody Rypien</i>	<i>Aye</i>
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*Commissioner Colby Oliverson*      *Aye*  
*Commissioner Jackson Ferguson*      *Aye*  
*Commissioner Lorin Palmer*      *Aye*  
*Commissioner Andrea Bradford*      *Aye*  
*Commissioner Andy Powell*      *Aye*

*The motion passed unanimously.*

**3.3 Request: Preliminary Site Plan Approval for Academy Village: A Mixed-Use Center Including Commercial, Professional Office, and Residential Uses (Rosecrest pod 39)**

**Applicant:** Scott McFarland  
**Address:** 14831 S Real Vista Drive  
**Zone:** Currently C-2 & MU-2, with rezone Application to C-2 & RM  
**Acres:** 23.63  
**File Number:** C2019-060

Planner Evans stated the proposal guidelines were not ready and staff recommended continuing the item without date.

Applicant John Lindsley approached the podium and stated the applicant had worked with the legal department to revise design guidelines. He provided a brief overview of pod 39. He added that phase one included hotel, office space, and a residential component for visiting athletes. Walkable areas with green space, benches and Uber pickup locations were planned in the area. Roadways to provide access to neighbors for fire safety. Retaining walls to be provided in areas of significant elevation changes.

Commissioners offered recommendations for traffic from Mountain View Corridor (MVC) as well as pedestrian concerns.

*Commissioner Andy Powell moved to continue item 3.3 file number C2019-060 Preliminary Site Plan Approval for Academy Village: A Mixed-Use Center Including Commercial, Professional Office, and Residential Uses (Rosecrest pod 39) without date. Commissioner Lorin seconded the motion.*

*The vote was recorded as follows:*

*Commissioner Brody Rypien*      *Aye*  
*Commissioner Colby Oliverson*      *Aye*  
*Commissioner Jackson Ferguson*      *Aye*  
*Commissioner Lorin Palmer*      *Aye*  
*Commissioner Andrea Bradford*      *Aye*  
*Commissioner Andy Powell*      *Aye*

*The motion passed unanimously.*

**3.4. Request: Preliminary plat approval for a Mixed Use Development of 56 Condominiums and Ground Floor Commercial Storefronts (Herriman Towne Center Pods 12b & 14) (Public Hearing)**

**Applicant:** Matt Watson; HTC Communities, LLC,  
**Address:** 13024 S Black Locust Way  
**Zone:** MU-2 (Mixed Use)  
**Acres:** 3.97  
**File Number:** S2018-024

Planner Evans explained the proposed location and site plan and recommended continuing the item without date.

HTC Representative Matt Watson approached the podium and offered a brief overview of the preliminary plat and master plan. Pedestrian walkways, benches, and pergolas would match those in the park area. The floorplans offered flexibility with two and three bedroom units above the commercial storefronts. Facades, renderings and elevations for different store fronts were displayed.

Chair Berbert opened the public hearing.

Curtis Toone requested for the Commission consider the number of units and the impact on current infrastructure. Jobs were located primarily at the I15 corridor and growth of nearby cities affected currents roadways.

Chair Berbert closed the public hearing.

City Planner Maloy clarified the condominium CC&Rs have not been presented. The Commission may grant preliminary approval and a separate condominium application would be submitted later. It was mentioned that a number of design standards were still not met and the Commission holds the authority to determine if and when the standards were met.

Commissioners offered opinions regarding the scale, corner elements, pergolas, lighting and facades. They further discussed connectivity with nearby neighborhoods. The overhead view and potential facades of the buildings and corner seating areas along the sides were displayed.

Mike Bradshaw approached the podium as a representative of HTC Communities. He explained building configurations and reviewed landscaping plan elements. Corner features would vary based on tenant.

Commissioners requested for elements to be added such as rear parking spaces, firepits, umbrellas, walkways, and patios with chairs. They further expressed the area should be appealing during winter as well as summer.

A suggestion was offered for the Planning Commission to meet with the staff and developers to work on this project and review the design guidelines. Good product in the area and key elements need to be discussed.

The elevation types were discussed and walkability and corner elements were emphasized.

The applicant requested specific direction be offered at the next meeting with staff, developer and Commission.

