



PLANNING COMMISSION MINUTES

Wednesday, October 18, 2023

Approved December 6, 2023

The following are the minutes of the Herriman Planning Commission meeting held on **Wednesday, October 18, 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, Jackson Ferguson, Adam Jacobson, Andrea Bradford, Alternate Forest Sickles, Alternate Terrah Anderson (attended the tour and work meeting), and Alternate Preston Oberg

Commissioners Excused: Brody Rypien

Staff Present: Planning Director Michael Maloy, Communications Specialist Destiny Skinner, Assistant City Manager Clint Spencer, Assistant City Attorney Matt Brooks, Deputy Recorder Wendy Thorpe, Staff Engineer III Josh Petersen, and Planner I Laurin Hoadley

5:00 PM Planning Commission Tour of Panorama Point Development Proposal (4661 W Juniper Crest Road)

Planning Commissioners Darryl Fenn, Heather Garcia, Jackson Ferguson, Adam Jacobson, Andrea Bradford, Terrah Anderson, Andy Powell, Preston Oberg, and Forest Sickles met with Planning Manager Clint Spencer, and DAI Representatives Nate Shipp and Chase Andrizzi at 4661 W Juniper Crest Rd for a site tour.

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

Chair Andy Powell called the work meeting to order at 6:31 p.m. He expressed gratitude for the tour of the Panorama Point site.

1.1. Review of City Council Decisions – Clint Spencer, Planning Manager

Planning Director Maloy reported the City Council work meeting focused on the Panorama Point Development proposal and review of the pending mass development agreement. The council decided to discuss the project in work meetings. They also discussed potential changes to existing policies related to requiring infrastructure for secondary water systems in new developments. The Council contemplated not mandating secondary water systems for new developments but continuing to serve existing areas with secondary water. This might lead to adjustments in current standards, such as lot size requirements.

1.2. Review of Agenda Items – Planning Staff

Commissioners discussed the conditional use permit for a new wireless communications monopole. They debated whether a taller monopole with more height would provide better service and how to balance coverage needs with the desire for stealth installations. Additionally, the meeting covered the preliminary approval for the Anthem commercial development, including a parking reduction request. The proposed changes aimed to accommodate future tenants and usage, which required a review of parking needs.

The next agenda items involved requests to remove zoning conditions, amend the city's general plan and future land use map, and amend the South Hills Master Development Agreement to include additional undeveloped land. The expanded Master Development Agreement could include new types of residential units. Zoning amendments and staff coordination with the development team were also discussed.

The Commission discussed potential conflicts of interest but determined there was no conflict regarding the request to remove a zoning condition from a property close to one of the commissioners' homes.

1.3. Land Use Development Review and Training – Michael Maloy, Planning Director

No training took place, due to lack of time.

2. Adjournment

The Commission adjourned the work meeting by consensus at 6:58 p.m.

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

Chair Andy Powell called the meeting to order at 7:03 p.m.

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

Raylene Terry led the audience in the Pledge of Allegiance

3.2. Roll Call

Full Quorum Present.

3.3. Conflicts of Interest

Commissioner Jacobson reported he lived near the item 5.1 property but that was no conflict whatsoever for him. Commissioner Ferguson reported he was working on a project near the pickleball court item, but he did not feel that was a conflict of interest.

3.4. Approval of Minutes for the September 20, 2023 Planning Commission Meeting

Commissioner Garcia motioned to approve the Minutes for the September 20, 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 Consideration of a Conditional Use Permit for a new Wireless Communication Facility and Monopole at 7280 W Herriman Highway in the A-1-43 Agricultural Single Family Zone

Applicant: Merideth Hewett, AT&T (authorized agent)

Acres: ±6.7

File No: C2023-061

Chair Powell reviewed the public hearing guidelines.

