



## PLANNING COMMISSION AGENDA

**Wednesday, January 07, 2026**

**NOTICE IS HEREBY GIVEN** that the Herriman Planning Commission shall assemble for a meeting in the City Council Chambers, located at  
**5355 WEST HERRIMAN MAIN STREET, HERRIMAN, UTAH**

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

#### **1. Commission Business**

- 1.1. Review of City Council Decisions – Michael Maloy, Planning Director
- 1.2. Review of Agenda Items – Planning Staff
- 1.3. Review and Discuss the Utah Open and Public Meetings Act in Compliance with Utah Code Section 52-4-104 – Matthew Brooks, Assistant City Attorney
- 1.4. Review and Discuss Pending Land Development Code Amendments to (1) Permit Detached Accessory Dwelling Units, and (2) Modify Fence Regulations in Herriman City – Michael Maloy, Planning Director

#### **2. Adjournment**

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

5355 W. Herriman Main St. • Herriman, Utah 84096  
(801) 446-5323 office • [herriman.gov](http://herriman.gov)

### 3. Call to Order

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

3.2. Roll Call

3.3. Conflicts of Interest

3.4. Approval of Minutes for the November 05, 2025 and November 19, 2025 Planning Commission Meeting

### 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 Amendment to allow the placement of a temporary building to facilitate the construction of required water utility infrastructure on Jordan Valley Water Conservancy District property located at 15305 S 3200 West in the A-1-43 Agricultural Zone.**

**Applicant: Jacob Field, Gerber Construction (Authorized Agent)**

**Acres: ±110.88**

**File No: C2025-159**

### 5. Legislative Items

Legislative items are recommendations to the City Council. Broad public input will be taken and considered on each item. All legislative items recommended at this meeting will be scheduled for a decision at the next available City Council meeting.

**5.1. Review and Consider a recommendation to amend Chapter 10-27 Signs of City Code to permit and regulate commercial signs in the C-F Commercial Flex Zone and update development standards for illuminated signs in all zoning districts where permitted in Herriman. (Public Hearing)**

**Applicant: Herriman City**

**File No: Z2025-162**

## **6. Chair and Commission Comments**

## **7. Future Meetings**

7.1. Next City Council Meeting: January 14, 2026

7.2. Next Planning Commission Meeting: January 21, 2026

## **8. Adjournment**

In accordance with the Americans with Disabilities Act, Herriman City will make reasonable accommodation for participation in the meeting. Request assistance by contacting Herriman City at (801) 446-5323 and provide at least 48 hours advance notice of the meeting.

ELECTRONIC PARTICIPATION: Members of the City Council may participate electronically via telephone, Skype, or other electronic means during this meeting.

PUBLIC COMMENT POLICY AND PROCEDURE: The purpose of public comment is to allow citizens to address items on the agenda. Citizens requesting to address the Commission will be asked to complete a written comment form and present it to the City Recorder. In general, the chair will allow an individual three minutes to address the Commission. A spokesperson, recognized as representing a group in attendance, may be allowed up to five minutes. This policy also applies to all public hearings.

I, Angela Hansen, certify the foregoing agenda was emailed to at least one newspaper of general circulation within the geographic jurisdiction of the public body, at the principal office of the public body, on the Utah State Public Notice website [www.utah.gov/pmn/index.html](http://www.utah.gov/pmn/index.html) and on Herriman City's website at [www.herriman.gov](http://www.herriman.gov) Posted and dated this 31<sup>st</sup> Day of December 2025 Angela Hansen, Deputy City Recorder



# PLANNING COMMISSION MINUTES

Wednesday, November 05, 2025

Draft Pending Formal Approval

The following are the minutes of the Herriman Planning Commission meeting held on **Wednesday, November 05, 2025, 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 Andrea Bradford

**Commissioners Present at Work Meeting:** Brody Rypien, Andy Powell, Jackson Ferguson, Adam Jacobson, Alternate Forest Sickles, Alternate Preston Oberg

**Excused:** Heather Garcia, Darryl Fenn

**Staff Present:** Deputy Recorder Angela Hansen, Communications Specialist Mitch Davis, Staff Engineer III Josh Petersen, and Planning Director Michael Maloy

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

Chair Andrea Bradford called the meeting to order at 6:06 p.m.

