



PLANNING COMMISSION MINUTES

Wednesday, November 06, 2024

Approved December 18, 2024

The following are the minutes of the Herriman Planning Commission meeting held on **Wednesday, November 06, 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, Jackson Ferguson, Heather Garcia, Alternate Terrah Anderson, Alternate Forest Sickles, Alternate Preston Oberg

Excused: Adam Jacobson, Brody Rypien

Staff Present: Planning Manager Clint Spencer, Planner II Sheldon Howa, Deputy Recorder Angela Hansen, Planner I Laurin Hoadley, Assistant City Attorney Matt Brooks, Planning Director Michael Maloy, Communications Specialist Mitch Davis, Deputy Chief of Police Cody Stromberg and Staff Engineer III Josh Petersen

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

Chair Andy Powell called the meeting to order at 6:01 p.m.

1. Commission Business

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

Planning Director Maloy revealed the last regular meeting didn't have as much conversation as anticipated on the fiscal projection discussion. The cities' obligations rise as the city grows through the years. Currently we have a balanced budget and are looking to keep it. Conversations will need to happen about having set priorities in the future. The Council had a special work meeting to review the three interrelated Master Development Agreements (MDAs). The staff is working on

getting them on the next agenda. A lot of the recommendations from the Planning Commission will carry on to their agreements.

1.2. Review of Agenda Items – Planning Staff

Item 4.3 – Planner Howa conveyed the Holly Pond subdivision is requesting two deviations. One for the detention pond and one for the road to reduce the park strip and sidewalk on the north side. Staff agreed both deviations are good compromises.

1.3. Presentation and discussion of a visual preference survey of landscape design concepts for development in Herriman City – Laurin Hoadley, Planner I

Planner Hoadley presented an urban landscape analysis slideshow. The common themes are 1. Activated pedestrian walkways. 2. Pathways guided by plantings. 3. Functional and aesthetic park strips. 4. Permeable surfaces.

Commissioner Fenn inquired about the benefits of permeable pavement. Planner Hoadley advised the water doesn't have to run off, it filters the water, and it helps retention pond needs to be reduced slightly. Commissioner Fenn detailed he has seen permeable driveways that started nice, but they end up dying off leaving pavers surrounded by dirt. Planner Hoadley suggested the use of clover or gravel instead of grass. Director Maloy detailed there are products such as permeable concrete and masonry. Commissioner Ferguson briefed they did a study with the pavers in a recent project. It did well but they had issues with maintenance. When it was time to fix the pipes underneath, the guys didn't want to mess with replacing them and paved it over. Director Maloy pointed out Taylorsville City has a portion of their parking lot that is permeable pavement (smooth but porous). They have had it for at least 10 years now. Commissioner Sickles informed he has done a paver in southern Utah, it works well down there, but it doesn't work here. Planning Manager Spencer detailed there is a fire access road in Provo that has held up very well. There are other applications other than driveways to use permeable pavements.

Commissioner Ferguson expressed that active walkways are very doable in Herriman with shade trees and planters. Commissioner Sickles counseled the toughest part is getting the right caliber of trees planted that end up with the correct feeling. Commissioner Fenn sought if the city has a list of recommended plants. Planner Hoadley clarified the city has recommended trees but not plants. Director Maloy conveyed staff are working on a tree element for the Master Plan. We are also working on updating our zoning requirements. Commissioner Anderson raised the question of when would you encourage the developers to create these types of areas. Manager Spencer gave an example we require all buildings to have foundation landscaping. Maybe this is an opportunity to have a raised bed that could also be considered seating. Director Maloy advised we want to tie any requirements to a standard. Maybe we could add another section of the plan that would focus on neighborhood centers. Planner Hoadley would encourage things coupled up to create combinations that help to apply these principles. Commissioner Fenn pondered how do you require it in a neighborhood residential developer. Director Maloy expounded if it is multifamily development, you can require it, but if it's a single-family development there is very little we can require. Commissioner Oberg proposed offering incentives for developers to add these principles. He speculated that the developers find the cheapest best value for their convenience not the cities interest. Commissioner Ferguson countered that if other developers in the area are doing higher quality amenities, they will match it, but if there are nearby sites that have lower quality amenities, they will match the lower quality. Manager Spencer noted we've asked for more vegetation, and we get push back. Commissioner Ferguson advised if you have higher quality basic requirements at the very beginning, then you don't need to incentivize. Commissioner Anderson suggested giving

options for the landscape requirements. Manager Spencer aired in reviewing the ordinance they are trying to put in options and ideas that create these objectives. Staff are trying to figure out what standards we want to create. Commissioner Ferguson detailed if you require a certain amount of amenity space, they will figure out a way to make it work. Retail is changing, if it's not a destination people aren't using it.

