



PLANNING COMMISSION MINUTES

Wednesday, August 07, 2024

Approved September 18, 2024

The following are the minutes of the Herriman Planning Commission meeting held on **Wednesday, August 07, 2024, 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: Vice Chair Jackson Ferguson

Commissioners Present at Work Meeting: Andrea Bradford, Alternate Terrah Anderson, Alternate Forest Sickles, Alternate Preston Oberg

Excused: Andy Powell, Brody Rypien, Darryl Fenn, Heather Garcia

Staff Present: Planning Manager Clint Spencer, Planner II Sheldon Howa, Deputy Recorder Angela Hansen, Planner I Laurin Hoadley, Assistant City Attorney Matt Brooks, Communications Specialist Mitch Davis, City Engineer Bryce Terry, Assistant City Manager Wendy Thomas and Planning Director Michael Maloy

6:00 PM WORK MEETING (Fort Herriman Conference Room)

Vice Chair Ferguson called the meeting to order at 6:06 p.m.

1. Commission Business

- 1.1. Election of Planning Commission Chair and Vice Chair through July 31, 2025 – Michael Maloy, Planning Director

Commissioner Sickles nominated Andy Powell as Chair, Seconded by Commissioner Ferguson and all voted aye

Commissioner Sickles nominated Jackson Ferguson as Vice Chair, Seconded by Commissioner Oberg and all voted aye

1.2. Review of Agenda Items – Planning Staff

Planning Director Maloy reported there was not a second meeting for the Council in July. At the next meeting they will have a discussion on appointing/re-appointing a commission member. We currently don't have representation in District 1. The ordinance states we try to have diversity, but it is not required. Commissioner Anderson sought how many representatives we usually have from each district. Planning Director Maloy disclosed usually two from each district. He inquired if the alternate Commissioners would be interested in a full 3-year term. All three alternates showed interest. Commissioner Anderson commented it is interesting to also think of the diversity of skill sets of the individuals appointed.

Item 4.1- Planner Howa explained the plat came to commission back in 2021 but they failed to record the plat.

1.3. Presentation and Consideration of a Plan for Mountain Ridge Park at 4620 W Watchmen Way in the R-2-10 Residential Zone – John Nunley, Engineering Project Manager

<https://www.herriman.org/uploads/files/4829/Item-1.3-Staff-Report.pdf>

City Engineer Terry introduced the project in the Mountain Ridge Development on 13800 south against the Welby Jacob Canal. The park is just under 10 acres. A large portion is being used as a detention pond as part of the agreement with Edge Home's Master Development Agreement (MDA). They will be required to get rid of low flow nuisance water during smaller storms. During major storms the pond will hold water. The vicinity map was shown. Currently there is no vehicle access, but it will be built soon. The park will include 27 parking spaces, a playground, a multi-sport grass field, a pavilion, and restrooms. Commissioner Oberg inquired about the size of the grass field? City Engineer Terry outlined the field will be youth soccer size. A rendering of the park amenities was shown. The MDA includes a provision that Edge Homes will install the sod, sprinklers and the sitework around the amenities. The city will install the amenities once the sitework is installed. Commissioner Sickles solicited about adding trees around the perimeter of the detention pond. City Engineer Terry reported there are no plans to add trees in the detention pond. The pond is a 3 to 1 slope, it's hard to maintain trees at that slope. We generally avoid putting them in pond areas. Staff would be willing to look at the budget for adding more trees outside of the pond area. Commissioner Anderson sought if the pavilion will be reservable? Assistant City Manager Thomas announced the pavilion and the grass field could be reserved. The long-term plan for the area will need to be determined by the budget. The city can build off this first phase. We wanted to get some amenities installed now. When more funding is available, we will investigate phase two. Riverton has a 10-acre park adjacent to this park. We don't want to replicate what Riverton will add. A raised crosswalk will be added to connect the two parks. Commissioner Anderson pressed when 13800 South would be finished. City Engineer Terry remarked the developer is a little behind. They are working on the section west of Sentinel Ridge to Mountain View Corridor to be open by the beginning of school. They are claiming to be two months to open completely. Commissioner Anderson reported she was told when the road opens, it will change the safe school walking zone and the school boundaries. City Engineer Terry maintained for now, they bus the kids, and the boundaries have not changed. He assumes they will continue to bus and change boundaries for the next school year. Assistant City Manager Thomas detailed across the street on 13800 South is another 5 acres parcel that the city is working on an agreement to have a soccer group build out. The city is looking forward to having both built in the next 12 months.

