



PLANNING COMMISSION MINUTES

Thursday, December 5, 2019

Approved February 20, 2020

The following are the minutes of the Planning Commission Meeting held on **Thursday, December 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, Heather Garcia, Brody Rypien, Adam Jacobson, Joy Kaseke

Commission Members Excused: Lorin Palmer, Jackson Ferguson, Andrea Bradford

Staff Present: City Planner Michael Maloy, Assistant City Planner Bryn MacDonald, Communication Specialist Destiny Skinner, Deputy Recorder Wendy Thorpe, Staff Engineer II Josh Peterson, Assistant City Manager Gordon Haight, Economic Development Coordinator Sandra Llewellyn, Planner I Nick Whittaker, City Attorney John Brems, HPD Officer Jacob Cutright

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

Chair Chris Berbert called the work meeting to order at 6:04 pm.

1.1 **Review of City Council Decisions**

City Planner Maloy relayed that there was no update as City Council had not met since the last Commission meeting. He offered a brief overview of the Herriman Towne Center project.

1.2 **Review of Agenda Items**

Assistant City Planner MacDonald requested the Commission to change the order of the agenda for the regular meeting and move item 4.2 to immediately after item 3.2.

Commissioner Rypien arrived at 6:10.

1.3 Training

City Planner Maloy presented training.

Planning Commission work meeting adjourned by consensus at 7:00 p.m.

7:00 PM - Regular Planning Commission Meeting

2. Call to Order

Chair Chris Berbert called the meeting to order at 7:06 p.m. and welcomed those in attendance.

2.1 Invocation/Thought/Reading and Pledge

Vaylene Rollins 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 November 7, 2019

Commissioner Powell moved to approve item 2.4 approval of Minutes for November 7, 2019. Commissioner Garcia seconded and all voted aye.

Chair Berbert announced a change in the agenda which would move item 4.2 immediately after item 3.2.

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: Preliminary Plat approval for a Mixed Use development of 56 condominium units and ground floor commercial storefronts (Herriman Towne Center pods 12b and 14) Public Hearing was held on September 5, 2019)
Applicant: Matt Watson, HTC Communities
Address: 13024 South Black Locust Way
Zone: MU-2 (Mixed Use)
Acres: 3.97
File Number: S2018-024

Assistant Planner MacDonald announced that Items 3.1 and 3.2 would be presented and discussed concurrently. The applicant requested preliminary plat plan approval and final master plan approval for four mixed-use buildings in the Herriman Towne Center (HTC). The public hearing took place September 5, 2019. A condominium plat would be required in the future, to sell individual units. The plats, locations, landscaping plan, amenity plan, parking and elevations were reviewed.

Applicant Mike Bradshaw with HTC Communities approached the podium and stated they were comfortable with the conditions required by the City.

Commissioners confirmed the size of the sidewalk, and expressed appreciation for the pedestrian areas and wrap around windows on the end units. The parking area behind the buildings was presented.

Preliminary Plat Requirements:

1. Receive and agree to the recommendations from other agencies.
2. Install curb, gutter, sidewalk, park strip, and streetlights along all public streets in accordance with city standards.
3. A long-term stormwater maintenance agreement is required for any private detention ponds.
4. Provide a geotechnical report for pavement design.
5. The radii on all alleys shall meet UFA requirements for turns.
6. Condominium plats shall be reviewed and approved by the Planning Commission prior to any building permits being issued.
7. Submit a traffic impact study. This can be an update to the study that has already been completed for the HTC.
8. Detention will be required in off-site ponds. Submit a hydraulics report to demonstrate how the system will function.
9. The HTC street lights shall be used within the interior of the project.
10. Proposed right-of-way encroachments for tenant use, such as outdoor dining, shall require a separate revocable permit application, which City staff will administrate.

Commissioner Jacobson moved to approve item 3.1 file number S2018-024 Preliminary Plat approval for a Mixed Use development of 56 condominium units and ground floor commercial storefronts (Herriman Towne Center pods 12b and 14) (Public Hearing was held on September 5, 2019) with 10 requirements, Commissioner Garcia seconded the motion.

