



PLANNING COMMISSION MINUTES

Wednesday, June 21, 2023

Approved September 6, 2023

The following are the minutes of the Herriman Planning Commission meeting held on **Wednesday, June 21, 2023, at 6:00 p.m.** in the Herriman City Council Chambers, 5355 West Herriman Main Street, Herriman, Utah. Adequate notice of this meeting, as required by law, was posted in the City Hall, on the City's website, and delivered to members of the Commission, media, and interested citizens.

Presiding: Chair Andy Powell

Commissioners Present: Darryl Fenn, Heather Garcia, Adam Jacobson, Jackson Ferguson, Andrea Bradford (online), Alternate Forest Sickles, Alternate Terrah Anderson, and Alternate Preston Oberg

Commissioners Excused: Brody Rypien

Staff Present: Communications Specialist Destiny Skinner, Planning Director Michael Maloy, Planner II Sheldon Howa, Assistant City Attorney Matt Brooks, Deputy Recorder Wendy Thorpe, Staff Engineer III Josh Petersen, Planner I Laurin Hoadley, and HPD Deputy Chief Cody Stromberg

1. 6:00 PM - Work Meeting (Fort Herriman Conference Room)

Chair Andy Powell called the meeting to order at 6:04 p.m.

1.1. Review of City Council Decisions – Michael Maloy, Planning Director
City Planner Maloy discussed budget matters and changes to community development block grants.

1.2. Review of Agenda Items – Planning Staff

The two-year extension and a conditional use for the Herriman Town Center sign were reviewed. The Commissioners discussed the design and visibility of the sign, emergency accessibility, and the need for an education campaign about the emergency room facility. Future developments, road connections, approval process, operation agreements, lack of coordination between residential and commercial developments, a new school project's potential impact on traffic, road safety, code enforcement, and recreational vehicle storage regulations were also discussed. They decided to specify that the outdoor storage regulation was for uncovered storage only. The Commission discussed the appeal of a field trip to review community and commercial projects. It was decided the next regular meeting time would be changed to 6:00 p.m. with the field trip immediately following.

1.3. Land Use training and discussion – Michael Maloy, Planning Director
Planning Director Maloy presented land use training.

2. Adjournment

The Commission adjourned the work meeting by consensus at 6:57 p.m.

3. 7:00 PM - Regular Planning Commission Meeting (Council Chambers)

Chair Andy Powell called the meeting to order at 7:00 p.m.

3.1. Invocation, Thought, Reading and/or Pledge of Allegiance

Susan Scott led the audience in the Pledge of Allegiance

3.2. Roll Call

Full Quorum Present.

3.3. Conflicts of Interest

No conflicts were reported.

3.4. Approval of the Minutes for April 5, 2023 Planning Commission Meeting

Commissioner Garcia motioned to approve item 3.4 approval of Minutes for the April 5, 2023 Planning Commission Meeting, Commissioner Sickles seconded and all voted aye.

4. 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.

4.1 Review and consideration of a two-year extension for preliminary approval of the Walker Family Subdivision at 6368 W Rose Run Way in the A-1-10 Agricultural Zone
Applicant: Jovonte and Susan Scott (property owners)
Acres: ±0.50
File No: S2023-067

The meeting commenced with Planner II Sheldon Howa's presentation of Item 4.1, which involved the consideration of a two-year extension for preliminary approval of the Walker Family Subdivision. The reason for the extension was due to unforeseen costs for home improvements.

Applicants Jovonte and Susan Scott had no comments or questions.

Commissioner Jacobson moved to approve item 4.1 Review and Consideration of a two-year extension for preliminary approval of the Walker Family Subdivision at 6368 W Rose Run Way in the A-1-10 Agricultural Zone with the following two conditions:

- 1. All existing conditions of approval for the original application request from June 3, 2021, be completed (City File No. S2021-048).*
- 2. If the subdivision plat is not recorded by June 3, 2025, the applicant may request one additional extension for an additional two (2) years.*

Commissioner Ferguson seconded the motion.