Planning Director Maloy remarked the process for this project goes to a public hearing with the City Council. The Council will make the final decision with the budget in mind.

1.4. Discussion of Land Use Development Standards, Adopted Policies, Best Practices, and Potential Amendments – Michael Maloy, Planning Director

Planning Director Maloy conveyed he had some follow-up questions with the infill standards. He has been working with consultants and reviewing other cities' standards. We are looking at ways to build more affordable housing and meet the States requirements. Cities have been doing more rezones and development agreements. The marketplace has a lot of interpretations and disagreements on development agreements. The agreements are complicated and sometimes the partners change. The state is hoping cities will come up with clear development standards in our ordinances. We are also trying to get some design standards in these agreements. He has questions for the Commission on the current draft. We've been looking at smaller lot patterns. When we approved the accessory structure ordinance there was an issue with the corner side yard setbacks. They are typically larger for the corner; in relooking, we want to maintain the 15 feet on the corner lots instead of the draft's suggestion of 5 feet. We want to have a 15-foot minimum and 20-foot maximum set back.

In the R-1 zone we currently allow 50% maximum building coverage that includes all the building on the lot. The state says we can't require more than 1,000 sq feet. If you do 50% coverage you still end up with big homes on a small lot. Planning Director Maloy gave an example of size of home at 50% coverage. He encourages decreasing the maximum coverage or having a maximum footprint. Commissioner Anderson inquired if there is still a maximum height? Planning Director Maloy communicated this amendment brings the height down to 25 feet which creates a story and half architecture. There is an option to ask for exceptions to these rules. Commissioner Oberg pressed for clarification of the difference between a maximum footprint vs a percentage coverage. Planning Director Maloy clarified you set a maximum square footage regardless of the percentage. Commissioner Sickles checked what the percentage covers? Planning Director Maloy articulated it covers all buildings, the house and accessory buildings but not the driveways. Commissioner Anderson pressed if the Council had weighed in at all? Planning Director Maloy advised they have not, they are aware it is being worked on. Commissioner Sickles voiced he prefers the coverage percentage. Planning Director Maloy canvassed if the commission thinks 30% would work, he clarified 50% would not work for a smaller home. Commissioner Sickles advised he is weary about preventing all large homes. Planning Director Maloy pointed out we could allow the ability for some lots to not meet the minimum by allowing averaging. He suggested allowing 50% at the minimum and 25% could be more and less. Commissioner Oberg supposed if you set parameters with the percentage the market will dictate the need for a gross density. Planning Director Maloy proposed gross density as an alternative would require additional design standards. The goal is to craft the ordinance so narrow to get the right form, scale and relationship of the neighborhood. The Commission favored lot size variety with restrictions by setting a net density.

Planning Director Maloy expressed for the smaller infill pieces in the city using the current tools isn't desirable. We could apply the requirement for some elements of walkability, a gathering space or corner market. Some research shows it is possible to identify some light commercial land uses. The city would have geographical requirements for the commercial use. If they had a project of a certain scale, it would be required to have some type of gathering or commercial opportunity. If they wanted to add a pocket park or add an alley product it would require an HOA. The current

requirement is for every 500 units they should be able to establish a commercial product. We could require public green spaces for less units. Commissioner Ferguson sought where in the city are we seeing these smaller infill lots. Planning Director Maloy offered the larger scale lots are not really seen but the smaller lots are common in historic Herriman. The city could incentivize developers into different parts of the city. Commissioner Anderson favored the possibility of more cohesive community buildings instead of a bunch of flag lots. Planning Director Maloy shared he has not included the green space in this draft because he was trying to develop neighborhoods not dependent on an HOA agreement. The city doesn't want to maintain the parks and green space.

Planning Director Maloy communicated he needs to work with urban forester. There are a lot of substitutions and trees not being maintained in developments. He was asking for an opportunity to develop a tree bank. The developer would create a cash bank equivalent where the city would plant trees on the street when the development was established.

2. Adjournment

Commissioner Oberg moved to adjourn the meeting at 6:56 p.m. Seconded by Commissioner Sickles and all voted aye.

7:00 PM REGULAR PLANNING COMMISSION MEETING (Council Chambers)

Vice Chair Ferguson called the meeting to order at 7:01 p.m.

