



PLANNING COMMISSION MINUTES

Wednesday, October 16, 2024

Approved November 20, 2024

The following are the minutes of the Herriman Planning Commission meeting held on **Wednesday, October 16, 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: Chair Andy Powell

Commissioners Present at Work Meeting: Darryl Fenn, Andrea Bradford, Heather Garcia, Adam Jacobson, Alternate Forest Sickles, Alternate Preston Oberg

Excused: Brody Rypien, Alternate Terrah Anderson, Jackson Ferguson

Staff Present: Planning Manager Clint Spencer, Planner II Sheldon Howa, Deputy City Recorder Angela Hansen, Planner I Laurin Hoadley, Assistant City Attorney Matt Brooks, Planning Director Michael Maloy, Communications Specialist Destiney Skinner, and Staff Engineer III Josh Petersen

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

Chair Andy Powell called the meeting to order at 6:05 p.m.

1. Commission Business

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

Planning Manager Spencer displayed the accessory vehicle final version with the latest changes reviewed and discussed.

1.2. Review of Agenda Items – Planning Staff

Item 4.1- Planner Howa explained the land use application is in a Master Development Agreement (MDA) but the waiver is for the foundation landscaping along the front of the building due to the bay doors. Staff recommended a few options to give them some foundation landscaping instead of cutting all the beds. If the applicant has an issue, they can bring it up in the meeting.

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Item 4.2 Planning Director Spencer noted these buildings have similar appearances to the other approved buildings. There are a few tweaks needed, and some already being met.

- 1.3. Discussion of land use regulations, standards, policies, best practices, and emerging trends in community development – Michael Maloy, Planning Director

Planning Director Maloy invited the Planning Commission to attend or listen to the City Council's next work meeting. There will be a discussion of a 10-year fiscal projection budget. The three (3) interrelated Master Development Agreements (MDA) that the Planning commission recommended for approval at the last meeting have not been added to the council agenda yet. Staff are working on cleaning up the MDAs before they present them. The meeting calendar for 2025 was discussed. Director Maloy revealed the pending development site for 13400 south adjacent to Mountain View Corridor (MVC) have submitted the subdivision application, the MDA application, and the conditional use for the site plan. The staff are looking at the applications now. That project is within the Herriman Towne Center (HTC). The property is owned by the Suburban Land Reserve. That group did not sign the original HTC agreement. They will create their own MDA. Staff have talked to them about following the building guidelines for HTC.

A training video was shown.

2. Adjournment

Commissioner Jacobson moved to adjourn the meeting at 7:01 p.m. Seconded by Commissioner Garcia and all voted aye.

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

Chair Andy Powell called the meeting to order at 7:06 p.m.

3. Call to Order

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

Planner Hoadley 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 September 4, 2024 Planning Commission Meeting

<https://www.herriman.gov/uploads/files/4933/Item-3.4-Meeting-Minutes.pdf>

Commissioner Garcia motioned to approve the Minutes for the September 04, 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. Review and consider a Waiver of Strict Compliance to remove foundation landscaping for Discount Tires located approximately at 5052 W Herriman Boulevard in the C-2 Commercial Zone.

Applicant: Todd Mosher, R.A. Smith, Inc. (authorized agent)

Acres: ±1.05

File No: C2024-097

<https://www.herriman.gov/uploads/files/4934/Item-4.1-Staff-Report.pdf>

Planner Howa presented the vicinity map. The waiver is for the foundation landscaping in front of the building. The code requires 15% of the total site, they changed their total landscape to 22% to offset the request. The site is 5 feet below street level. Staff recommended two (2) areas where they could place foundation landscaping on the left and right side of the building avoiding the bay doors. Also, adding landscaping east of the building to soften the front side of the building. Staff recommend foundation landscaping with landscaping beds or irrigated planter pots. This would provide 29 linear feet, which is 25% of the required foundation landscape. Staff recommends approval with conditions. Commissioner Sickles requested whether the bays are drive-thru or drive-in. Planner Howa relayed the bays are drive-in. Commissioner Sickles confirmed there is nothing stopping them from adding landscaping to the sides or the rear of the building.

Applicant -online-Todd Mosher acknowledged they don't have any issues with the staff report. Ideally, they don't want to put landscaping right next to their show windows. They would prefer to beef up the landscaping in other areas beside the window. The right side of the building could be landscaped but they do use the area for receiving. They will make it work for them.

*Commissioner Jacobson moved to approve item 4.1 **Review and consider a Waiver of Strict Compliance to remove foundation landscaping for Discount Tires located approximately at 5052 W Herriman Boulevard in the C-2 Commercial Zone. With staff's recommendations 1. Receive and agree to all recommendations from other agencies. 2. Install foundation landscaping or irrigated planter boxes along the main entrance and the main door on the west end of the building's front elevation. 3. Provide a variety of live plant material in the landscaping bed located on the east side of the lot.***

Commissioner Garcia seconded the motion.