The vote was recorded as follows:

<i>Commissioner Adam Jacobson</i>	<i>Aye</i>
<i>Commissioner Heather Garcia</i>	<i>Aye</i>
<i>Commissioner Andy Powell</i>	<i>Aye</i>
<i>Commissioner Joy Kaseke</i>	<i>Aye</i>

Commissioner Brody Rypien Aye
The motion passed unanimously.

- 3.2 Request: Final Master Plan approval for a Mixed Use development of 56 condominium units and ground floor commercial storefronts (Herriman Towne Center pods 12b and 14)**
Applicant: Matt Watson, HTC Communities
Address: 13024 South Black Locust Way
Zone: MU-2 (Mixed Use)
Acres: 3.97
File Number: C2008-014-25

Assistant City Planner Bryn MacDonald explained the applicant would explain recent changes and the item was a public hearing.

The applicant approached the podium, provided a brief overview of the development and offered to answer questions.

Master Plan Requirements:

1. Receive and agree to the recommendations from other agencies, including the Herriman City Landscape Architect.
 2. The size, location, design, and nature of entry monument signs, and the intensity and direction of area flood lighting shall be detailed in a separate site plan application.
 3. The buildings may have a 0-foot setback from all public right-of-ways.
 4. All building elevations are approved as submitted. 14
- Staff Report
5. Comply with ADA requirements for all buildings.
 6. Provide street trees every 30 feet along all public streets.
 7. The plaza and amenities between the two buildings shall be constructed prior to issuance of a certificate of occupancy for the second building.
 8. Each tenant shall provide a sidewalk covering, such as an awning, pergola, or umbrellas prior to certificate of occupancy for a tenant finish.
 9. Windows shall be recessed a minimum of four inches from the solid wall plane as per Herriman Towne Center Design Guideline 15.1.
 10. To address privacy and security issues between the site and an existing neighborhood on the west, the applicant shall provide a masonry wall detail and site plan to City staff for final review and approval.

Commissioner Jacobson moved to approve item 3.2 file number C2008-014-25 Request: Final Master Plan approval for a Mixed Use development of 56 condominium units and ground floor commercial storefronts (Herriman Towne Center pods 12b and 14) with 10 staff requirements Commissioner Garcia seconded the motion.

The vote was recorded as follows:

Commissioner Adam Jacobson *Aye*
Commissioner Heather Garcia *Aye*
Commissioner Andy Powell *Aye*
Commissioner Joy Kaseke *Aye*
Commissioner Brody Rypien *Aye*
The motion passed unanimously.

- 4.2 Request: Rezone from MU-2 (Mixed Use) to (Commercial) and R-M (Multi Family Residential) for a proposed development known as Academy Village (PUBLIC HEARING)**
Applicant: John Lindsley
Address: 4002 W Real Vista Drive
Zone: MU-2
Acres: 7
File Number: Z2019-100

Chair Berbert announced that Item 4.2 had been moved earlier in the agenda and would be discussed at this time.

Chris Berbert reviewed the Public Hearing guidelines.

Planner MacDonald reviewed the requested rezone from MU-2 (Mixed Use) to C-2 and R-M (Residential – Multifamily) for approximately seven acres in the 25 acre development. Planning Commission would make a recommendation to the City Council, they would then hold a public meeting and make the final decision. The 2008 General Plan designated this property Commercial and Mixed Use. The proposed rezone to C-2 and R-M would comply with the intent of the General Plan. The rezone would allow commercial and residential use in a mixed use development. The site plan and parking structures were reviewed.

Chair Berbert opened the public hearing

Michael Miller stated he lived in a Condo near the development and the only way in and out was Autumn Spring Drive. He understood the need for commercial development but was of the opinion that the change from mixed use to commercial was drastic and would allow big box stores. He was not as concerned with pod 35. He stated the change from mixed use to C-2 would be a drastic shift for and bring excessive traffic to the neighborhood.

Chair Berbert closed the public hearing.

Commissioners offered a brief overview of the transitional buffer from mixed use to the commercial area.

Commissioner Powell recommended approval to the City Council of item 4.2, file number Z2019-100 Rezone from MU-2 (Mixed Use) to C-2 (Commercial) and RM (Multi Family Residential) for a proposed development known as Academy Village (PUBLIC HEARING) Commissioner Kaseke seconded the motion.

