



PLANNING COMMISSION MINUTES

Wednesday, November 1, 2023

Pending Formal Approval

Draft

The following are the minutes of the Herriman Planning Commission meeting held on **Wednesday, November 1, 2023, at 6:45 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 at Work Meeting: Brody Rypien, Andrea Bradford, Alternate Forest Sickles, Alternate Terrah Anderson, and Alternate Preston Oberg

Excused: Jackson Ferguson, Heather Garcia, Darryl Fenn and Adam Jacobson

Staff Present: Planning Director Michael Maloy, Planning Manager Clint Spencer, Planner II Sheldon Howa, Deputy Recorder Wendy Thorpe, and Planner I Laurin Hoadley

5:30 PM FIELD TRIP (Tour of South Hills Master Development Agreement area will depart from 14716 Marketplace Drive)

Planning Director Maloy, Andy Powell, Brody Rypien, Andrea Bradford, Alternate Terrah Anderson, Alternate Forest Sickles and Alternate Preston Oberg toured the South Hills Master Development Agreement area.

6:45 PM WORK MEETING (Fort Herriman Conference Room)

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

1. Commission Business

1.1. Review of City Council Decisions – Michael Maloy, Planning Director

Planning Director Michael Maloy announced City Council has not met since the latest PC meeting. He further reported the next Commission work meeting and regular meeting would both take place in the Council Chambers, due to Council scheduling a special meeting the same evening in the work room.

1.2. Review of Camden Commons Final Development Plan for 11998 S Anthem Park Boulevard – Michael Maloy, Planning Director

Planning Director Maloy reported the contractor was working on infrastructure for the Camden Commons Final development plan with the plat to be recorded tomorrow. Project Architect Jason Dunham from Bradford F. Houston Design Studio reported the five acre project would contain 33 homes. He presented updates on the development, showcasing images and drawings. The presentation covered current footprints, landscape plans, and the placement of trash bins. Emphasis was placed on negotiations with utility companies for proper placement of utilities. He explained the inspiration was from London's new towns and included the incorporation of hedges for delineation between public and private spaces. Detailed views of different types of townhouses, including twin and triple units, were presented. The architect discussed the orientation of doors, outdoor spaces, and the utilization of hedges and gates for landscaping. The presentation underscored efforts to maintain architectural authenticity, such as steep roof pitches and high-grade windows. The presentation concluded with a discussion on potential upgrades, such as fireplaces and chimneys, with consideration for market demand. The overall theme centered on creating a community with well-thought-out public and private spaces, emphasizing the importance of design details and authenticity in the development.

1.3. Pinterest Visual Preference Survey of City Planning and Development Concepts – Laurin Hoadley, Planner I

Planner Hoadley reviewed the Pinterest Visual Preference Survey of city planning and development concepts. She explained the process of adding pins to the PC landscape board, providing step-by-step instructions for Commission members. Commissioners were encouraged to explore and add pins related to urban landscape ideas, with a focus on making the process user-friendly. Questions arose about categorizing pins and the ability to move them into subcategories. Planner I Hoadley assured members that such adjustments could be made after the initial pinning process. Once the group has created a few different boards and we have enough maybe images to then talk about as a group. With the goal of building this image library as a resource. The Commission engaged in conversations about creating lush and green environments in Herriman, with a focus on more variety in landscaping and less grass. The idea of using concrete with permeable surfaces was explored as a means of filtering water before it returns to the ground. Members expressed the desire to categorize pins based on themes such as multifamily housing and cities. Planning Director Maloy encouraged members to send out emails notifying others of new pins and suggested using the Pinterest platform for collaborative discussions on urban development ideas.

1.4. Review of Land Review Use Development, Standards, and Updates – Michael Maloy, Planning Director

Planning Manager Spencer provided a map of currently underway projects with construction updates. The meeting proceeded to discuss various projects, starting with Teton Commercial, included a Wiggy Wash and Kum & Go/Maverik. The DAI property featured another Wiggy Wash, office building and Extra space storage. Other projects in Anthem Commercial such as Kiddie Academy, Pet Suites, Pickle N' Poach, Slackwater, Panda Express and Corner Plaza were reviewed. Development projects were planned in Academy Village, including apartments, and in Rockwell and Camden Commons. The Cove expansion was no longer being developed by Toll Brothers and the property owner was seeking a new development team. Planning Manager Spencer also provided current Olympia development projects. Collaboration efforts with service providers for code reviews were currently underway. Future considerations included the Rapid Transit Overlay and discussions with the Wasatch Front Regional Council on corridor preservation funds. The commission shared insights into modifications allowed by state code for transit-oriented developments in conjunction with a bus rapid transit system.

2. Adjournment

Commissioner moved to adjourn the meeting 8:12 pm, and all voted aye.

THE REGULAR PLANNING COMMISSION MEETING scheduled in the Council Chambers at 7:00 PM was cancelled

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 November 1, 2023. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.



Wendy Thorpe, CMC
Deputy City Recorder