### 1. Commission Business

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

Planning Director Maloy discussed recent decisions made by the City Council, focusing on several key issues. The Council approved amendments on regulations for accessory structures. The Council clarified that any reduction of setbacks adjacent to open spaces would apply only to the yard side directly adjoining such spaces. However, they were not comfortable with reducing interior side yard setbacks. These decisions led to the proposal that amendments would maintain a 1 to 1 height-to-setback ratio for accessory structures. Further, the Council approved a 10 percent margin of error in height due to



construction variances, a measure taken to avoid complications during construction. However, there was discussion about possibly specifying under which conditions this margin could be applied later.

Commissioner Ferguson arrived at 6:11 p.m.

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

Planning Director Maloy reviewed upcoming agenda items in detail. The first item was a conditional use permit for a new 80-foot-tall wireless cell tower. Discussions centered on evaluating different stealth designs for the tower, given the commission's emphasis on aesthetics and minimizing visual impact. Options such as a monopine, a water tower design, and a monopole with a cylindrical shield were considered, each with unique benefits and drawbacks.

Commissioners discussed what constitutes "stealth" design. Several commissioners expressed concerns that the applicant's preferred box-style solution did not adequately meet stealth requirements, with Commissioner Jacobson stating, "Paint isn't stealth" and "A box on a stick isn't stealth."

There was significant deliberation over the necessity of these stealth elements, with commissioners expressing the need for designs that blend technology with aesthetics, acknowledging the importance of maintaining the city's visual integrity.

Additionally, discussions on the multiple agenda items for the South Hills subdivisions, it was noted that the open space and acreage differ from the original pods, as the open space is now incorporated into the total acreage.

### 1.3. Review and discuss the Herriman City Land Development Code, Standards, Policies, and potential amendments to ensure compliance with Utah Code and implementation of the adopted General Plan – Michael Maloy, Planning Director

No discussion about this item.

## 2. Adjournment

*Commissioner Oberg moved to adjourn the meeting at 6:52 p.m. Seconded by Commissioner Powell and all voted aye.*

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

Chair Andrea Bradford called the meeting to order at 7:00 p.m.

## 3. Call to Order

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

Damien Stucki 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 17, 2025 Planning Commission Meeting

*Commissioner Jacobson motioned to approve the Minutes for the September 17, 2025 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 approval of a Conditional Use Permit for a new 80-foot-tall wireless cell tower and utility cabinets at 3492 W Maradona Drive in the C-2 Commercial Zone.

**Applicant: Mark Williams, Taft, Sherman & Howard (authorized agent)**

**Acres: ±0.78**

**File No: C2025-076**

Planning Director Maloy presented the application for a new 80-foot-tall wireless cell tower. He explained that the city has a long history of permitting cellular infrastructure using stealth technology, primarily located on public property. This new code now allows potential location of wireless communication facilities on private property in commercial zones but requires stealth elements.

The commission had previously encouraged the applicant to study additional stealth techniques during their September meeting. The applicant provided multiple options including a monopole with a box or cylindrical shroud, a monopine (artificial tree), and city staff also modeled a water tower concept.

The applicant, Mark Williams, addressed the commission. He thanked the commission for their collaboration over the past two years and explained that the location was chosen because it meets coverage needs. He argued that their proposed design with a cylindrical shield was the most practical option: it would accommodate three carriers, would have less mass than other options, and would be more cost-effective. He explained that a monopine would stick out in an area with no similar trees, while a water tower would have significant mass and would be more difficult to place multiple carriers in.