The vote was recorded as follows:

Commissioner Adam Jacobson Aye
Commissioner Heather Garcia Aye
Commissioner Andy Powell Aye
Commissioner Joy Kaseke Aye
Commissioner Brody Rypien Aye

The motion passed unanimously.

- 3.3 Request: Conditional use approval for a mixed use commercial center known as Academy Village (pod 35), including retail, office, and residential uses; and to amend the South Hills PUD to add the subject property**
Applicant: John Lindsley
Address: 4002 West Real Vista Drive
Zone: MU-2 (Mixed Use)
Acres: 24.80
File Number: C2019-099

Assistant City Planner Bryn MacDonald explained the proposed conditional use approval for the property known as Academy Village (pod 35) including retail, office, and residential uses; and to amend the south Hills PUD to add the subject property. The area to the northwest side of the property was currently zoned MU-2. The proposal was to rezone the property to C-2, and a small portion to R-M to facilitate the develop of a commercial center with associated residential units.

The applicant approached the podium and offered a brief overview of the development.

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. Design Guidelines approved as submitted.
4. All building elevations shall meet the approved design guidelines.
5. This is a preliminary approval for the site. Each building shall come back for final approval, with greater details on building elevations, landscaping, and parking.
6. No building shall exceed 75 feet in height.
7. Install curb, gutter, sidewalk, park strips, and street light on all public streets. This should include trees in the park strip every 30 feet. These improvements should be completed during construction of the first building in the commercial center.
8. No signs are approved with this request, separate approval will be required.
9. A subdivision plat shall be recorded prior to a building permit being issued.

10. Each lot shall abut on a public street.
11. At least 15% of the total site must be landscaped. At least 5% of the parking lot interior must be landscaped. Meet all landscaping requirements found in the Herriman Land Development Code Title 10 Chapter 23 or as approved in the commercial design guidelines.
12. Screen all outside trash and dumpster areas.
13. Provide storm drain detention to meet City standards.
14. Provide a parking study to justify the number of parking spaces provided.
15. All buildings shall be setback a minimum of 20 feet from a public right of way.
16. Adopt a design standard for interior parking lot lighting to ensure continuity of lighting style and type throughout the development.
17. Adopt a signage plan so that buildings sharing one lot may have their own signs, or to allow a larger sign along Mountain View Corridor.
18. Detention ponds should be landscaped per City standards.
19. Sidewalks within the commercial center shall provide connectivity between each building and streets (public and private). Connectivity shall be shown when each site comes back for final site plan approval.

Commissioner Rypien moved to approve item 3.3 file number C2019-099 Conditional Use approval for a mixed use commercial center known as Academy Village (pod 35), including retail, office, and residential uses; and to amend the South Hills PUD to add the subject property, with staff requirements Commissioner Garcia seconded the motion.

The vote was recorded as follows:

Commissioner Adam Jacobson Aye
Commissioner Heather Garcia Aye
Commissioner Andy Powell Aye
Commissioner Joy Kaseke Aye
Commissioner Brody Rypien Aye

The motion passed unanimously.

3.4 Request: Preliminary plat for a two lot subdivision to create a flag lot (Public Hearing held November 21, 2019)
Applicant: Kevin Ban Beuge
Address: 13188 South 6200 West
Zone: A-.25 (Agricultural)
Acres: 1.29
File Number: S2019-081

Assistant City Planner Bryn MacDonald explained the lots met the requirements to create a flag lot and applicant was available to explain changes and answer questions. The public hearing was held November 21, 2019. The paved area was identified.

Applicant Kevin Van Beuge approached the podium and offered a brief overview of the of the request. It was

explained that engineering had addressed drainage at the the property.

Requirements:

1. Receive and agree to the recommendations from other agencies.
2. Final plat to be reviewed and approved by the Engineering Department.
3. Install necessary streetlight(s) and appurtenances. Work with engineering department for exact locations.
4. Install curb, gutter, sidewalk, and road asphalt to the south edge of the subject property.
5. The plat shall be approved and recorded prior to a building permit being issued for the newly created lot.
6. Storm water to be retained on site through the use of French drains connected to the roof drains.
7. Utah Pollutant Discharge Elimination System (UPDES) storm water permit through the State of Utah will be required.
8. Install a 6 foot vinyl fence on all sides of the flag lot, including along both sides of the driveway, excluding the front yard of the existing home on the front lot.
9. The entire property shall be brought into compliance with all sections of the ordinance, including the nuisance ordinance, prior to the final plat being approved and recorded.