Planning Manager Spencer presented information about the proposed conditional use permit request for a wireless monopole. He shared renderings and details about the project's location on west Herriman Main Street. He reviewed the Commission requests from the June 7, 2023 meeting. The discussion also touched on the use of stealth design to improve the appearance of the structure and clarified the facility would be surrounded by a masonry or precast wall. Current ordinance allowed the pole to be fifty feet high, but a height of one hundred feet may be allowed with Commission approval. Options for recommendation were reviewed.

Applicant representative Jason Evans was present online. He explained the shorter stealth water tower would be limited to two providers, and the one-hundred-foot-tall non-stealth design allowed about four companies to have colocation capabilities on the same pole. He reviewed coverage and distance between carrier items on the pole.

The Commission engaged in a discussion about the height of the monopole, with some Commissioners favoring a 100-foot tall stealth monopole to minimize the need for additional towers, while others preferred shorter monopoles, or a taller non-stealth option. There was a debate about whether the monopole's height would deter additional towers.

The discussion also touched on the possibility of relocating the monopole on the property. There was also mention of negotiations with the city for the lease of the land. Per Planning Director Maloy relatively few areas in the city qualified due to the quasi-public land use requirement.

Commissioner Jacobson moved to approve item 4.1 Consideration of a Conditional Use Permit for a new Wireless Communication Facility and Monopole at 7280 W Herriman Highway in the A-1-43 Agricultural Single Family Zone with staff recommendations and an alteration to #4 to allow for up to a hundred feet and an alteration to #5 to require stealth design of a water tank.

- 1. Comply with all remaining corrections from City departments.*
- 2. Work with the Engineering Department to ensure the site does not conflict with existing and future utilities.*
- 3. Enclose the base station within an eight (8) foot tall masonry or precast wall.*
- 4. If the Planning Commission approves additional height, the monopole shall not exceed ~~70~~ 100 feet above the grade of Main Street.*
- 5. ~~If~~ The Commission requires the wireless facility to use a stealth design, the applicant shall submit the final design of the stealth water tower tank to the Planning Department for administrative review.*

Commissioner Sickles seconded the motion.

The vote was recorded as follows:

<i>Commissioner Darryl Fenn</i>	<i>No</i>
<i>Commissioner Jackson Ferguson</i>	<i>No</i>
<i>Commissioner Heather Garcia</i>	<i>No</i>
<i>Commissioner Brody Rypien</i>	<i>Not present</i>
<i>Commissioner Adam Jacobson</i>	<i>Yes</i>
<i>Commissioner Andrea Bradford</i>	<i>Yes</i>
<i>Alternate Commissioner Forest Sickles</i>	<i>Yes</i>
<i>Alternate Preston Oberg</i>	<i>Not Voting</i>
<i>Alternate Terrah Anderson</i>	<i>Not Present</i>
<i>Chair Andy Powell voted to break the tie</i>	<i>Yes</i>

The motion passed with a vote of 4 to 3.

4.2 Consideration of Preliminary Approval for the Anthem Commercial 10th Amended Subdivision at 5167 W Denali Park Drive in the C-2 Commercial Zone. (Public Hearing)

Applicant: Cory Gust, Anthem Center, LLC (property owner)

Acres: ±11.72

File No: S2023-08

Planning Manager Spencer presented the request for the development in the Anthem Commercial area, which would split an existing parcel into two, with the purpose of creating a new indoor/outdoor pickleball recreational facility. Engineering had no concerns, and the proposal met all zoning requirements.

The applicant had nothing to add.

The presentation was straightforward, and there were no questions from the commission.

Chair Powell opened the Public Hearing.

No comments were offered.

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

Commissioner Jacobson moved to approve item 4.2 Consideration of Preliminary Approval for the Anthem Commercial 10th Amended Subdivision at 5167 W Denali Park Drive in the C-2 Commercial Zone. Commissioner Ferguson 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>Yes</i>
<i>Alternate Commissioner Forest Sickles</i>	<i>Yes</i>
<i>Alternate Preston Oberg</i>	<i>Not Voting</i>
<i>Alternate Terrah Anderson</i>	<i>Not Present</i>

The motion passed unanimously.

