



## PLANNING COMMISSION MINUTES

**December 6, 2023**

**Approved January 3, 2024**

The following are the minutes of the Herriman Planning Commission meeting held on **Wednesday, December 6, 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, Adam Jacobson, Andrea Bradford, Alternate Forest Sickles, Alternate Preston Oberg, and Brody Rypien

**Commissioners Excused:** Heather Garcia, Jackson Ferguson, and Alternate Terrah Anderson

**Staff Present:** Planning Director Michael Maloy, Communications Specialist III Mitch Davis, Assistant City Planning Manager Clint Spencer, Assistant City Attorney Matt Brooks, Deputy Recorder Wendy Thorpe, Community Development Director Blake Thomas, Planner I Laurin Hoadley, and HPD Deputy Chief Cody Stromberg

### 1. **6:00 PM - Work Meeting** (Council Chambers)

Chair Andy Powell called the work meeting to order at 6:03 p.m.

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

Planning Director Maloy clarified the Council doesn't have a second meeting in November. Election results are in with both incumbent candidates retaining their seats.

#### **1.2. Review of Agenda Items** – Planning Staff

Planning Manager Spencer offered a brief explanation of Item 4.1.

**1.3. Presentation of the final open space and landscape plan for Mountain View Plaza at 5143 W Miller Crossing in the C-2 Commercial Zone and Mountain View Plaza Master Development Agreement (City File No> C2023-081) – Clint Spencer, Planning Manager**

Planning Manager Spencer presented a site plan. Developer Aaron Osmond reviewed the landscape plan including aesthetics, safety, access, and sufficient landscaping updates from previous conversations. Planning Manager Spencer identified the fire ring features; water feature with lights; a low shrub/walls; an outdoor game area with shading and concrete slate; and wall seating. Staff recommends a couple more trees, planters, and dark sky requirements for lighting. Developer Osmond disclosed the Plaza is part of the first phase. They are prepped, ready to go with the sitework finished. Building two is fully leased including a Mexican restaurant- Red Fuego, a coffee and dessert place, Boba Bee, and a Thai restaurant in building three.

**1.4. Land Use Update, Discussion, and Training – Michael Maloy, Planning Director**

Planning Director Maloy expressed the Pinterest board maturity is ongoing and will be brought back to commission at a later time. The state is requiring municipalities of our size to update their subdivision ordinances. Herriman is already close to what the state is requiring. The state wants the City Council out of subdivision review. The city has been working with an attorney to review our code. The code will be updated after a public hearing and the City Council's approval.

Hidden Oaks development partner had a recent conversation about possibly extending a roadway into some difficult to access property (not owned by Hidden oaks) that is not part of their MDA. The property is only a few acres, the city only has lots sizes of 10,000 sq feet outside of an agreement. The question has risen "Is this the right time to consider R-1-8 zone"? We are going into our second year of reporting moderate income housing obligations to the state. These kinds of zoning text amendments and then applying them to the city would comply with these obligations. Road project funding is at risk if the objectives are not met. He expressed this presents good opportunities for the city. Commissioner Rypien stated zone text amendments would be worth exploring. Planning Director Maloy disclosed we already have these lot sizes included in larger MDA agreements. Commissioners discussed the benefits and disadvantages of zoning text amendments. Commissioners agreed to review zoning text amendment changes.

Training videos presented.

**2. Adjournment**

The Commission adjourned the work meeting by consensus at 6:59 p.m.

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

Chair Andy Powell called the meeting to order at 7:04 p.m.

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

Deputy Recorder Thorpe 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 Minutes for the October 18, 2023 and November 1, 2023 Planning Commission Meetings**

*Commissioner Fenn motioned to approve the Minutes for the October 18, 2023 and November 1, 2023 Planning Commission meetings; Commissioner Jacobson 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 amendment for the Mountain View Plaza Site Plan located at 5143 W Miller Crossing in the C-2 Commercial Zone and the Mountain View Plaza Master Development Agreement**

**Applicant: Aaron Osmond (property owner)**

**Acres: ±6.00**

**File No: C2023-081**

Planning Manager Spencer presented the request for item 4.1, which involved the consideration of a Conditional Use amendment for the Mountain View Plaza Site Plan located at 5143 W Miller Crossing in the C-2 Commercial Zone and the Mountain View Plaza Master Development Agreement. Landscape plans were presented. Condition of Approval #7 required alternate paving material such as brick or stone pavers. The developer investigated alternatives, but they tended to be very cost preventative. They came back with the option to use something that looks like pavers but is a concrete aggregate. Plaza landscaping renderings presented. Staff is recommending approval.

Applicant Aaron Osmond thanked the Planning Commissioners for reconsidering the change. He believes they have met the requests from the Commission. With the updates to utility, access, safety, and shading we think we have accomplished these requests. Architect Chris Layton with Layton Davis Architects explained the paving choice. The concrete aggregate is not slippery when wet, has good drainage, and holds up to freeze and thaw. The concrete is poured, sawcut to look like tiles, ground and then sealed, it looks similar to granite when finished.

Commissioner Jacobson moved to approve item 4.1 with a change to condition of approval # 7 to allow concrete aggregate for the Mountain View Plaza Site Plan located at 5143 W Miller Crossing in the C-2 Commercial Zone and the Mountain View Plaza Master Development Agreement with the following staff recommendations:

1. Receive and agree to all recommendations from other agencies.
2. All other proposed buildings (Buildings 3, 4, 5, 6, and the Office Building) receive future approval from the Planning Commission.
3. The applicant provides a plan for cars to navigate the east side of the parking lot included in phase one that does not require them to turn around in the aisle.
4. The applicant provides permanent on-site bicycle parking with bicycle parking facilities in both phases of development.
5. Material for pedestrian crossings in the parking areas shall be identified on the site plan as actual brick pavers or an acceptable durable material with a different texture and color. Raising these crossings is also recommended, as per the MDA. 38 Planning Commission Page 2 5 8 5
6. Dumpsters shall be finished primarily with brick or stone found on the buildings.
7. The applicant shall work with staff to design a plaza that includes the following elements: shading with trees and/or structures; secondary and moveable seating; the proposed water feature; elements of safety for those accessing the site from public streets (such as landscape buffers, plant materials, seat walls, etc.); alternate paving material such as brick or stone pavers, or a concrete treatment that has the appearance of brick or masonry pavers with a different color and texture; and a master sign plan that identifies the center, provides wayfinding, and creates a “sense of place.”
8. All electrical panels, air conditioning units, and similar utilities shall be screened by a wall constructed of material that matches the adjacent building, recessed into the building and painted to match the adjacent building, or screened by a parapet as required by the MDA.
9. All landscaping must comply with Herriman City’s Water Efficiency Standards.
10. No commercial tenant signs are approved with this request

Commissioner Rypien seconded the motion.

The vote was recorded as follows:

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

*The motion passed unanimously.*

**5. Chair and Commission Comments**

Mayor Palmer thanked Wendy Thorpe for all her work with the city through the years.

**6. Future Meetings**


Wednesday, December 15, 2023 – City Council Meeting

Wednesday, December 20, 2023 – Planning Commission Meeting

**7. Adjournment**

*Commissioner Oberg moved to adjourn the meeting at 7:22 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 December 6, 2023. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.*



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Wendy Thorpe, CMC  
Deputy City Recorder