The vote was recorded as follows:

Commissioner Darryl Fenn	Yes
Commissioner Jackson Ferguson	Yes
Commissioner Heather Garcia	Yes
Commissioner Brody Rypien	Not Present
Commissioner Adam Jacobson	Yes
Commissioner Andrea Bradford	Not Voting
Alternate Commissioner Forest Sickles	Yes
Alternate Preston Oberg	Yes
Alternate Terrah Anderson	Not Voting

The motion passed unanimously.

4.2 Review and consideration of final building elevations and landscape plans for commercial development in Academy Village POD 35 located at 4047-4059 W Autumn Spring Drive and 4042-4054 W College View Drive in the C-2 Commercial Zone

Applicant: Alex Dahlstrom, Wasatch Commercial (property owner)

Acres: ±2.69

File No: C2023-063

Planning Director Maloy presented the elevations and landscape plans for the review of the Academy Village pod 35 commercial development project. The location was identified, and the previous conditions set by the Planning Commission were discussed. The project area included pods A, B, C and D. The presentation highlighted a preliminary plan that included both commercial and residential components. Focus was on pad D, where parking was now proposed instead of a building. The presentation moved through consistent landscape and building elevation plans, with slight variations.

Staff recommendations and conditions of approval were reviewed. The Commission inquired about future plans for pad D, and it was clarified that no building was planned for that area.

Applicant Alex Dahlstrom confirmed that building D would not be constructed, and the final plan included an increased size for building C and additional parking.

Discussion among the Commission members followed, focusing on the removal of building D from the plans and the need for any formal documentation. Planning Director Maloy explained that no further action was required as long as the lot remained, and if future building plans emerged, they would need to comply with City standards.

Commissioner Jacobson moved to approve item 4.2 Review and consideration of final building elevations and landscape plans for commercial development in Academy Village POD 35 located at 4047-4059 W Autumn Spring Drive and 4042-4054 W College View Drive in the C-2 Commercial Zone with staff recommendations:

- 1. Construction plans shall include a Landscape Summary Table to facilitate building permit review and final site inspection for compliance with applicable standards in Herriman City Code and the South Hills Master Development Agreement (MDA).*

2. *Update parking study to reflect known and intended land uses in POD 35 (i.e., professional office, convenience store, gas station, sit-down restaurant, drive-through only, etc.).*
3. *Building permit plans shall comply with all applicable City Codes and Engineering standards.*

Commissioner Oberg seconded the motion.

The vote was recorded as follows:

Commissioner Darryl Fenn	Yes
Commissioner Jackson Ferguson	Yes
Commissioner Heather Garcia	Yes
Commissioner Brody Rypien	Not Present
Commissioner Adam Jacobson	Yes
Commissioner Andrea Bradford	Not Voting
Alternate Commissioner Forest Sickles	Yes
Alternate Preston Oberg	Yes
Alternate Terrah Anderson	Not Voting

The motion passed unanimously.

4.3 Discussion and consideration of a Conditional Use Permit amendment for a new freestanding multi-tenant commercial sign in the Herriman Towne Center located at 4984 W 13400 South in the MU-2 Mixed Use Zone

Applicant: Brian Lines, MountainStar Healthcare (property owner)

Acres: ±0.03

File No: C2023-072

Planning Director Maloy presented item 4.3 regarding additional signage for an emergency room facility within the Herriman Town Center. The location was specified to be near the CVS Pharmacy on the Northeast intersection of Fort Herriman Parkway and 134th South. The Planning Commission previously discussed a conceptual sign plan and aimed to address the need to make the public aware of the emergency room facility's location. The Herriman Town Center's design guidelines allowed for a multi-tenant commercial sign, and the applicant sought approval for such a sign on this corner. The sign was intended to be a changeable copy electronic sign board that would advertise multiple tenants within the site. The applicant had revised the sign's design to match an existing monument sign, including its size and the inclusion of a recessed detail.

The presentation included renderings to show the scale and location of the proposed sign. There was a discussion about the column's placement on the sign, with some confusion about its position. It was clarified that the column would be on the North side, facing the street. Concerns were raised about the visibility of the sign and the need to match its design with existing features. The applicant emphasized the importance of clear signage for the emergency room facility. Staff suggested minor changes to the proposed conditions of approval, including ensuring the operational agreement complied with the City Attorney's requirements.

Applicant Brian Lines stated the column would be on the north side of the sign.