*Commissioner Andrea Bradford moved to continue 3.4 file number S2018-024; C2008-014-25 Preliminary plat approval for a Mixed Use Development of 56 Condominiums and Ground Floor Commercial Storefronts (Herriman Towne Center Pods 12b & 14) (Public Hearing) without date. Commissioner Colby Oliverson seconded the motion..*

*The vote was recorded as follows:*

Commissioner Brody Rypien	Aye
Commissioner Colby Oliverson	Aye
Commissioner Jackson Ferguson	Aye
Commissioner Lorin Palmer	Aye
Commissioner Andrea Bradford	Aye
Commissioner Andy Powell	Aye

*The motion passed unanimously.*

### **3.5. Request: Final Master Plan approval for a Mixed Use Development of 56 Condominiums and Ground Floor Commercial Storefronts (Herriman Towne Center Pods 12b & 14)**

**Applicant:** HTC Communities, LLC  
**Address:** 13024 S Black Locust Way  
**Zone:** MU-2 (Mixed Use)  
**Acres:** 3.97  
**File Number:** C2008-014-25

Chair Berbert mentioned some recommended continuing this item as it is applicable to item 3.4.

*Commissioner Andy Powell moved to continue 3.4 file number C2008-014-25 Final Master plan approval for a Mixed Use Development of 56 Condominiums and Ground Floor Commercial Storefronts (Herriman Towne Center Pods 12b & 14) (Public Hearing) with requirements. Commissioner Brody Rypien seconded the motion.*

*The vote was recorded as follows:*

Commissioner Brody Rypien	Aye
Commissioner Colby Oliverson	Aye
Commissioner Jackson Ferguson	Aye
Commissioner Lorin Palmer	Aye

*Commissioner Andrea Bradford Aye  
Commissioner Andy Powell Aye  
The motion passed unanimously.*

**3.6. Request: Preliminary Plat approval for 259 Units in Herriman Towne Center (Park Side Townhomes) (Public Hearing)**

**Applicant:** Jaran Nicholls, Edge Homes  
**Address:** 5250 W Copeland Drive  
**Zone:** MU-2 (Mixed Use)  
**Acres:** 16.93  
**File Number:** S2018-025

City Planner Maloy addressed the unit count increased and was noticed incorrectly as 229 units. He recommended that the item be re-noticed and continued to a later meeting.

*Commissioner Rypien left the room at 8:56.*

Applicant Jaran Nicholls presented the changes made since the last meeting.

*Commissioner Rypien returned at 8:58.*

Mr Nicholls offered versions of the concept plan that matched elements in the park across the street. The trails, paths and crosswalk locations were identified. He pointed out that one complex was reduced from 5 to 4 units to incorporate the trail. Rapid flash solar beacons would be installed for safety at crosswalks. The community would have upscale elements and balconies. Elevations were presented.

Chair Berbert opened the public hearing.

Marie McGowan stated she lived nearby and expressed concerns with how crowded the area was and with cars parked on the street. She expressed visibility is decreased due to cars parked on the street.

Carrie Needs lived nearby and was concerned with parking and small garages. Cars parked on the street made it harder to see for kids attempting to cross the street. Offered that it would be smarter for more parking out by the lights instead of Herriman Rose Boulevard.

Darrel Larson was concerned with parking and navigating traffic with a large truck was difficult. Would be hazardous for kids playing in the area.

BreAnna Priest stated the enhanced features look good but the main problem of not enough parking was not addressed. She added that large families with multiple vehicles should be expected in the areas and more parking was needed. She also expressed the schools are already over crowded with packed classrooms. She

expressed concern regarding adding 500 more people using the two roads into and out of Herriman.

Lori Green had concerns with parking and speeding cars. There is no room for more people and it takes too long to drive to Bangerter. The City should take care of the citizens that are already here.

Shayna Devey lives nearby and was concerned the homes in the area have no driveways and most homes would park on the road.

Jack Grayson appreciated that a lot went into planning and but expressed frustration with living here and facing traffic out of and into Herriman everyday. He stated the community had been left behind and the Commission should be less concerned with how it looked and more concerned with how it will affect the residents.

Chair Berbert closed the public hearing.

Commissioners expressed discomfort with residents parking on the road bordering the park and with the density.

Assistant City Manager Gordon Haight informed that even at 259 units the total was lower than the number allowed in the master development agreement. Considerations regarding density were decided in 2006 with the agreement that land be donated by the developer for the recreation center and amenities.

Matt Watson approached the podium as a representative of the developer and explained that each two and three bedroom residence would have a two car garage and a two car driveway. The development exceeded the required 518 parking spaces and offered more than 700. The parking stalls inside the “U” road were considered for the park, exterior spots anticipated for overnight residential parking. The other road had a sixty feet Right of Way to allow space for on street parking and some include bike lanes. Some areas could restrict overnight parking. The Commissioners requested that driveways and garages fit trucks. The condominium units each have single car garage and driveway. Commissioners suggested bylaws designating that garage be used only for parking and not for storage.