During the discussion, Commissioner Jacobson highlighted that the proposed design scale appeared to be way off, making the structure seem like a Q-tip, which it wasn't. He noted that the actual mass of the three arrays would be significantly larger than shown in the renderings. Commissioner Ferguson suggested that having three colored shrouds could make the design more aesthetically interesting while still being stealth, proposing that the colors could include a version of the Herriman green. Several commissioners discussed the potential of making the design visually interesting by implementing a color scheme approved by staff. There was a consensus that the proposed design should integrate all three shrouds from the outset, and if the additional carriers could not be secured, the responsible party would ensure the aesthetic was maintained by installing them all within a two-year period.

*Commissioner Ferguson moved to approve item 4.1 Review and consider approval of a Conditional Use Permit for a new 80-foot-tall wireless cell tower and utility cabinets at 3492 W Maradona Drive in the C-2 Commercial Zone with staff recommendations 1. Building permit application shall comply with all applicable standards specified in Herriman City Code, especially Chapter 10-35 Wireless*

***Communication Facilities on private commercial property. 2. Applicant shall provide an updated off-street parking calculation for the subject property and replace any displaced parking stalls if required to maintain compliance with City Code. 3. the installation of all three box arrays be installed within 2 years 4. a color scheme for the boxes can be approved by staff. 4. Requiring the wall containing the compound meets standards of the business park as approved by staff.***

*Commissioner Rypien seconded the motion.*

*The vote was recorded as follows:*

<i>Commissioner Darryl Fenn</i>	<i>Absent</i>
<i>Commissioner Jackson Ferguson</i>	<i>Aye</i>
<i>Commissioner Heather Garcia</i>	<i>Absent</i>
<i>Commissioner Brody Rypien</i>	<i>Aye</i>
<i>Commissioner Adam Jacobson</i>	<i>Aye</i>
<i>Commissioner Andy Powell</i>	<i>Aye</i>
<i>Alternate Commissioner Forest Sickles</i>	<i>Aye</i>
<i>Alternate Commissioner Preston Oberg</i>	<i>Aye</i>

*The motion passed unanimously.*

**4.2. Review and consider approval of a Conditional Use Permit for a Planned Center Sign located at 3512 W Maradona Drive in the C-2 Commercial Zone.**

**Applicant: Damian Stucki (authorized agent)**

**Acres: ±4.5**

**File No: C2025-139**

Planning Director Maloy presented the application for a planned center sign at 3512 W Maradona Drive. He noted that the proposed sign is intended to be taller than a standard monument sign, thereby enhancing visibility, but would not be as large as signs typically seen in other major corridors. This increase in height is designed to address the issue of businesses in the area being set back from the road, making them difficult to see from Academy Parkway until drivers are quite close. In addition, the sign will require an encroachment permit as it will encroach on a public utility easement. The commissioners noted that if utility work necessitates moving the sign, the cost would likely fall to the property owner or business responsible for the sign. This permit ensures that any future utility installations can be accommodated, while still allowing for the necessary business visibility in the present.

The applicant, Damian Stucki, explained that the sign was needed because the businesses in the area sit back from the road and are not visible until drivers pull into the gas station. He noted that some potential tenants, including Domino's Pizza, had indicated they might not lease space in the building if they couldn't be seen from the road. He emphasized the importance of the sign for providing much-needed exposure to the businesses at this location, potentially even offering visibility from Mountain View Corridor.

***Commissioner Jacobson moved to approve item 4.2 Review and consider approval of a Conditional Use Permit for a Planned Center Sign located at 3512 W Maradona Drive in the C-2 Commercial Zone with staff's recommendations 1. Agree to all other requirements. 2. No higher than 16'. 3. Not in "clear view zone". 4. Move sign OR a. Encroachment permit b. PUE Waiver***

*Commissioner Oberg seconded the motion.*

*The vote was recorded as follows:*

<i>Commissioner Darryl Fenn</i>	<i>Absent</i>
<i>Commissioner Jackson Ferguson</i>	<i>Aye</i>
<i>Commissioner Heather Garcia</i>	<i>Absent</i>
<i>Commissioner Brody Rypien</i>	<i>Aye</i>
<i>Commissioner Adam Jacobson</i>	<i>Aye</i>
<i>Commissioner Andy Powell</i>	<i>Aye</i>
<i>Alternate Commissioner Forest Sickles</i>	<i>Aye</i>
<i>Alternate Commissioner Preston Oberg</i>	<i>Aye</i>