Commissioner Garcia moved to approve item 3.4 file number S2019-081 Preliminary plat for a two lot subdivision to create a flag lot (Public Hearing held on November 21, 2019) with 9 requirements. Commissioner Powell seconded the motion.

The vote was recorded as follows:

- Commissioner Adam Jacobson Aye*
- Commissioner Heather Garcia Aye*
- Commissioner Andy Powell Aye*
- Commissioner Joy Kaseke Aye*
- Commissioner Brody Rypien 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: Rezone property from A-1 (Agricultural, 1 acre minimum) to A-.25 (Agricultural, 10,000 square foot minimum (PUBLIC HEARING))**
- Applicant: Steven Ohlwiler**
- Address: 13494, 13460, and 13456 South 7530 West**
- Zone: A-.25**
- Acres: 4.53**
- File Number: Z2019-092**

Assistant Planner MacDonald reviewed the applicant requested a rezone from A-1 (Agricultural 1 acre minimum) to A-25 (Agricultural, 10,000 square foot minimum) Item was a public hearing and was a total of

4.53 acres, a future subdivision would be able to request between 8 and 11 lots.

The west side of the property adjacent to High Country Estates would require half acre buffer lots in all areas were development was adjacent to High Country. Staff recommended a zoning condition on the property to require that future development place half acre lots adjacent to High Country Estates.

Applicant Steve Ohlwiler approached the podium and stated he looked into selling the property and the offer was not near what the property was worth. Which is the reason he requested to subdivide. The property presently had two homes, and the fate of the those would depend on the developer.

Chair Berbert opened the Public Hearing.

Jerry Cone stated he lives across the street and was concerned with more traffic on roads that were already too busy. He would prefer for the road that comes off of the circle to line up with Havana Drive.

Chair Berbert closed the Public Hearing.

It was clarified that the future subdivision would likely contain eight or nine lots and City engineering would require that the road line up with Havana Drive.

The recommendation would be forwarded to City Council for a decision at the next available meeting.

Zoning Condition:

1. Staff recommended approval of the rezone to A-.25 with a zoning condition of ~~2-units~~ 1.9 units per acre, requiring one-half acre lots as a buffer on the west side of the property.

Commissioner Jacobson recommended approval of item 4.1 to the City Council, file number Z2019-092 Rezone property from A-1 (Agricultural, 1 acre minimum) to A-.25 (Agricultural, 10,000 square foot minimum) (PUBLIC HEARING) with an alteration to change the zoning condition from 2 units per acre to 1.9 units per acre, requiring half-acre lot buffers on lots adjacent to High Country Estates on the west side of the property, Commissioner Rypien seconded the motion.

The vote was recorded as follows:

Commissioner Adam Jacobson Aye

Commissioner Heather Garcia Aye

Commissioner Andy Powell Aye

Commissioner Joy Kaseke Aye

Commissioner Brody Rypien Aye

The motion passed unanimously.

4.3 Request: General Plan amendment to change property from Low Density

Residential and Commercial to Medium Density Residential (PUBLIC HEARING)

Applicant: Edge Homes – Steve Maddox
Address: 14000 S Sentinel Ridge Boulevard
Zone: A-1
Acres: 75
File Number: G2019-074

Planner MacDonald informed that items 4.3, 4.4 and 4.5 would be discussed together. Neighborhood meetings have taken place and the item was a public hearing. The applicant requested an amendment to the general plan to change the property from low density residential and commercial to medium density residential, which would allow 4.6 to 8 dwelling units per acre. The Commission would make a recommendation to City Council, they would then determine if the amendment to the General Plan would promote public interest, conserve property values, avoid incompatible development, encourage appropriate use and development, and promote the general welfare. A brief timeline of the project history was provided.

Applicant Steve Maddox with Edge Homes approached the podium as a representative of Edge Homes presented details of the request. A major concern for the community was Sentinel Boulevard which has become a very busy road. The property was currently owned by SLR, which is a for profit entity of the LDS Church.