On behalf of the applicant Mike Bradshaw stated they have accommodated parking as required by the City and would take measures to slow traffic, with speed bumps or other calming measures.

Commissioners proposed removing or moving a building to create room for a parking area away from the street. They also expressed a desire for more live/work units. Commissioners expressed concern with the lack of patios, garden beds, towers, balconies, pillars and other design elements. A meeting with the developer, staff and Planning Commission was proposed to spend more time discussing desired elements.

*Commissioner Colby Oliverson moved to continue item 3.6 file number S2018-025 Preliminary Plat approval for 259 Units in Herriman Towne Center (Park Side Townhomes) (Public Hearing) without date. Commissioner Andy Powell seconded the motion.*

*The vote was recorded as follows:*

*Commissioner Brody Rypien Aye*

*Commissioner Colby Oliverson Aye*

*Commissioner Jackson Ferguson Aye*

*Commissioner Lorin Palmer Aye*

*Commissioner Andrea Bradford Aye*

*Commissioner Andy Powell Aye*

*The motion passed unanimously.*

### **3.7. Request: Final Master Plan approval for 259 Units in Herriman Towne Center (Park Side)**

**Applicant: Jaran Nicholls, Edge Homes**

**Address: 5250 W Copeland Drive**

**Zone: MU-2 (Mixed Use)**

**Acres: 16.93**

**File Number: C2008-014-26**

Staff briefly reviewed the request and stated this item was not a public hearing.

*Commissioner Andy Powell moved to continue item 3.7 file number C2008-014-26 Final Master Plan approval for 259 Units in Herriman Towne Center (Park Side) without date. Commissioner Brody Rypien seconded the motion.*

*The vote was recorded as follows:*

*Commissioner Brody Rypien Aye*

*Commissioner Colby Oliverson Aye*

*Commissioner Jackson Ferguson Aye*

*Commissioner Lorin Palmer Aye*

*Commissioner Andrea Bradford Aye*

*Commissioner Andy Powell Aye*

*The motion passed unanimously.*

### **3.8. Request: Conditional use request for a sand and gravel operation for Wasatch South Hills pod 5**

**Applicant: Wasatch South Hills Development Company**

**Address: 15090 S Mountain View Corridor**

**Zone: MU-2 and R-2-10**

**Acres: 54.91**

**File Number C-2008-044-7**

Assistant City Planner MacDonald explained this item was necessary for the location to be graded for

development and displayed the proposed road layout.

Applicant Reed Dixon discussed the development agreement and offered it would take approximately two to three years to prepare the land for development.

Recommendations:

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

*Commissioner Brody Rypien moved to approve item 3.8 file number C2008-044-7 Final Master Plan approval for 259 Units in Herriman Towne Center (Park Side) with staff recommendations. Commissioner Lorin Palmer seconded the motion.*

*The vote was recorded as follows:*

Commissioner Brody Rypien	Aye
Commissioner Colby Oliverson	Aye
Commissioner Jackson Ferguson	Aye
Commissioner Lorin Palmer	Aye
Commissioner Andrea Bradford	Aye
Commissioner Andy Powell	Aye

*The motion passed unanimously.*

#### **4. 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

##### **4.1. Request: Update on the proposed Mountain Ridge development, including a rezone to R-2-10, general plan amendment, and planned development overlay zone**

**Applicant:** Edge Homes - Steve Maddox

**Address:** 14000 S Sentinel Ridge Boulevard

**Zone:** A-1

**Acres:** 125

**File Number:** Z2019-072 / Z2019-073 / G2019-074

Planner Evans explained the area, rezone, general plan amendment and overlay zone. Comments received at the neighborhood meeting had been forwarded to the Commissioners.

Applicants Brandon Watson and Steve Maddox with Edge Homes offered an overview of the community and changes made based on feedback. The townhomes were moved to the north to avoid the school drop off area. The Church house location would serve dual purpose as dropoff area. The applicant committed to the addition of traffic calming features and addressed safety and pedestrian issues.

Commissioners expressed a desire for more single family homes and requested for the city to research the inventory of single family homes and see if more are needed.

*Item 4.1 was a discussion item only, no motion necessary.*

##### **4.2. Request: Rezone property for Academy Village from C-2 (Commercial) and MU-2 (Mixed Use) to C-2 and R-M (Residential - Multifamily) (Rosecrest Pod 39) (Public Hearing)**

**Applicant:** Scott McFarland

**Address:** 14831 S Real Vista Dr

**Zone:** C-2 (Commercial) & MU-2 (Mixed Use)

**Acres:** 23.63

**File Number:** Z2019-057

City Planner Macdonald described the location and different uses.