The vote was recorded as follows:

<i>Commissioner Darryl Fenn</i>	<i>Aye</i>
<i>Commissioner Jackson Ferguson</i>	<i>Absent</i>
<i>Commissioner Heather Garcia</i>	<i>Aye</i>
<i>Commissioner Brody Rypien</i>	<i>Absent</i>
<i>Commissioner Adam Jacobson</i>	<i>Aye</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>Absent</i>

The motion passed unanimously.

4.2. Review and consider final architecture and landscape plans for Buildings 5 & 6 in the Mountain View Plaza commercial development at 5101 & 5107 W Miller Crossing Drive in the C-2 Commercial Zone.

Applicant: Aaron Osmond, Mountain View Plaza LLC (property owner)

Acres: ±0.5

File No: C2024-117

<https://www.herriman.gov/uploads/files/4935/Item-4.2-Staff-Report.pdf>

Planning Manager Spencer showed the vicinity map. Buildings 1,2,3, and 4 are under construction and close to being finished. Buildings 5 and 6 are tonight's discussion. Their amenities are very similar to the other approved buildings. There is a plaza, sidewalk connections, and 18% landscaping included. There are 2 drive-thru's involved for these buildings.

For the plaza between buildings 5 and 6 staff recommended seasonal potted plants, movable tables and chairs, overhead lights, shade umbrellas, building accesses into the plaza, and paving to match the other plazas. For the landscaping compliance staff recommended a tree and a shrub instead of paving the parking island and adding a parking island in front of building seven with a tree and a shrub. The building compliance with the MDA requires a bike rack on site. The staff list of recommendations was shown. Staff recommends approval with the conditions shown.

Commissioner Sickles inquired if adding building access to the plaza would the landscaping need to be changed. Manager Spencer responded that for building 5 it would require sidewalk access to be added.

Applicant-Aaron Osmond divulged leasing progress is going well for the current buildings. They have had a great partnership with the City for interested businesses. He offered the Planning Commission to come look at their progress. They have no additional comments on the recommendations. Commissioner Oberg ruminated why the trash is located by the plaza. Applicant Osmond expressed they found it was the best option with the drive-thru complexity. They are not super happy with it either. They anticipate most of the entertainment will be in the main plaza. Planning Manager Spencer pointed out they are providing a raised planter to help hide the trash location.

*Commissioner Jacobson moved to approve item 4.2 **Review and consider final architecture and landscape plans for Buildings 5 & 6 in the Mountain View Plaza commercial development at 5101 & 5107 W Miller Crossing Drive in the C-2 Commercial Zone. With staff's recommendations***
1. Provide an updated landscape summary table. 2. Provide an updated parking study. 3. All electrical panels, air conditioning units, and similar utilities shall be screened. 4. Provide permanent on-site bicycle parking. 5. Dumpster enclosure materials that match the materials and colors of buildings 5 & 6. 6. Provide entrances on the east side of Building 5 and the west side of Building 6 into the plaza. 7. Landscaping the island between buildings 5 & 6; provide an additional landscape island in the twelve (12) stalls located west of Building 7. 8. Update site and landscaping plans to be consistent with the building elevations. 9. Paving in the plaza area between Buildings 5 & 6 shall match other plazas. 10. No outdoor storage of material, packing, or products is permitted. 11. The applicant shall provide amenities for the plaza areas with at least the following items: overhead lighting, seating and tables, shade umbrellas, and (seasonal) potted plantings as depicted within project renderings. 12. Landscaping shall follow the overall

approved landscape plan, except in areas where modifications for additional entrances into buildings are provided.

Commissioner Oberg seconded the motion.

The vote was recorded as follows:

<i>Commissioner Darryl Fenn</i>	<i>Aye</i>
<i>Commissioner Jackson Ferguson</i>	<i>Absent</i>
<i>Commissioner Heather Garcia</i>	<i>Aye</i>
<i>Commissioner Brody Rypien</i>	<i>Absent</i>
<i>Commissioner Adam Jacobson</i>	<i>Aye</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>Absent</i>

The motion passed unanimously.

5. Chair and Commission Comments

6. Future Meetings

6.1. Next City Council Meeting: October 23, 2024

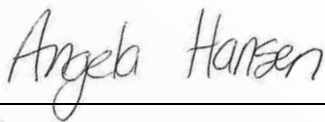
6.2. Next Joint City Council and Planning Commission Meeting: October 30, 2024

6.3. Next Planning Commission Meeting: November 6, 2024

7. Adjournment

Commissioner Jacobson moved to adjourn the meeting at 7:25 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 October 16, 2024. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.



Angela Hansen
Deputy City Recorder