*The motion passed unanimously.*

**4.3. Review and consider approval of a Preliminary Plat for South Hills Pod 14 Subdivision at 15898 Mountain View Corridor Hwy in the R-2-15 Residential Zone. (Public Hearing)**  
**Applicant: Leif Smith, Wasatch Commercial (property owner)**  
**Acres: ±24.39**  
**File No: S2025-107**

Planning Director Maloy presented the application for the preliminary plat for South Hills Pod 14, which is part of a larger master planned community. The subdivision complies with the standards in the Amended and Restated Master Development Agreement (ARMDA) and has fewer units than initially anticipated. The acreage is larger than shown in the original master development agreement because it now includes open space.

Staff recommended approval with the condition that no certificate of occupancy would be issued until water service is provided to the site, as the water infrastructure is currently being developed. This would allow the developer to proceed with construction of model homes.

Lief Smith, representing Wasatch Commercial, stated that they have complied with every request from the commission, council, and staff over many years and were excited to begin building "beautiful multi-million-dollar homes on the hillside."

Chair Bradford opened the public hearing.

No comments were offered.

*Commissioner Powell moved to close the public hearing, Seconded by Commissioner Jacobson and all voted Aye.*

*Commissioner Jacobson moved to approve item 4.3 **Review and consider approval of a Preliminary Plat for South Hills Pod 14 Subdivision at 15898 Mountain View Corridor Hwy in the R-2-15 Residential Zone with staff's recommendations 1. Resolve remaining corrections. 2. No Certification of Occupancy until water service provided.***

*Commissioner Powell seconded the motion.*

*The vote was recorded as follows:*

<i>Commissioner Darryl Fenn</i>	<i>Absent</i>
<i>Commissioner Jackson Ferguson</i>	<i>Aye</i>
<i>Commissioner Heather Garcia</i>	<i>Absent</i>
<i>Commissioner Brody Rypien</i>	<i>Aye</i>
<i>Commissioner Adam Jacobson</i>	<i>Aye</i>
<i>Commissioner Andy Powell</i>	<i>Aye</i>
<i>Alternate Commissioner Forest Sickles</i>	<i>Aye</i>
<i>Alternate Commissioner Preston Oberg</i>	<i>Aye</i>

*The motion passed unanimously.*

**4.4. Review and consider approval of a Preliminary Plat for South Hills Pod 15 Subdivision at 15898 Mountain View Corridor Hwy in the R-2-15 Residential Zone. (Public Hearing)**

**Applicant: Leif Smith, Wasatch Commercial (property owner)**

**Acres: ±19.73**

**File No: S2025-108**

Planning Director Maloy presented the application for the preliminary plat for South Hills Pod 15, adjacent to Pod 14. Like the previous item, this subdivision will have fewer units than originally projected (22 units instead of 34) and includes additional open space. The same water service restriction would apply, with no certificate of occupancy until water is available.

Commissioner Forrest Sickles asked whether Camp Williams would need to review the plats. Planning Director Maloy confirmed that certain requirements for properties within a half-mile of Camp Williams were already covered in the ARMDA.

Chair Bradford opened the public hearing.

No comments were offered.

*Commissioner Jacobson moved to close the public hearing, Seconded by Commissioner Sickles and all voted Aye.*

*Commissioner Jacobson moved to approve item 4.4 **Review and consider approval of a Preliminary Plat for South Hills Pod 15 Subdivision at 15898 Mountain View Corridor Hwy in the R-2-15 Residential Zone with staff's recommendations 1. Resolve remaining corrections. 2. No Certificate of Occupancy until water service is provided.***

*Commissioner Oberg seconded the motion.*

*The vote was recorded as follows:*

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



Commissioner Adam Jacobson                      Aye  
 Commissioner Andy Powell                      Aye  
 Alternate Commissioner Forest Sickles      Aye  
 Alternate Commissioner Preston Oberg      Aye