Overall zoning and previous property donation for Mountain View Corridor development was revisited and the concept plan was displayed. Approval from Jordan school district to shift boundaries for the addition of a 5.5 acre commercial development had not been requested and it was not known if they would agree to such an adjustment. The developer anticipated making that request soon.

Council requested a density reduction from 750 to 600 units and the applicant complied by removing three story condominium units. Parking on slip roads for detached single family homes and yard buffering displayed. Opportunity for potential light rail was planned around.

He displayed a preliminary site plan for the Riverton portion. A seamless transition between communities was desirable. Storm drain outfall distributions for Riverton and Herriman would be built in phases.

Current commercial centers report indicated approximately 520 acres of commercial development would be located in Herriman.

Commissioners requested clarification for proposed commercial corner to be swapped with Jordan school district property and MDA timetable requirement for property to divert to residential if property was not utilized for commercial development. Traffic calming measures would be necessary for pedestrian safety.

Chair Berbert reviewed the public hearing guidelines and opened the public hearing.

Lorin Smith lives next to property and anticipated for that area to have lower density. He was vehemently opposed to the first rendition with three story condos. He appreciated Edge homes reduced the density and height. Further concerned with traffic flow and parking, especially street parking on Shadow Run Road during snowfall. Benefit will be reduced if cars fill the slip roads. Happier with lower density and higher commercial. He had concerns that the proposal was being manipulated by the City Council and Planning Commission at the recent Joint PC/CC meeting.

Betsy Bivin stated she had a background working in environmental studies, geography, and city planning and has general concerns. Main concern with city ordinance requires that rezones should match with general plan in her opinion this does not. The City does not have infrastructure to support the area. Issues with snowplows, traffic safety. She would like to see a moratorium on General Plan changes, more interaction with the community. Too much growth, not enough planning. She would hate to see the community take it to the next level.

Sherrie Ohrn she defined the general plan. Long term for best interest of community. Lots of money wasted on consultants and other items. CC changed that commercial area and strongly believed that commercial was needed for the city. Decision made after 100,000 plus in studies. Should be preserved as commercial. Should continue to be a great place to live. As a community city has to figure out how to replace the building permit money. Only 50 percent build out. Do not walk away from commercial that borders MVC. She understands density but our job is to focus on what's best for the city.

Janene Carpenter. Has paid close attention to the general plan and considers it to be a compass for the city. Commercial development is viable property and she wants her taxes to reduce. 13400 south is a nightmare. No more building should be added to it. Would like to spend money in herriman. We need to take care of residents that are here. Think of how each development effects all of our lifestyles and tell the developers no. commercial is needed. Commercial development on MVC is vital.

Weston Barney stated this was a bedroom community trying to convert. Losing commercial brings more people in to commute out. 8,000 trips added to 13400 South, which was already at capacity. He added that the addition of more cars would be problematic. He also offered that the commercial section needed to remain commercial. He stated more parking would be necessary.

Courtney Poole Expressed gratitude for steps in the right direction. Commercial wasn't in the City was needed. More Riverton residential will add too much traffic. She expressed dislike for random sections of development and a less visually appealing community.

Carly Powers expressed that she was new to the community. Traffic, jobs, and essential infrastructure were concerned her. Very narrow side, more of a collaborative effort. Drainage solution is great selling point. Alternative commercial properties could offer similar benefits. No more high density.

Katrina Jolley stated she lived south of the high school and found it difficult to get out of her development. She offered a light was needed. Other problems. Commercial needed to prevent increased taxes. Need parking. Lots of parking on road. Drainage money should be spent on new park. Green space given to community college.

Chair Berbert closed public hearing.

Commissioner Jacobson stated that Rosecrest development next to the current area was zoned five units per acre. He reviewed the total residential units in the area. He expressed a need for commercial but due to the configuration of Mountain View Corridor it would not work at that location. If it does not prove viable as a commercial area it would revert to residential. It was also likely that the some of the commercial area may remain school district property.

Chair Berbert reminded the public that these items were referrals to City Council and residents would need to express opinions to them as well. Budget considerations for road development should also be expressed to City Council.

Commissioners further debated commercial viability. Size for viable commercial was discussed.