Planner Hoadley expressed the pathways guided by planting feel like more of a commercial area or transition place between residential into a commercial area. Director Maloy described Jordan Valley Water Districts paths through their gardens and Saint George sewer's desert themed paths. Commissioner Garcia conveyed there is a walking trail around her office building, it creates a break from work stress and anxiety. Commissioner Fenn advised creating a slide show for the developers. Planner Hoadley advised the Pinterest board is helping to create that. Staff want to create/write the code to be able to show the developers "This is what we want to create". The developers have been open to the landscaping suggestions.

Planner Hoadley advised the more functional and aesthetics park strips are desirable. She suggested taking the opportunity to remind people that water-wise doesn't mean only rocks. There is a large amount in the middle. She pressed if the Commission was interested in bio swells pathways and park strips. Director Maloy conveyed with changes with the State regarding water retention, we thought we'd see these swells, but they have not come.

Conversation ensued about an upcoming item on the next agenda.

- 1.4. Presentation and discussion of land use regulations, standards, policies, and practices for city planning and development in Herriman – Michael Maloy, Planning Director

2. Adjournment

Commissioner Garcia moved to adjourn the meeting at 7:02 p.m. Seconded by Commissioner Ferguson and all voted aye.

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

Chair Andy Powell called the meeting to order at 7:07 p.m.

3. Call to Order

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

Sheldon Howa 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 18, 2024 and October 02, 2024 Planning Commission Meeting

Commissioner Garcia motioned to approve the Minutes for the September 18, 2024 and October 02, 2024 Planning Commission meeting; Commissioner Bradford 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 Conditional Use Permit for a site plan with three (3) multi-tenant buildings on Lot 1 of the Teton Commercial Subdivision located at 6131 West 11800 South in the C-2 Commercial Zone.

Applicant: Greg Steffensen (authorized agent)

Acres: ±1.31

File No: C2024-062

Planner Howa showed the subject property map. This is a continuation of the project from lot 2. The proposal includes three structures. The west side structure will be 7,000 square feet and 23 feet tall with 6 units. The two structures on the east will both be 1,950 square feet and 19 feet tall with a drive-thru component. Parking requirement is 29 parking stalls, they are installing 31 stalls. The building finishes were shown. The finish materials include brick, stucco, metal awnings and bronze anodized storefronts. The landscape plan was shown. The zone requirements are being met. The engineering requirements have a few minor concerns that can be addressed at the time of permitting. Staff recommended approval with a list of conditions. Commissioner Sickles inquired if there are fences between this property and the school. Planner Howa advised there is an existing vinyl fence with landscaping built in.

Applicant Greg Steffensen briefed this is a follow up to our lot 2, maintaining the same architectural elements. Within the next 60 days they will come back with the next building proposal. They have several tenants already lined up.

Commissioner Ferguson offered a critique of the renderings in including a lot of accent roofs, he suggested less accent roofs to make it more cohesive. He assured them this was not a requirement, just a suggestion.

*Commissioner Garcia moved to approve item 4.1 **Review and consider a Conditional Use Permit for a site plan with three (3) multi-tenant buildings on Lot 1 of the Teton Commercial Subdivision located at 6131 West 11800 South in the C-2 Commercial Zone with staff's recommendations** 1. Receive and agree to all recommendations from other agencies. 2. Landscaping rock in parking strips shall be +1.5" or greater. 3. Adjust street tree locations to comply with clear view requirements. 4. Provide an executed Long-Term stormwater Maintenance Agreement prior to issuance of Substantial Completion. 5. All areas required to be landscaped meet the City's water efficiency standard and the fifty percent (50%) minimum live plant coverage. 6. No signs are approved with this request.*

Commissioner Ferguson seconded the motion.

The vote was recorded as follows:

Commissioner Darryl Fenn	Aye
Commissioner Jackson Ferguson	Aye
Commissioner Heather Garcia	Aye
Commissioner Brody Rypien	Absent
Commissioner Adam Jacobson	Absent
Commissioner Andrea Bradford	Aye
Alternate Commissioner Forest Sickles	not voting

Alternate Preston Oberg

Aye

Alternate Terrah Anderson

Aye

The motion passed unanimously.

4.2. Review and consider a one-year extension of a Preliminary Plat approval for the Wolf Co. Subdivision at 5661 West 12900 South in the A-1-21 Agricultural Zone.

Applicant: Shaun Stevenett (property owner)

Acres: \pm 2.50

File No: S2024-122

Planner Howa showed the subject property map. The plat was approved back in 2022. The reason for the extension was given as waiting for the completion of JJ Farms Road. The road is about to be completed but their deadline expires today. This is a 5-lot subdivision with 1/2 acre lots. The update to the ordinance requires the plat is now only extended for 1 year. If they expire again after this extension they will need to reapply. Staff recommended approval.

Applicant online-Shaun Stevenett expressed he has no concerns and appreciated Sheldon's work on the presentation.