*The motion passed unanimously.*

**4.5. Review and consider approval of a Preliminary Plat for South Hills Pod 8A Subdivision at 15590 Mountain View Corridor Hwy in the R-2-10 Residential Zone. (Public Hearing)**  
**Applicant: Leif Smith, Wasatch Commercial (property owner)**  
**Acres: ±17.59**  
**File No: S2025-109**

Planning Director Maloy presented the application for the preliminary plat for South Hills Pod 8A, which extends along the same roadway as Pods 14 and 15. The proposal includes 59 single-family lots, fewer than the 65 originally intended. The same water service restriction would apply. Commissioner Powell asked about emergency access, noting that it appeared there was only one access point from Mountain View Corridor for all these developments.

Applicant Lief Smith explained that there were actually multiple access points: a road that continues through Pod 19 (currently in road base form), a road through a neighbor's property connecting to Porter Rockwell (currently barricaded but could be opened with a gate controlled by Unified Fire), and a mining company haul road along the Camp Williams border that is maintained year-round. He also noted that the development would improve the aesthetics of what has been an active mining site for decades. He mentioned that the project would include trail connections to Juniper Canyon Recreation Area and the Bonneville Shoreline Trail, and a mountain bike park.

Chair Bradford opened the public hearing.

No comments were offered.

*Commissioner Jacobson moved to close the public hearing, Seconded by Commissioner Ferguson and all voted Aye.*

***Commissioner Jacobson moved to approve item 4.5 Review and consider approval of a Preliminary Plat for South Hills Pod 8A Subdivision at 15590 Mountain View Corridor Hwy in the R-2-10 Residential Zone with staff's recommendations 1. Resolve remaining corrections. 2. No Certificate of Occupancy until water service provided. 3. Landscape plan for open space.***

*Commissioner Rypien seconded the motion.*

*The vote was recorded as follows:*

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

*Commissioner Andy Powell                      Aye*  
*Alternate Commissioner Forest Sickles   Aye*  
*Alternate Commissioner Preston Oberg   Aye*

*The motion passed unanimously.*

## **5. Chair and Commission Comments**

Chair Bradford asked about adding an item for public comment on every agenda. Planning Director Maloy indicated they would review procedures and could bring that to the next meeting.

Planning Director Maloy announced that the city had received a response from the state on its moderate-income housing report. The report was accepted, and because the city had identified more than the minimum required strategies, Herriman maintained its priority status for transportation funding.

## **6. Future Meetings**

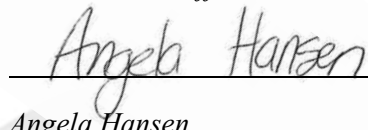
6.1. Next City Council Meeting: November 12, 2025

6.2. Next Planning Commission Meeting: November 19, 2025

## **7. Adjournment**

*Commissioner Powell moved to adjourn the meeting at 7:59 p.m. Seconded by Commissioner Jacobson 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 05, 2025. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.*

  
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*Angela Hansen*

*Deputy City Recorder*



## PLANNING COMMISSION MINUTES

Wednesday, November 19, 2025

Draft Pending Formal Approval

The following are the minutes of the Herriman Planning Commission meeting held on **Wednesday, November 19, 2025, 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 Andrea Bradford

**Commissioners Present at Work Meeting:** Brody Rypien, Darryl Fenn, Andy Powell, Heather Garcia, Adam Jacobson, Alternate Forest Sickles, Alternate Preston Oberg, Jackson Ferguson

**Staff Present:** Planner I Laurin Hoadley, Planning Manager Clint Spencer, Communication Specialist Garret Reynolds, Deputy Chief of Police Cody Stromberg, City Recorder Jackie Nostrom, Staff Engineer III Josh Petersen, Planning Director Michael Maloy

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

Chair Andrea Bradford called the meeting to order at 6:04 p.m.

#### **1. Commission Business**

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



Planning Director Maloy reported that the City Council adopted the Water Element of the general plan and noted it went smoothly, with no significant concerns raised. The public works department contributed helpful input.