Commissioners debated the attractiveness and balance of the sign. They also discussed ideal placement of the column side and the Yesco placard. Planning Director Maloy stated the Yesco placard identified the responsible party for maintenance or enforcement issues.

Commissioner Jacobson moved to approve item 4.3 Discussion and consideration of a Conditional Use Permit amendment for a new freestanding multi-tenant commercial sign in the Herriman Towne Center located at 4984 W 13400 South in the MU-2 Mixed Use Zone with additional adjustments including an alteration to item number two to state the applicant shall prepare and enter into an operational agreement with Herriman City that complies with the City Attorney requirements; and an additional sixth item stating the column shall be on the north side and the column shall match the appearance of HTC signs; and an addition to condition number one stating the recessed design of the brick column shall match the color and detail of the existing Herriman Town Center monument and the following staff recommendations:

1. *The recessed design of the bricked column shall match the color, construction details of the existing Herriman Towne Center (HTC) monument sign located at 13400 South and Fort Herriman Parkway.*
2. *The applicant shall prepare and enter into an operating agreement with Herriman that stipulates:*
 - a. *Sign operator shall provide advertisements for, and be limited to, multiple tenants within the Herriman Towne Center PUD as required by the Design Guidelines and applicable sections of City Code.*
 - b. *Sign operator shall submit to the City an annual report that documents all tenant advertisements and durations to verify compliance with the operating agreement for the Herriman Towne Center.*
 - c. *Sign operator shall prepare and enter into an operational agreement with Herriman City that complies with the City Attorney's requirements.*
3. *Sign location shall comply with site planning and operating standards in City Code to ensure the public safety of motorists and pedestrians.*
4. *Staff shall review the final landscape plan to ensure compliance with Design Guidelines as well as the adopted water efficiency and public safety standards in City Code.*
5. *Property owner shall remove the sign and repair the site within 60 days of terminating the operating agreement.*
6. *The sign's column shall be on the north side of the multi-tenant sign and shall match the appearance of the existing HTC sign.*

Commissioner Garcia seconded the motion.

The vote was recorded as follows:

Commissioner Darryl Fenn	Yes
Commissioner Jackson Ferguson	Yes
Commissioner Heather Garcia	Yes
Commissioner Brody Rypien	Not Present
Commissioner Adam Jacobson	Yes
Commissioner Andrea Bradford	Not Voting
Alternate Commissioner Forest Sickles	Yes
Alternate Preston Oberg	Yes
Alternate Terrah Anderson	Not Voting

The motion passed unanimously.

4.4 Consideration of a Preliminary Plat for the Mountain Ridge High Subdivision located generally at 14100 S Sentinel Ridge Boulevard in the A-1-43 agricultural Zone (Public Hearing)

Applicant: Dave Rostrom, Jordan School District (property owner)

Acres: ±25.07

File No: S2023-021

Chair Powell reviewed the public hearing guidelines.

Planner II Howa presented the request for a preliminary plat for the Mountain Ridge High Subdivision for a site located near the Mountain View Corridor adjacent to the Mountain Ridge Development and north of Mountain Ridge High School. The site covered approximately 25 acres and was currently zoned A-1-43. The proposal outlined a phased development starting with the construction of a school area spanning around 100,000 square feet, along with turf areas, recreational spaces, and parking. The overall development would cover 17 of the total 27 acres of the site.

The proposed plat showed a single lot with designated areas for right-of-way improvements along 6400 West and 13800 South. Various elevations and site plans were presented, with discussions about landscaping regulations and compliance. While landscaping, architectural design, and building placement were not under the city's purview due to certain regulations of the school district, sections dedicated to right-of-way improvements were required to meet City landscaping standards.

Engineering concerns were minor and needed to be addressed for compliance. Additionally, discussions involved determining improvements along 138 South and resolving landscaping for frontages and park strips. The plat required a change from Canon Drive to 4600 West, subject to official naming decisions by the school district.

The recommendation was for approval with specific conditions. Questions were raised about water-wise landscaping, student origins, and road stub outs, which the applicant addressed.

The applicant, David Rostrom, explained that the new school would serve as an overflow facility for Ridgeview Elementary, accommodating students from the Ridgeview Elementary boundaries. The new school would be for grades four to six. Grades Kindergarten to third would remain at Ridgeview.