*Commissioner Garcia moved to approve item 4.2 **Review and consider a one-year extension of a Preliminary Plat approval for the Wolf Co. Subdivision at 5661 West 12900 South in the A-1-21 Agricultural Zone with staff's recommendations.** 1. All existing conditions of approval for the original application request from November 3, 2022, be completed (City File No. S2022-127). 2. If the subdivision plat is not recorded by November 3, 2025, the preliminary plat approval will be deemed withdrawn and shall expire with no further force or effect.*

Commissioner Oberg seconded the motion.

The vote was recorded as follows:

Commissioner Darryl Fenn

Aye

Commissioner Jackson Ferguson

Aye

Commissioner Heather Garcia

Aye

Commissioner Brody Rypien

Absent

Commissioner Adam Jacobson

Absent

Commissioner Andrea Bradford

Aye

Alternate Commissioner Forest Sickles

not voting

Alternate Preston Oberq

Aye

Alternate Terrah Anderson

Ave

The motion passed unanimously.

4.3. Review and consider a Preliminary Plat for a minor subdivision with two (2) residential lots known as Hollys Pond Subdivision Phase 2, located generally at 13357 S Rose Canyon Road in the R-1-10 Residential Single-Family Zone. (Public Hearing)

Applicant: Alan Prince, Monterey Properties (property owner, authorized agent)

File No: S2024-102

Acres: ±0.81

Planner Howa showed the subject map. The area is .81 acres and zoned R-1-10. This is phase 2 of the Holly Pond Subdivision. It includes the extension of Holly Pond Lane for future development to the

east. The landscape plan was shown. Per the ordinance there is a requirement to have a 6-foot vinyl fence to the southeast. They are requesting two deviations to the standards. One for the retention pond with requirements to provide easements and SWMA, install fabric barrier to retention in ROW, and pay a fee in lieu of the retention to detention conversion and future stormwater connection to the east. The second deviation is for the road section with requirements of reducing ROW width from 53' to 43', removing sidewalk and parking strip on the northside, providing curb cuts, ADA ramp, crosswalk, and crosswalk signs for phase 1. The staff recommended approval with conditions.

Commissioner Fenn requested if the paved width of the road is still standard. Planner Howa advised the width is standard. The south side will be fully installed, the curb and gutter on the north side will be installed but the sidewalk would need to be installed for future development.

Applicant Alan Prince informed the commission they have this property under contract with the same people that own the property to the East. It will be a continuation of the Sky Ranch development of sorts. He has no concerns with the recommendations.

Chair Powell opened the public hearing.

No comments were offered.

Commissioner Garcia moved to close the public hearing, Seconded by Commissioner Anderson and all voted Aye.

*Commissioner Fenn moved to approve item 4.3 **Review and consider a Preliminary Plat for a minor subdivision with two (2) residential lots known as Hollys Pond Subdivision Phase 2, located generally at 13357 S Rose Canyon Road in the R-1-10 Residential Single-Family Zone with staff's recommendations. 1. Receive and agree to the remaining corrections from all City departments. 2. Install a six (6) foot privacy fence along all boundaries of the subdivision adjacent to agricultural zones. 3. Comply with all requirements of the approved "Deviation to the Standards" for the Hollys Pond Lane and the retention ponds located on Lots 201 and 202. 4. Right of Way Deviation: a. Install ADA-compliant curb cuts, pedestrian ramps, and a painted crosswalk across Holly's Pond Lane (in phase 1) to provide safe pedestrian access to the south side of the street. b. Install "crossing walk" signs on both sides of the street. c. The crosswalk may be removed when the north lot (adjacent to Hollys Pond Lane) is developed, and the sidewalk and parking strip are installed. 5. Retention Pond Deviation: a. Provide and record access easements for both retention ponds (Lots 201 and 202). b. Install a fabric barrier over the top of the in-ground retention system, which is located within the right-of-way. c. Pay a fee in lieu of the cost to convert the existing retention pond(s) into detention, including the cost to extend the proposed stormwater infrastructure into the future adjacent (eastern) development.***

Commissioner Garcia seconded the motion.

The vote was recorded as follows:

Commissioner Darryl Fenn	Aye
Commissioner Jackson Ferguson	Aye
Commissioner Heather Garcia	Aye
Commissioner Brody Rypien	Absent
Commissioner Adam Jacobson	Absent
Commissioner Andrea Bradford	Aye

<i>Alternate Commissioner Forest Sickles</i>	<i>not voting</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

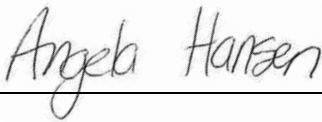
6.1. Next City Council Meeting: November 13, 2024

6.2. Next Planning Commission Meeting: November 20, 2024

7. Adjournment

Commissioner Garcia moved to adjourn the meeting at 7:31 p.m. Seconded by Commissioner Ferguson 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 November 6, 2024. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.



Angela Hansen

Deputy City Recorder