He also shared positive news that the state has officially accepted their moderate-income housing plan report. As a result, the City has maintained its eligibility for priority state transportation funding, which he described as a good outcome.

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

### **Item 4.1 - Game Haven Site Conditional Use Amendment**

Planning Manager Spencer presented a review of the Game Haven site after discovering multiple unapproved changes made between the project's original planning commission approval and the final zoning inspection. Although the overall character of the building remained similar, he found numerous alterations such as different siding orientation and color, missing canopies, removed windows, and other design modification that exceeded what is normally seen. Because of the extent of these changes, Manager Spencer felt it appropriate to return the item to the planning commission for re-review and accountability.

Commissioner Jackson Ferguson arrived at 6:12 p.m.

An additional issue emerged: the second building had been approved and parked as a retail use, but was operating as an event center, which required different parking standards. Manager Spencer recommended that the applicant provides a parking management plan to demonstrate how the shared parking arrangement will function.

Commissioners questioned whether allowing such deviations could set a precedent, how common these discrepancies are, and what enforcement options exist. Planning staff explained that while minor changes are normal, the number in this case was unusually high. Because the site is in a Master Development Agreement (MDA) and still meets the master developer's design criteria, formal violations were limited. However, the commission's review was needed because this was an amendment to an older conditional use permit and because the building's use was officially changing to include an event center.

The planning department planned to better communicate the need for approval of substitutions or modifications in future projects, and they are coordinating with building inspectors to catch changes earlier. The commission discussed potential impacts of the new event center use such as parking demand and alcohol licensing but concluded these were manageable under existing agreements and regulations. Despite the changes, planning staff noted that the building still looks good overall.

### **Item 5.1 - Panorama Master Development Agreement Amendment**

Planning Director Maloy introduced the amendment to the Panorama development agreement and explained that, although a public hearing was not required, the City Council preferred that the Planning Commission review such amendments and provide a recommendation. He noted that Panorama is one of several major South Hills development agreements and that future amendments are expected as property exchanges occur.

Commissioner Sickles questioned whether sections of the agreement conflicted regarding amendments. Planning Director Maloy clarified that because this amendment involves property transfers, it must go to the City Council rather than being handled administratively. Some minor changes can be approved administratively, but this one could not.

Chase Andrizzi, representing the applicant, described the changes: the lot mix would shift from uniform 50–60-foot lots to a blend of 50- and 70-foot lots to create more variety and respond to market demand. The main driver of the amendment was a land swap with the Jordan School District, enabled by the developer's acquisition of adjacent property. The swap required realigning boundaries within and outside the development agreement. Although the district now owns the property, no one confirmed whether it would actually build a school.

Commissioner Fenn asked about double-frontage residential lots. Applicant Andrizzi explained these resulted from adjusting the plan to better match the natural topography. The revised design drastically reduced the amount of material that would need to be hauled off, eliminating roughly 700,000 of the originally projected 1,000,000 yards. This topography-based layout created some lots with roads on both sides, though double-fronted lots were not a design goal. He noted that visuals would be shown to illustrate the elevations. Planning Manager Spencer added that the City commonly sees double-fronted lots along arterials, though these are interior lots in this case.

**1.3. Review and discuss Herriman City Land Development regulations, standards, policies, and best practices to ensure compliance with Utah State Code and implementation of the adopted General Plan – Michael Maloy, AICP, Planning Director**

Director Maloy invited Commissioner Heather Garcia to share insights from her City Council campaign, noting that she had spoken with many residents about development. Commissioner Garcia reported that the main concerns she heard involved density, traffic, and difficulty getting in and out of the city. Residents were generally satisfied with parks, trails, and city administration. Some residents expressed interest in allowing detached Accessory Dwelling Unit (ADU) on larger lots with fewer restrictions, often for family use. She also said rural property owners wanted to preserve the community's rural feel and ensure adequate buffers when development eventually reaches their areas.

Director Maloy shared that even eighth-grade students he met at a local school event were asking about upcoming commercial development, which Commissioner Fenn noted mirrored interest he saw from students at a UDOT conference.