The Commissioners encouraged water wise landscaping. Applicant Rostrom responded grassy areas were mostly student play areas and field space for local athletics. He reviewed the flex building and designated future expansion areas.

Chair Powell opened the public hearing.

No comments were offered.

Commissioner Jacobson motioned to close the public hearing, Commissioner Ferguson seconded, and all voted aye.

Commissioners highlighted safety concerns regarding students crossing Mountain View Corridor. Per HPD Deputy Chief Stromberg, school boundaries and safe walk routes for elementary students typically would not cross MVC.

Commissioner Ferguson moved to approve item 4.4 Consideration of a Preliminary Plat for the Mountain Ridge High Subdivision located generally at 14100 S Sentinel Ridge Boulevard in the A-1-43 agricultural Zone with the following staff recommendations:

1. *Before final approval, the proposal shall comply with all plan corrections identified by Herriman City and utility service providers, including the Unified Fire Authority.*
2. *The final plat shall comply with current Herriman City standards and ordinances.*
3. *The applicant shall continue to work with staff regarding required improvements along the parcel's northern boundary (13800 South) and Canaan Drive before the recordation of the subdivision plat (as per City Code 10-28-12).*
4. *The applicant shall provide the required exhibits for a Long-Term Stormwater Maintenance Agreement and a Private Water System Maintenance Agreement.*
5. *Caanan Drive must be renamed and recorded as 4600 West until an official street name is chosen and approved by the City.*

Commissioner Garcia seconded the motion.

The vote was recorded as follows:

<i>Commissioner Darryl Fenn</i>	<i>Yes</i>
<i>Commissioner Jackson Ferguson</i>	<i>Yes</i>
<i>Commissioner Heather Garcia</i>	<i>Yes</i>
<i>Commissioner Brody Rypien</i>	<i>Not Present</i>
<i>Commissioner Adam Jacobson</i>	<i>Yes</i>
<i>Commissioner Andrea Bradford</i>	<i>Not Voting</i>
<i>Alternate Commissioner Forest Sickles</i>	<i>Yes</i>
<i>Alternate Preston Oberg</i>	<i>Yes</i>
<i>Alternate Terrah Anderson</i>	<i>Not Voting</i>

The motion passed unanimously.

5. 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.

5.1 **Consideration of a recommendation to amend Title 10 of Herriman City Code to clarify zoning definitions and regulations for fencing, off street parking, property maintenance, setback measurements, and non-substantive technical corrections (Public Hearing)**
Applicant: Herriman City
File No: Z2023-002

Planning Director Maloy summarized the amendments to this section of Title 10 of Herriman City Code to enhance code enforcement, clarify definitions, and resolve text conflicts. The RV discussion had been moved to a separate section of the code and was included with agenda item 5.2 of tonight's meeting.

The proposed amendments aimed to address various issues, such as fencing regulations, incompatible land uses, masonry fences, fence maintenance, driveway specifications, outdoor lighting, and business licenses for internal accessory dwelling units. The proposal also addressed technical corrections and clarifications related to the Auto Mall Zone.

Chair Powell opened the public hearing.

No comments were offered.

Commissioner Jacobson motioned to close the public hearing. Commissioner Garcia seconded and all voted aye.

The discussion continued, addressing questions and concerns raised by the Commissioners. These included queries about double fencing exceptions for safety reasons, definitions of glare and nuisance lighting, and the inclusion of specific lumen measurements in the ordinance. After further clarification, the Commissioners agreed to recommend the acceptance of the proposed amendments with the removal of references to recreational vehicles (RVs) and RV-related language. The discussion also acknowledged the importance of refining the language related to glare and nuisance lighting.

Commissioner Fenn moved to recommend approval to City Council of item 5.1 consideration of a recommendation to amend Title 10 of Herriman City Code to clarify zoning definitions and regulations for fencing, off street parking, property maintenance, setback measurements, and non-substantive technical corrections; with an additional second look at the definitions being offered in the outdoor lighting code of 10-29-4, and removal of any references to Recreational Vehicle language found in this section of the code.

Commissioner Sickles seconded the motion.