Applicant John Lindsley offered a brief overview of the development.

Chair Berbert opened the Public Hearing.

Sherrie Orhn offered the opinion that commercial is needed for tax base purposes.

Chair Berbert closed the Public Hearing.

*Commissioner Andy Powell moved to recommend approval of item 4.2 to the City Council, file number Z2019-057 Rezone property for Academy Village from C-2 (Commercial) and MU-2 (Mixed Use) to C-2 and R-M (Residential - Multifamily) (Rosecrest Pod 39) (Public Hearing). Commissioner Lorin Palmer seconded the motion.*

*The vote was recorded as follows:*

Commissioner Brody Rypien	Aye
Commissioner Colby Oliverson	Aye
Commissioner Jackson Ferguson	Aye
Commissioner Lorin Palmer	Aye
Commissioner Andrea Bradford	Aye
Commissioner Andy Powell	Aye

*The motion passed unanimously.*

#### **4.3. Request: Text Change to the Land Development Code Regarding Used Cars in the Auto Mall Special District (AMSD) (Public Hearing)**

**Applicant: Herriman City**

**File Number: Z2019-077**

Assistant City Planner Craig Evans explained that used car lots would not be allowed, but new car dealerships will be able to sell used cars. City Planner Maloy added the text change was consistent with the regular intent.

Chair Berbert opened the Public Hearing.

No comments were offered

Chair Berbert closed the Public Hearing.

*Commissioner Jackson Ferguson moved to recommend approval of item 4.3 to the City Council, file number Z2019-077 Text Change to the Land Development Code Regarding Used Cars in the Auto Mall Special District (AMSD) (Public Hearing). Commissioner Andy Powell seconded the motion.*

*The vote was recorded as follows:*

Commissioner Brody Rypien	Aye
Commissioner Colby Oliverson	Aye
Commissioner Jackson Ferguson	Aye
Commissioner Lorin Palmer	Aye

*Commissioner Andrea Bradford*    Aye  
*Commissioner Andy Powell*    Aye  
*The motion passed unanimously.*

**4.4. Request: Text Change to the Land Development Code Adding Animal Shelters as a Conditional Use in The C-2 (Commercial) and A-1 (Agricultural - 1 acre min.) Zones (Public Hearing)**

**Applicant: Herriman City**

**File Number: Z2019-079 Request: Text Change to Create Planned Community (PC) Zone (Public Hearing)**

**Applicant: Herriman City**

**File Number: Z2019-064**

Assistant City Planner Evans explained the City allows vet clinics and kennels but had no allowance for sheltering of animals.

Chair Berbert opened the Public Hearing.

Sherrie Ohrn offered the opinion that shelters should be allowed on larger properties.

Chair Berbert closed the Public Hearing.

It was explained that outside kennels would not be appropriate next to some zones and animals would not be allowed outside overnight. Each application would be considered on a case by case basis and require a permit from Herriman City Animal Services. Each kennel would be required to comply to maintain the permit. No noise or nuisance odors would be tolerated and the buffer distance was still to be determined.

*Commissioner Andrea Bradford moved to continue item 4.4, file number Z2019-064 Text Change to the Land Development Code Adding Animal Shelters as a Conditional Use in The C-2 (Commercial) and A-1 (Agricultural - 1 acre min.) Zones (Public Hearing). Commissioner Lorin Palmer seconded the motion.*

*The vote was recorded as follows:*

*Commissioner Brody Rypien*    Aye  
*Commissioner Colby Oliverson*    Aye  
*Commissioner Jackson Ferguson*    Aye  
*Commissioner Lorin Palmer*    Aye  
*Commissioner Andrea Bradford*    Aye  
*Commissioner Andy Powell*    Aye  
*The motion passed unanimously.*

## 5. Chair and Commission Comments

The Commissioners requested that their comments regarding Herriman Town Center and Mountain Ridge be shared with the City Council. They further requested the City to review garage depths.

## 6. Future Meetings

- 6.1 City Council Meeting – **Wednesday, September 11, 2019 @ 7:00 PM**
- 6.2 Planning Commission Meeting – **Thursday, September 19, 2019 @ 7:00 PM**
- 6.3 City Council Meeting – **Wednesday, September 25, 2019 @ 7:00 PM**

## 7. Adjournment

*Commissioner Palmer made a motion to adjourn the meeting at 11:18pm and all voted aye.*

*I, Wendy Thorpe, Deputy Recorder for Herriman City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on September 5, 2019. This document constitutes the official minutes for the Planning Commission Meeting.*

Wendy Thorpe  
Wendy Thorpe