4.3 Consideration of a Conditional Use Permit for an Indoor and Outdoor Recreational Facility with Leasable Office Space in the Anthem Commercial Development at 5163 W Denali Park Drive in the C-2 Commercial Zone

Applicant: McQueen Enterprise (property owner)

Acres: ±2.23

File No: C2023-095

Planning manager Spencer presented the request, which involved the site plan for the lot previously approved with item 4.2. The plan outlined the construction of a structure on the east side of the lot with 10 indoor pickleball courts and about three outdoor courts. The building, approximately 28,000 square feet

and just over 28 feet tall, featured materials like brick, Hardy panel siding, metal paneling, and clear anodized storefront, all in compliance with the applicable MDA.

The landscape plan was presented, acknowledging a consideration for 50% live growth coverage as explained in staff requirement #5. The applicant sought a reduction in parking stalls, planning for 55 instead of the required 88, with the advantage of a parking and egress easement over the Anthem Commercial area. This easement allowed for additional parking as neighboring properties developed. Planning Manager Spencer discussed zoning and engineering aspects and highlighted the need for the landscape plan to meet live growth coverage requirements.

Applicant Jamie McQueen provided additional insights into the project. He mentioned the growing popularity of pickleball, and emphasized innovative features such as rubberized courts, an air exchange system, and indirect lighting to enhance the playing experience. He explained aspects of the outdoor courts and the purpose of the mini court. He also expressed gratitude to the Commission.

Commissioners expressed appreciation for the cross-access parking agreement to accommodate additional vehicles during tournaments.

Commissioner Sickles moved to approve item 4.3 Consideration of Conditional Use Permit for an Indoor and Outdoor Recreational Facility with Leasable Office Space in the Anthem Commercial Development at 5163 W Denali Park Drive in the C-2 Commercial Zone with the staff recommendations:

- 1. Receive and agree to all recommendations from other agencies.*
- 2. The Anthem Commercial 10th Amended Subdivision is approved by the Planning Commission (City File #S2023-083)*
- 3. The Anthem Commercial 10th Amended Subdivision is recorded before building permits are issued.*
- 4. Comply with the conditions of a Floodplain Permit as per Herriman City Engineering.*
- 5. All landscaping must comply with Herriman City's Water Efficiency Standards and meet the 50% live plant coverage.*
- 6. Phase 2 of the development shall go back to the Planning Commission for approval.*
- 7. Landscaping (native seed mix) installed in Phase 2 of the development shall be maintained as per City Standards until the second phase is completed.*
- 8. The roof color shall be revised to be consistent with the submitted color board for the project.*
- 9. No signs are approved with this request.*

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>Yes</i>
<i>Alternate Commissioner Forest Sickles</i>	<i>Yes</i>
<i>Alternate Preston Oberg</i>	<i>Not Voting</i>
<i>Alternate Terrah Anderson</i>	<i>Not Present</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 request to remove a Zoning Condition that requires Lots 718, 752, 753, and 754 along the northern boundary of Phases 7A and 7B in the Estates at Rose Creek Subdivision located generally at 5702 W Karalynn Court to have a minimum lot area of 0.50 acres in the A-1-10 Z/C Agricultural Single Family Zone (Public Hearing)**
Applicant: Kylie Monroe (authorized agent)
Acres: ±2.09
File No: Z2023-121

Planning Director Maloy presented item 5.1. consideration of a request to remove a zoning condition on specific lots in the Estates at Rose Creek subdivision. The background revealed that the zoning condition in question was established in March 2002 when the property was rezoned from C2 commercial to A1 agricultural. The zoning condition mandated a minimum half-acre size for lots along the North Boundary. The applicant sought an amendment to remove this requirement, focusing on specific lots. Planning Director Maloy emphasized the proximity of the affected property and explained that although it was a text amendment, it essentially functioned as a modification to the zoning map. The original zoning condition aimed to provide a buffer and required certain lot size and density standards.