The vote was recorded as follows:

Commissioner Darryl Fenn	Yes
Commissioner Jackson Ferguson	Yes
Commissioner Heather Garcia	Yes
Commissioner Brody Rypien	Not Present
Commissioner Adam Jacobson	Yes
Commissioner Andrea Bradford	Not Voting
Alternate Commissioner Forest Sickles	Yes
Alternate Commissioner Terrah Anderson	Not Voting
Alternate Commissioner Preston Oberg	Yes

The motion passed unanimously.

5.2 Consideration of a recommendation to amend Title 10 of Herriman City Code to regulate recreational vehicle storage on private property (Public Hearing)

Applicant: Herriman City

File No: Z2023-071

Planning Director Maloy reviewed proposal objectives item 5.2 of the Herriman City Planning Commission meeting involved the consideration of a recommendation to amend the city code regarding

the regulation of recreational vehicle (RV) storage on private properties. The meeting began with lighthearted comments about the choice between attending the discussion or a camping event. The proposed text amendment aimed to address the growing popularity of recreational vehicles in the community while ensuring that their storage doesn't negatively impact neighborhoods and property values.

The meeting highlighted the city's transition from a rural agricultural community to a suburban one and the need to balance residents' enjoyment of recreational vehicles with the preservation of neighborhood aesthetics. The overall goal was to create regulations that promote harmony with existing development and mitigate adverse effects on neighboring properties. Specific objectives were laid out, including defining what constitutes an RV, clarifying regulations for various zones (residential, agricultural, and recreational), specifying maximum RVs allowed per lot, outlining screening requirements, and addressing issues like driveway widening and temporary occupancy during construction.

A point of discussion revolved around whether the same type of RV should be limited to one on a property to prevent excessive outdoor storage. However, commissioners acknowledged the challenge of enforcing such limitations and suggested focusing on prohibiting or limiting the rental of RV storage spaces to address concerns about overuse and potential eyesores. Another point of contention was the maximum number of RVs allowed, with a suggestion to potentially differentiate the limit based on lot size.

Commissioners acknowledged the need for further refinement and understanding of the impact of the proposed changes. They agreed to conduct a field trip around the city to assess the situation firsthand and gain more clarity on how the proposed regulations might affect different areas. This led to the decision to continue the discussion and not finalize any specific numbers during the meeting. The motion to continue the item was carried, and the meeting was adjourned.

Chair Powell opened the public hearing.

Kathleen Bybee spoke against the use of RVs for rental. She said there was potential for RV storage to become an unsightly nuisance, especially on smaller lots. She thought the language defining the types of RVs allowed was unclear. More should be done to prevent the rental of storage spaces, as has been done in multiple nearby cities. Storage of RVs should be limited to the legal occupants of the property. She thanked the Commissioners for their attention.

Lorraine Greenhalgh The problem with RV storage as blown up since Covid. The storage of large, bus sized RVs should not be allowed on small, quarter-acre lots. Enforcement could be difficult for Law Enforcement and the potential storage of hazardous materials was a major safety issue. The area around her sister's house was lined with motor homes, some of which were eyesores. People living on their own property while building should be allowed access to utilities. She thanked the Commissioner for their time.

The following comment was received by email from **Kathleen Bybee**:

If Herriman passes the amendments as proposed, the City is advertising to everyone along the Wasatch Front that they're welcome to store their RVs in our neighborhoods. While the purpose of the proposals is to prevent the unsafe and unsightly storage of RVs in Herriman, what it effectively does is give the