Steve Maddox approached the podium and offered the seller did not view the property as deemed commercial. They viewed it as prospective chapel or private school sites. Preservation of jobs and commercial was not in the sellers design. Commercial development was a reflection of Edge's commitment to commercial preservation , not a commitment by SLR to commercial preservation. He offered a tight sunset clause for future residential, if commercial wasn't developed, would possibly be considered.

Commissioner Jacobson motioned to recommended approval of item 4.3 to the City Council, file number G2019-074 General Plan amendment to change property from Low Density Residential and Commercial to Medium Density Residential (PUBLIC HEARING) with an alteration that reserves roughly 14-15 acres as commercial and allows for the remainder to be zoned as R-2-10. Commission Powell seconded the motion.

The vote was recorded as follows:

Commissioner Adam Jacobson Aye

Commissioner Heather Garcia No

Commissioner Andy Powell Aye

Commissioner Joy Kaseke Aye

Commissioner Brody Rypien No

The motion passed with a vote of 3 to 2.

4.4 Request: Rezone from A-1 to R-2-10 for a proposed development known as

Mountain Ridge (PUBLIC HEARING)

Applicant: Edge Homes – Steve Maddox
Address: 14000 S Sentinel Ridge Boulevard
Zone: A-1
Acres: 75
File Number: Z2019-072

Planner MacDonald reviewed the existing rezone and clarified the changes in the proposed rezone. The school district had not been approached regarding a trade of some property.

Chair Berbert opened the Public Hearing.

Betsy Bivin thanked the Commissioners for their public service. She moved here five years ago from California and loved it. She missed the rural feel which had disappeared since then due to growth. Her biggest concern as with safety, police, fires and schools. She lost a home to fire in California. In Herriman the population increased but egress and ingress have not increased. If there was another fire here she worries that people would not be able to escape. Emergency Medical Services response time has increased.

Jonathan Harris stated that the addition of an additional 8,000 vehicles with only two street lights would be unmanageable. Where does the commercial go?

Jackson Ferguson stated he was a member of the Commission and if he was on the Dais this evening he would vote to keep commercial.

Greg Hunt acknowledged improvements to the plan but thought it had been rushed. The development needed to slow down to address infrastructure and safety concerns.

Nate Levitt had four boys and planned to raise them here, he became involved when he saw lots of new construction. The infrastructure can not handle any additional development. Herriman and Riverton have to share the road.

Jennifer Jessop as a local realtor she is a home ownership advocate but first time homeowners were struggling to find homes. She commuted out and back to Herriman daily and commute time had doubled. Mountain View Corridor was too dangerous and more east to west routes were needed.

Lisa Reitzel lived and worked at the new elementary school and just moved here from California a few weeks ago. The school was already almost full and new students were added weekly. More homes would exacerbate capacity issues. The narrow road near the school already had traffic issues.

Chair Berbert closed the Public Hearing.

The applicant is requesting approval of a conditional use permit to develop a utility substation, as discussed with item 3.5.

Commissioner Jacobson recommended approval of item 4.4 to the City Council, file number Z2019-072 Rezone from A-1 to R-2-10 for a proposed development known as Mountain Ridge (PUBLIC HEARING) with an alteration that pod 1 remain A-1. Commissioner Powell seconded the motion.

The vote was recorded as follows:

Commissioner Adam Jacobson Aye

Commissioner Heather Garcia No

Commissioner Andy Powell Aye

Commissioner Joy Kaseker Aye

Commissioner Brody Rypien No

The motion passed with a 3 to 2 vote.

4.5 Request: Rezone to apply the Planned Development Overlay Zone for a proposed development known as Mountain Ridge (PUBLIC HEARING)

Applicant: Edge Homes – Steve Maddox

Address: 14000 S Sentinel Ridge Boulevard

Zone: A-1

Acres: 105

File Number: Z2019-073

Planner MacDonald reviewed the overlay zone which would cover the entire property. City Council would make the final decision. She reviewed home sizes, setbacks and parking. All units have two car garages and two car driveways and driveway minimum size was 21 feet. Home variety was required. The open space, trails and amenities were part of the planned unit agreements and would be required to meet City guidelines. The discussion tonight related to the preliminary site plan and the final site plan would be discussed later for final approval. Width of Sentinel Boulevard was 90 feet, not including the slip lanes. Traffic flow was reviewed.

Steve Maddox briefly reviewed the community and addressed density. He offered assurance that that the development was not rushed. He stated the provided parking exceeded City ordinance requirements.