The staff's recommendation was to approve the text amendment while maintaining the 2.7 dwelling units per acre. Michael discussed the potential impact on the properties, noting that only two additional lots could be accommodated without exceeding the maximum density.

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.

Concerns were raised about maintaining the buffer, protecting existing conditions, and potential impacts on roadways and infrastructure. The discussion also touched on the absence of detached accessory dwelling unit standards, the historical intent of the zoning condition and the possible precedent set by the decision.

Commissioner Jacobson moved to recommend denial to City Council, based on concerns about buffering and potential infrastructure impacts, of item 5.1, Consideration of a request to remove a Zoning Condition that requires Lots 718, 752, 753, and 754 along the northern boundary of Phases 7A and 7B in the Estates at Rose Creek Subdivision located generally at 5702 W Karalynn Court to have a minimum lot area of 0.50 acres in the A-1-10 Z/C Agricultural Single Family Zone.

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>Yes</i>
<i>Alternate Commissioner Forest Sickles</i>	<i>No</i>
<i>Alternate Commissioner Terrah Anderson</i>	<i>Not present</i>
<i>Alternate Commissioner Preston Oberg</i>	<i>Not Voting</i>

The motion to recommend denial passed with a vote of five to one.

5.2 Consideration of a request to amend the Herriman City General Plan Future Land Use Map from Hillside and Agricultural Residential to Neighborhood One for ±5.3 acres of property at 13286 S Rose Canyon Road. (Public Hearing)

Applicant: Anna and Brandon Parker (property owners)

Acres: ±5.3

File No: G2023-108

Chair Powell stated item 5.2 involved a request to amend the Herriman City General Plan, while item 5.3 was a request for a zone change for the same parcel. He clarified that there would be one presentation covering both items, with separate hearings and motions.

Planner I Hoadley provided an overview of the Parker General Plan Amendment and Rezone. The property in question, located off Rose Canyon Road, was currently zoned as Agricultural and Hillside. The proposal aimed to change it to Neighborhood One. She justified the change by highlighting the compatibility with adjacent Neighborhood One zones and the Reserve at Sky Ranch. The proposed subdivision was presented.

The intention was to create a medium-density residential area with a mix of different-sized properties, with animal rights on all properties.

Applicants Brandon and Anna Parker, expressed their connection to Herriman and their desire to create a subdivision while preserving agricultural heritage. They expressed their desire to live on the property, maintain agricultural heritage, and create a subdivision with lots to accommodate animals and provide a beautiful space for multiple families.

The Planning Commission members reviewed the animal sizes and total animals allowed per lot size. Commissioners confirmed the existing home was on lot five and the applicants would build on lot three. They emphasized the need for buffers between different zones and debated the ideal zone for the property. Differences between old Herriman and the Neighborhood One zone were clarified by Planning Director Maloy. He clarified Agricultural lots were not allowed to subdivide, and the neighborhood to the east was Neighborhood One.

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.

Commissioner Jacobson moved to recommend approval to City Council of item 5.2 Consideration to amend the Herriman City General Plan Future Land Use Map from Hillside and Agricultural Residential to Neighborhood One for ±5.3 acres of property at 13286 S Rose Canyon Road.

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	Yes
Alternate Commissioner Forest Sickles	Yes
Alternate Commissioner Terrah Anderson	Not Present
Alternate Commissioner Preston Oberg	Not Voting

The motion passed unanimously.

5.3 Consideration of a request to amend the Herriman City Official Zoning Map from A-1-43 Agricultural Single Family Zone (1 dwelling unit per acre maximum) to A-1-10 Agricultural Single Family Zone (2.5 dwelling units per acre maximum) for ±5.3 acres of property at 13286 S Rose Canyon Road (Public Hearing)
Applicant: Anna and Brandon Parker (property owner)
Acres: ±5.3
File No: Z2023-107

Planner I Hoadley informed the Commission the rezone recommendation was A-1-10 to accommodate the four smaller lots.

Chair Powell opened the public hearing.