green light to anyone who wants to turn their yard into a small commercial RV parking lot. As the broader valley builds out, Herriman will become a magnet for anyone who loves their outdoor adventures but doesn't have a yard or doesn't want RVs in their own neighborhoods. You can be sure the demand for parking will be there. And Herriman will provide the supply. Herriman will become a dumping ground for RVs from cities that are willing to protect the appearance and property values of their own residents. Two decisions create this problem. First, the decision to ignore who is allowed to store RVs in Herriman yards, and second, the decision to allow as many as five RVs on a single lot. One might hope that limiting RVs to two of each type would prevent the problem, but it does not. For example, two Class A motorhomes, two large fifth wheelers, and one "toy hauler" (another motorhome or fifth wheeler that also has a toy garage) would be able to rent space on a small lot under the proposed amendment. This is exactly the type of eyesore the regulation is attempting to prevent. Even with a six-foot fence, more than 1,000 square feet of glinting aluminum would be visible from neighboring yards or streets. Now multiply that across Herriman. Such parking rentals cross the line into Industrial activity under the Herriman Municipal Code. They become "Recreational Vehicle Storage Yards" that are prohibited in Agricultural and Residential Zones under Chapter 10-16 Table of Uses in the Code. They are also unlicensed business or commercial activity. Most of our neighboring cities do not allow this. For example, Draper and South Jordan don't allow rental of RV storage in people's yards and they actively enforce that regulation. It has been suggested that renting space to unrelated parties should be allowed because it's too difficult to prove that RVs in yards do not belong to friends or family. The solution is not to open up parking to anyone from anywhere. The best long-term solution is to limit RV storage to the legal occupants of the property. If the City turns a blind eye to important regulation just because it becomes inconvenient to enforce, the City is not acting in the best interests of its residents. Consider the distribution of the burden. Commercial RV storage provides a small marginal convenience to a number of RV owners at a distance. But look at who bears the disproportionately large negative impact. The hapless next-door neighbor tries to enjoy a barbecue with a series of 13 ½ foot high walls of white aluminum next to him reflecting the sunset into his backyard. Regarding the limit on number and types of RVs stored, the current proposal is inadequate. One effective way to lessen the impact of RV storage would be to simply decrease the allowed number of RVs. (One or two is a common number allowed in other jurisdictions, where RVs are even allowed.) However, an approach that would both be effective and give more flexibility to homeowners would be to limit the number of larger types of RVs -- perhaps allow one RV that includes living quarters such as a motorhome or trailer -- while allowing four smaller types to maintain the overall limit of five. Another issue that affects the appearance of RV storage is setback from fences. If multiple RVs as tall as 13' 6" are lined along a property line, a 6' fence is woefully inadequate mitigation of the impact on neighbors. Either a setback or limit on height of RV would provide some relief. Draper, for example, requires a setback. An additional item to consider is the standard of maintenance for RVs. RVs are notorious for quick deterioration without adequate maintenance. Nothing in the proposed amendments would prevent deteriorating RVs from across the valley from looming over Herriman yards through the coming years. Two smaller issues should also be addressed. First, the proposed language in the amendment lists examples of type of RV as a "travel trailer, toy hauler, boat on trailer, etc." The inclusion of "toy hauler" is a source of significant ambiguity because a toy hauler is a subset across various types of RVs. (See <https://www.thorindustries.com/rv-types/toy-hauler> "Available as Class A, Class C, travel trailers, or fifth wheels, toy haulers give you a place to live and a place for your toys.") Second, the proposed amendments provide one year for residents to be in compliance. This time period makes sense for capital improvements, but the number of RVs in storage can easily be reduced to meet the requirement within a few months; six months would be more than adequate. Finally, let me share the reason I care about this issue. My house on 7300 South

is surrounded by vehicles. Quite literally. From my back window I can see as many as eight large RVs lined up along my property line to the north. On the lot to the east, another eight large RVs are stored. While it's a different issue, I'll just mention that to the south I see more than 20 non-working junk vehicles sitting on an empty lot. That's my Herriman. I want a nice yard, but at this point I see little reason to spend anything on improvements. It's not fun to walk into my backyard only to be transported onto an RV storage lot. Thank you for your attention.

The following comment was received by email from Lorraine Greenhalgh:

Hello! Thank you for your service to our beautiful city! I'll get to the point. Over the last couple of years, I have seen a large increase of stored RVs on private property. It is an eye sore. I grew up with a dad who liked to store vehicles and other 'things' on 'his property', as he was raised in a 1000 acre ranch, he didn't understand that it doesn't translate well to suburbia. One day I was in the house across the street and looked out the front window. I was pretty shocked at the view. An old bus, several sheds and a lot of 'stuff' in the carport. When I looked across the street from my home, I saw a beautiful house and well kept landscape. From my neighbors view, he saw junk. I realized then that we all have a responsibility to maintain our property and that is why we have codes. My sister and I cleaned my dad's stuff out years ago, and that neighbor across the street was joyful. Jump to today. My other sister owns a home just a few blocks from me. She has been very generous to allow us to use her garden area and chicken coop on her 1 acre property. In just a short time, the neighboring property owners, all 3 sides, started to use the land that they rightfully own, as storage for RVs and junk cars. The view that once consisted of mountains and fields now bears metal structures, growing like weeds. Fun fact, RVs and abandon cars attract mice, cockroaches and rats among other vermin. Vehicles act as great shelter for small animals. Storage unit companies do not allow certain items to be stored for good reason. Number one is food. It definitely attracts mice, rats and roaches, if you need info on this, let me know. Many RVs contain food and will not be regulated on private property. Another prohibited item is 'Ammunition, explosives, and radioactive' materials and fall under the category of hazardous materials. Anything that can explode or cause irreparable harm to the storage facility probably doesn't belong in a storage unit or unregulated private property. Most storage facilities include a list of materials that are prohibited inside the unit or on facility grounds. Again, who will police this? Third, Unregistered vehicles. No questions asked, right? Was this used for a meth lab? Next, flammable liquids "Flammable materials fall under the same category as hazardous materials. They're dangerous for the items in the storage unit as well as the storage facility (not to mention private property). Explosive gases, liquids, and even aerosol sprays don't belong in a storage unit. Leaks or changes in temperature could cause them to spontaneously combust." These are just a few things that need to be considered and regulated.. I doubt the city wants to be liable for anything going south, for allowing these things to be stored. Again, do we have the resources to be sure illegal activities are not taking place? Pretty sure our truly amazing Herriman PD does not want to get involved and should not have to. Back to the eye sore. The property south of my sister's was up for sale a 18 months ago for over one million point four dollars. If I were to spend that much on a house, I can guarantee it would not be one with a view of RV parks and junk cars. Maintaining property values matter. That beautiful home on 1 acre did not sell. I invite you all out to really get a good look at what it does to quality of living. It sucks. I propose that residential property be limited in storage of RVs and vehicles, and registered to the property owner. Limits of 3 RVs, one RV/motorhome, one open trailer, one boat, 1 acre and lower with an 8 ft fence to cover from the road and adjacent property. Larger properties may have more, but still limited. Many other cities have restricted codes to maintain beauty and quality of life, not to mention property value. Let's not continue to be a dumping ground.

Again, thank you for your time and consideration of this important topic.

Commissioner Jacobson motioned to close the public hearing. Commissioner Garcia seconded and all voted aye.

The Commissioners expressed appreciation for the public input and reiterated their intention to strike a balance between accommodating residents' preferences and maintaining the overall visual appeal of the community. They recognized the challenges faced in some parts of the City and expressed interest in taking a field trip to see the current impact on the City. Commissioners debated RV definitions and allowable numbers on private property.

*Commissioner Jacobson moved to continue item 5.2 Consideration of a recommendation to amend Title 10 of Herriman City Code to regulate recreational vehicle storage on private property.
Commissioner Garcia seconded the motion.*

The vote was recorded as follows:

Commissioner Darryl Fenn	Yes
Commissioner Jackson Ferguson	Yes
Commissioner Heather Garcia	Yes
Commissioner Brody Rypien	Not Present
Commissioner Adam Jacobson	Yes
Commissioner Andrea Bradford	Not Voting
Alternate Commissioner Forest Sickles	Yes
Alternate Commissioner Terrah Anderson	Not Voting
Alternate Commissioner Preston Oberg	Yes

The motion passed unanimously.

6. Chair and Commission Comments

Chair Powell appreciated the discussions and reminded people to take turns and not talk over each other.

7. Future Meetings

Wednesday, June 28, 2023 – City Council Meeting

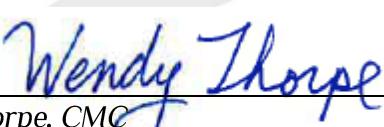
Wednesday, July 5, 2023 – Planning Commission Meeting

Wednesday, July 12, 2023 – City Council Meeting

8. Adjournment

Commissioner Garcia moved to adjourn the meeting at 8:41 p.m. and all voted aye.

I, Wendy Thorpe, Deputy City Recorder for Herriman City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on June 21, 2023. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.


Wendy Thorpe, CMC
Deputy City Recorder



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