Commissioner Garcia described her campaign experience, saying she visited many homes and was encouraged by increased voter turnout in her district. She expressed respect for the winning candidate and shared a positive outlook.

She then raised a policy idea: reviewing commercial zoning to prioritize businesses that bring stronger revenue into the city. Commissioner Garcia suggested the city consider strategies to avoid an oversaturation of low revenue uses which was another common concern she heard from residents.

The Planning Commission watched training videos for the remainder of the work session.

## **2. Adjournment**

*Commissioner Darryl Fenn moved to adjourn the meeting at 6:58 p.m.*

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

### **3. Call to Order**

Chair Andrea Bradford called the meeting to order at 7:03 p.m.

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

Mr. Chase Andrizzi led the audience in the Pledge of Allegiance.

#### **3.2. Roll Call**

Full quorum present.

#### **3.3. Conflicts of Interest**

No conflicts of interest were noted.

#### **3.4. Approval of Minutes for the October 15, 2025 Planning Commission Meeting**

*Commissioner Garcia moved to approve the Minutes for the October 15, 2025, Planning Commission meeting; Commissioner Powell seconded and all voted aye.*

### **Administrative Items**

- 4.** 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 approval for a Conditional Use Permit Amendment for Game Haven at 5254 & 5262 W Anthem Park Lane in the C-2 Commercial Zone.  
Applicant: GH Leasing (property owner)  
Acres: ±1.24  
File No: C2025-141**

Planning Manager Spencer presented the conditional use permit amendment request for Game Haven, explaining that it was a straightforward matter involving two main considerations: modifications to building elevations and a change of use for the secondary building from retail to an event center. He began by providing context, noting that the Game Haven site is located on the north side of the Anthem commercial area and encompasses two buildings - the main Game Haven building and what is now called the Enchanted Event Center.

Manager Spencer detailed how the issue came to light during a routine zoning inspection conducted after the site was fully developed. During this inspection, staff discovered several changes had been made to the buildings that differed from the approved plans. Due to the number of changes and the change of use from retail to event center, staff felt it appropriate to bring the matter before the Planning Commission for re-approval of the elevations and use.

He methodically walked through the changes to both buildings using comparison slides. For the main Game Haven building, he showed how windows had been removed from the approved elevations on multiple sides of the building. The roof structure had been altered significantly from what was originally proposed, and metal awnings that were supposed to be installed above windows had either been changed or not installed at all. For the event center building, originally approved as retail space, similar modifications had occurred including the removal of a main window where bathrooms were located, changes to the installation of siding from vertical to horizontal, and the relocation of metal awnings from between doors and transoms to above the transom windows.

Commissioner Ferguson quickly confirmed with Manager Spencer that these changes were made after the permitted drawings had been approved by the city. Commissioner Garcia inquired about the capacity of the event center, which Manager Spencer deferred to the applicant to answer.

Commissioner Fenn expressed significant concern about the situation, stating that it felt like the city was sold one product and now are receiving a different product. He acknowledged that while the changes might be structurally and functionally equivalent, he questioned what the city could do in the future to prevent such unauthorized changes.

Manager Spencer responded by explaining that this situation had sparked considerable discussion between planning and building departments. He acknowledged that the city lacked a dedicated zoning inspector who regularly monitors construction progress, and with current staffing shortages, they don't have the bandwidth to inspect every building through all phases of

construction. While building inspectors do conduct multiple inspections, they primarily focus on building safety issues rather than compliance with Planning Commission approvals. Manager Spencer outlined several measures being considered to address this issue, including better coordination with the building department, adding specific conditions to approvals requiring that no elevation changes be made without city approval, and potentially implementing requirements similar to those used for landscaping plans.

Planning Director Maloy added context to the discussion and explained that the administration had been overseeing land use development in a typical fashion, similar to his experience in other cities, but that this type of significant modification during construction was unusual. He noted that recent events, including COVID-19, had created rapid changes in the marketplace, supply chain issues, and other pressures on development that the city was still adjusting to accommodate.