Chair Berbert opened the public hearing.

Forest Sickles had a planning and urban design background and offered connectivity concerns. Traffic funneled onto 120 foot collector road with schools across from a neighborhood. He expressed concern with pedestrians safely traversing from the residential area to the school. He appreciated the the mix of residential types.

Katrina Jolley expressed that commercial should be moved to the Herriman side. Access to the school from Riverton takes nearby resident twenty minutes to make a short loop for school drop off and pick up. Less

density, more infrastructure and commercial were needed. A soda or cookie business would fit in the proposed commercial location, would not take much space, and would make considerable money.

Nathan Rawlings appreciated the effort by Edge homes and the proposal had improved. He had concerns with Shadow Run residents parking on Sentinel Ridge. People sub let rooms which added cars parking on the road. City enforcement was necessary and a public safety hazard existed on Sentinel Ridge. Potential for right in right out north of the high school would be a realistic option to reduce the traffic load.

Chair Berbert closed the public hearing.

Commissioner Powell offered commercial was essential but had concerns with current traffic levels. He offered that moving units from further west was a positive step. Future plans to make MVC a freeway up to State Road 201, and new intersections along Bangerter would alleviate east and west traffic concerns. Improvements were underway with UDOT and traffic impact studies were essential with each development.

Commissioner Garcia heard from residents that traffic was problematic and, taxes, income, and jobs were needed in Herriman. Giving up commercial was not the right thing to do at this point. Places to earn and spend money were needed in Herriman.

Commissioner Rypien expressed concern with residents leaving the city to buy goods and services. Offered moving commercial to other areas. Wide slip roads make more sense with higher end homes with lower density. Townhomes would add too many cars to roads and kids to schools. .

Commissioner Kaseke expressed that a traffic signal was necessary at the Sentinel Ridge and 13800 South intersection for safety and resident efficiency. City Engineer Peterson offered that a signal was planned there.

Commissioner Jacobson offered that school and church locations on Rosecrest Road were originally zoned for commercial but the City had no authority to stop the construction of either. The small commercial area in this development would be right in - right out only, which would limit commercial potential. He offered the possibility that if commercial proved not to be viable, the area should revert to residential with a limit on residential units.

Commissioner Rypien offered safety hazards with the location of the townhomes along Sentinel Ridge Boulevard and swapping them for single family homes would limit the problem. Commissioner Berbert offered that the planned roads will alleviate traffic issues, but he offered concerns with the width of the roads.

Commissioner Jacobson reminded that the only three motions under consideration tonight would not authorize road sizes. The discussion items were for a General Plan Amendment, PUD overlay and a rezone to determine residential and commercial uses. All other issues would be addressed later.

Commissioners engaged in further discussion with preservation of commercial. Non traditional retail such

as an arts community center facility may fit the small commercial area. The focus should remain on what the City may control. 13400 South from MVC to Bangarter was in Riverton City and Herriman has no say over it's expansion.

Commissioners and staff debated at length to determine proper wording for the motion.

Commissioner Jacobson recommended referral of item 4.3 to the City Council, file number Z2019-073 Rezone to apply the Planned Development Overlay Zone for a proposed development known as Mountain Ridge (PUBLIC HEARING) with all staff requirements to all property east of Sentinel Ridge Boulevard and the South pod only as identified in the map provided by the Commission to Staff. Commissioner Powell seconded the motion.

The vote was recorded as follows:

Commissioner Adam Jacobson Aye

Commissioner Heather Garcia Aye

Commissioner Andy Powell Aye

Commissioner Joy Kaseke Aye

Commissioner Brody Rypien Aye

The motion passed unanimously.

5. Chair and Commission comments

No comments were offered.

6. Future Meetings

6.1 Wednesday, December 11 2019 @ 7:00 PM – City Council Meeting

6.2 Thursday, January 2, 2020 @ 7:00 PM – Planning Commission Meeting

6.3 Wednesday, January 8, 2020 @ 7:00 PM – City Council Meeting

6. Adjournment

Commissioner Adam Jacobson made a motion to adjourn the meeting at 9:58pm 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 December 5, 2019. This document constitutes the official minutes for the Planning Commission Meeting.



Wendy Thorpe