3. Call to Order

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

Planning Manager Spencer 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 July 03, 2024, Planning Commission Meeting

<https://www.herriman.org/uploads/files/4828/Item-3.4-Draft-Minutes-2024-07-03.pdf>

Commissioner Bradford motioned to approve the Minutes for the July 03, 2024, 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 Subdivision Plat Amendment to adjust property lines between Lots 51 and 52, and Lots 73 and 74 in the Rosecrest Plat "O" Subdivision located at 5167 W, 5157, W, 5074 W, and 14963 Sienna Rose Drive in the R-1-15 Residential Single-Family

Zone.**Applicant: Kris Grant & Weston Barney (property owners, authorized agents)****Acres: ±1.21****File No: S2024-089**

<https://www.herriman.org/uploads/files/4830/Item-4.1-Staff-Report.pdf>

Planner Howa showed the vicinity map. This amendment was brought before commission back in 2021 and was approved but the plat was not recorded. There are four lots in this adjustment. Lots 51 & 52 are being adjusted to where the fence exists. Also lots 73 & 74 are also being aligned with the existing fences. The proposed plats were shown with the lot line adjustments. Staff recommended approval with conditions.

Commissioner Sickles moved to approve item 4.1 Consideration of a Subdivision Plat Amendment to adjust property lines between Lots 51 and 52, and Lots 73 and 74 in the Rosecrest Plat "O" Subdivision located at 5167 W, 5157, W, 5074 W, and 14963 Sienna Rose Drive in the R-1-15 Residential Single-Family Zone with staff's recommendations: 1. Receive and agree to the recommendations made by other city departments. 2. The applicant has one (1) year from the approval date to record the final plat.

Commissioner Oberg seconded the motion.

The vote was recorded as follows:

Commissioner Darryl Fenn	Absent
Commissioner Heather Garcia	Absent
Commissioner Brody Rypien	Absent
Commissioner Andrea Bradford	Aye
Alternate Commissioner Forest Sickles	Aye
Alternate Preston Oberg	Aye
Alternate Terrah Anderson	Aye

The motion passed unanimously.

4.2. Consideration of a Conditional Use Permit to locate a fiber equipment cabinet at 6402 W Herriman Boulevard in the A-1-10 Agricultural Single-Family Zone.

Applicant: Drake Maclain, First Digital Telecom (authorized agent)**Acres: ±3.85****File No: C2024-093**

<https://www.herriman.org/uploads/files/4831/Item-4.2-Staff-Report.pdf>

Planner Howa showed the subject property. The property is zoned A-1-43. The proposal is for a 50"x25"x34" fiber cabinet on a 48"x40"x36" pad. The parcel is owned by the Bastian Family Foundation with the City having rights to install utilities. Staff requested the applicant install the cabinet 50 feet from the corner and 15 feet from back of curb to not obstruct the art on the fence panel. Staff recommended approval with conditions.

Commissioner Oberg moved to approve item 4.2 Consideration of a Conditional Use Permit to locate a fiber equipment cabinet at 6402 W Herriman Boulevard in the A-1-10 Agricultural Single-Family Zone with staff's recommendations: 1. Receive and agree to all recommendations

from other agencies. 2. The utility cabinet shall be finished in a neutral, low-contrast color to mitigate the cabinet's visual impact. 3. The utility cabinet shall be set back at least fifteen (15) feet from the sidewalk or in line with the existing utilities, whichever is greater. 4. The utility cabinet shall be placed east of the west precast panel to avoid obstructing the panel art.

Commissioner Sickles seconded the motion.

The vote was recorded as follows:

<i>Commissioner Darryl Fenn</i>	<i>Absent</i>
<i>Commissioner Heather Garcia</i>	<i>Absent</i>
<i>Commissioner Brody Rypien</i>	<i>Absent</i>
<i>Commissioner Andrea Bradford</i>	<i>Aye</i>
<i>Alternate Commissioner Forest Sickles</i>	<i>Aye</i>
<i>Alternate Preston Oberg</i>	<i>Aye</i>
<i>Alternate Terrah Anderson</i>	<i>Aye</i>

The motion passed unanimously.

5. Chair and Commission Comments

6. Future Meetings

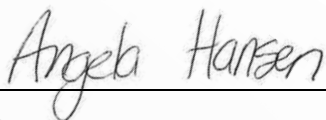
6.1. Next City Council Meeting: August 14, 2024

6.2. Next Planning Commission Meeting: August 21, 2024

7. Adjournment

Commissioner Anderson moved to adjourn the meeting at 7:10 p.m. Seconded by Commissioner Sickles and all voted aye.

I, Angela Hansen, Deputy City Recorder for Herriman City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on August 07, 2024. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.



Angela Hansen

Deputy City Recorder