The following comment was received by email from Troy Rushton:

Good evening Herriman Planning Department,

Regarding rezone Z2023-107 - 13286 South Rose Canyon Road - A1-10; I would like to submit the following notes for the PC hearing on Wednesday, Oct 18th. I submit this on behalf of my parents Bob & Evon Rushton who live north of the subject property.

1) Retention Pond - The retention pond will be located next to my parents home and we would like to confirm the pond is connected to Herriman Storm Drain System to allow discharge of storm water into the system to prevent pooling water which creates smell, mosquitoes, and potential for water to migrate to their basement. Q - Will the retention pond be connected to Herriman Storm Drain System to ensure water is retained and then flows into the system rather than pooling until it evaporates or seeps into soil?

2) Irrigation - The property has 5 shares of Rose Creek Irrigation which allows 15 hours of irrigation every 8 days. Concern with runoff from Lot 3 and 4 to my parents property and possibly home and also the retention pond which is designed for storm runoff. There are no longer ditches from the property across Rose Canyon Road since the ditch was piped earlier this year. Q - With rezoning to small parcels and without ditches to collect irrigation runoff how will the applicant ensure irrigation water stays on the individual parcels?

3) Animal Rights - Herriman Animal Rights outlined in 10-29-7 is very generous with the number of animals allowed on these small lots. Lot 3 at 1 acre could have 100 small animals + 15 medium animals + 4 large animals and adjacent Lots 4 at .592 acres could have 75 small animals + 4 medium animals + 2 large animals. This is an extreme number of animals which could be located on 1.59 acres! We feel it reasonable that the applicant agree to limit the number of animals to 50 small + 10 medium + 4 large total for the two parcels and include this number into the HOA covenants. I would imagine the new homes to the west which do not have animal rights would also appreciate a reasonable limitation. The other lots in the development likely would be impossible to have animals due the 40' setback from other homes and roads. Q - Will the applicant agree to limitation on animals in the two parcels; lots 3-4?

4) Fencing - My parents would like to ensure the applicant installs 6' vinyl fencing along the north property line they will share. Q - Does the applicant agree to install 6' vinyl fencing along the shared property line? My parents do plan to attend the meeting on Oct 18th.

Please confirm receipt of this email and that it will be entered into the PC packets for review.

Best,

Troy Rushton

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

Commissioners asked how many houses would fit on the property with the zoning change. Planner I Hoadley responded that with the 1.8 density cap, roughly ten properties, but the applicant planned to build on nine. Commissioners discussed nearby property size, ideal lot size, and appropriate buffering. They debated the existence of large horse properties and the housing needs of residents.

Commissioner Jacobson moved to recommend approval to City Council of item 5.3 consideration of a request to amend the Herriman City Official Zoning Map from A-1-43 Agricultural Single Family Zone (1 dwelling unit per acre maximum) to A-1-10 Agricultural Single Family Zone (2.5 dwelling units per acre maximum) for ±5.3 acres of property at 13286 S Rose Canyon Road.

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>Yes</i>
<i>Alternate Commissioner Forest Sickles</i>	<i>Yes</i>
<i>Alternate Commissioner Terrah Anderson</i>	<i>Not Present</i>
<i>Alternate Commissioner Preston Oberg</i>	<i>Not Voting</i>

The motion passed unanimously.

5.4 Consideration of a request to amend the South Hills Master Development Agreement (MDA) affecting properties located approximately within the following boundaries: 15000 South (north boundary), Mountain View Corridor (east boundary), 15900 South (south boundary), and 4300 West (west boundary). If approved, the proposal would add ±121.19 acres of vacant property to the existing MDA and amend portions of the MDA, including the Herriman City East Area Master Plan and the South Hills Development Land Use Plan to reflect existing and proposed commercial and residential development within the master-planned community.

Applicant: Craig Martin, Wasatch South Hills Development Company (authorized agent)

Acres: ±675.63

File No: M2023-129

Planning Director Maloy explained item 5.4, which involved the consideration of a request to amend the South Hills Master Development Agreement (MDA). The amendment sought to expand certain areas within the existing agreement and make textual updates. The East Area General Plan, developed in conjunction with the property's annexation, served as a guiding document for the MDA.

The existing Planned Unit Development (PUD) for the project had undergone multiple amendments, with the most recent being a technical cleanup. The proposed amendment focused on expanding certain and incorporating a UDOT remnant piece into the land use plan. Planning Director Maloy emphasized the intent to align the amendment with the existing Herriman General Plan's policies and objectives. He presented a land use plan showing proposed changes, including increases and decreases in various land use types. The presentation included a simplified table of acreage and units, aiding in understanding the proposed changes. The staff acknowledged the complexity of the proposal and offered the Planning Commission the options of approving as submitted, approving with additional recommendations, or continuing the discussion for further clarification. Staff believed that, even with the changes, the impact on density would not exceed 4.5 units per acre.

Commissioners raised questions about the new land addition and its impact on low-density residential units. Staff response indicated that a specific calculation was not performed but acknowledged the increase in square footage due to the new addition.

Applicant Representatives Reid Dixon and Craig Martin provided additional information about the development project, addressed zoning aspects, and indicated a need for technical clean up. They also explained the addition of the Staker property as part of their agreement, and mining issues caused by the placement of water tanks. They stated the MDA allowed 4.5 units per acre, but the upper South Hills portion area south of Mountain View Corridor only had a density of 2.6.

Chair Powell opened the public hearing.

Walter Plumb stated he had extensive development experience with the developer and was in favor of the development. He added that WPA had sixty acres contiguous with this property.

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

Applicant Representative Reid Dixon explained they have worked closely with adjacent property owners for configuration of infrastructure, and the addition of acreage.

Commissioners expressed concerns about the changes in density, the movement of density between different areas, and the need for more detailed information and comparison tables before making a recommendation. They suggested waiting for more information and clarification regarding the density changes. Ultimately, the Planning Commission decided to continue the discussion on this item until more detailed and accurate tables could be provided to compare the existing plan with the proposed changes, and to have a more comprehensive analysis of the zoning aspects. A discussion on buffering between different zones was also suggested, as it was considered important to find a balanced solution.

Commissioner Jacobson moved to continue without date item 5.4, until the Commission gets accurate tables to show before and after with the intention of adding this space, Consideration of a request to amend the South Hills Master Development Agreement (MDA) affecting properties located approximately within the following boundaries: 15000 South (north boundary), Mountain View Corridor (east boundary), 15900 South (south boundary), and 4300 West (west boundary). If approved, the proposal would add ±121.19 acres of vacant property to the existing MDA and amend portions of the MDA, including the Herriman City East Area Master Plan and the South Hills Development Land Use Plan to reflect existing and proposed commercial and residential development within the master-planned community. Commissioner Sickles 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>Yes</i>
<i>Alternate Commissioner Forest Sickles</i>	<i>Yes</i>
<i>Alternate Commissioner Terrah Anderson</i>	<i>Not Present</i>
<i>Alternate Commissioner Preston Oberg</i>	<i>Not Voting</i>

The motion passed unanimously.

6. Chair and Commission Comments

Commissioners thought more detailed information at a work meeting would've been helpful and expressed a better tool was needed to clarify buffering between zones. Commissioners expressed the need to designate appropriate areas for agricultural land and discussed the idea of creating small area master plans or a historic district. There was a discussion about the challenges of preserving agricultural land in the face of increasing urbanization and the need to balance the vision of Herriman's future. Members emphasized the importance of documenting historical zoning conditions and buffers to maintain transparency and consistency in decision-making.

7. Future Meetings

Wednesday, October 25, 2023 – City Council Meeting - CANCELLED

Wednesday, November 1, 2023 – Planning Commission Meeting

8. Adjournment

Commissioner Sickles moved to adjourn the meeting at 9:35 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 October 18, 2023. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.



Wendy Thorpe, CMC
Deputy City Recorder