Commissioner Powell suggested the possibility of requiring third-party oversight to help monitor compliance, noting that while it would add cost to developers, it wouldn't burden the city and might discourage unauthorized changes. Chair Bradford asked about potential legal recourse, such as withholding bonds or business licenses. Planning Director Maloy explained that while they could bond for occupancy under certain conditions, they generally only bond for public improvements, not private ones. He noted they had issued a temporary certificate of occupancy in this case and that the applicant had been cooperative once the concerns were explained.

Troy Noorda with CSM Construction, representing the builder, then addressed the commission. He began by expressing that he felt like he had been "thrown under the bus," emphasizing his 35 years of experience building hundreds of millions of dollars' worth of projects in Utah. He stressed that had he known exterior elevations needed to be held to such specific standards, they would have been upfront about any changes. He adamantly stated this was not an attempt to "pull the wool over anyone's eyes" but rather a misunderstanding about the level of adherence required to the approved elevations.

The developer explained that they had made changes they thought improved the aesthetics without realizing they needed approval for what seemed like minor modifications. He acknowledged their error and took responsibility while suggesting that better education and communication could prevent such issues in the future. He specifically suggested that a simple red stamp on plans indicating that any exterior elevation changes require planning approval would have been immensely helpful.

Regarding the specific window modifications, the developer clarified that windows shown on elevations for what became a storage room filled with shelving were supposed to have been removed by the architect but were overlooked. He explained that the location - a dark corner of the building facing a 12-foot cinder block wall just 15 feet away - made windows impractical and potentially a security risk as a break-in point.



Manager Spencer then explained the staff's proposed remedy: rather than requiring actual windows to be installed, they were requesting spandrel glass (decorative glass panels) be installed in locations where windows were removed to maintain the aesthetic intent. This led to detailed discussion about exactly which elevations would require this treatment, with commissioners and staff working to identify specific locations on the building facades.

Several commissioners engaged in discussion about the appropriate number and placement of spandrel glass panels, with some suggesting four panels instead of three for better symmetry and balance. The discussion revealed that some confusion existed between different sets of approved plans but ultimately focused on installing three spandrel glass panels on specific elevations of the main building.

Commissioner Rypien raised the broader question of whether the city had specific standards defining how much change was acceptable. He suggested that clearer, more objective criteria might be helpful rather than subjective determinations about what constitutes too much change. Commissioner Ferguson pointed out that this was more of a general policy discussion for later rather than specific to this application.

Planning Director Maloy emphasized that this property was within a Master Development Agreement (MDA) with specific design approval requirements, making adherence to approved plans particularly important. The commission also discussed alternatives to spandrel glass, with Commissioner Garcia suggesting possibilities like trellises similar to those at Mountain View Village. The applicant proposed using powder-coated metal frames with grids that could support climbing vines, shaped like the windows that would have been installed.

After extensive discussion about the best solution for the missing windows, the commission settled on allowing either spandrel glass or a landscape feature of similar size with powder-coated framing to match what would have been the window frames.

*Commissioner Jacobson moved to approve item 4.1 **Review and consider approval for a Conditional Use Permit Amendment for Game Haven at 5254 & 5262 W Anthem Park Lane in the C-2 Commercial Zone** with staff's three recommendations,*

- 1. Receive and agree to all recommendations.*
- 2. Install spandrel glass on the game haven main building as shown on the building permit plans, and on the west elevation where the windows have been removed.*
- 3. Applicant provide a parking plan satisfying the parking needs of the events space.*

*And modifying condition number two to allow for spandrel glass with powder-coated framing or powder-coated landscape feature that matches the same size on the Game Haven main building as shown on the building permits and on the west and south elevations where windows have been removed.*

*Commissioner Rypien seconded the motion.*

*The vote was recorded as follows:*

<i>Commissioner Darryl Fenn</i>	<i>Aye</i>
<i>Commissioner Jackson Ferguson</i>	<i>Aye</i>
<i>Commissioner Heather Garcia</i>	<i>Aye</i>
<i>Commissioner Brody Rypien</i>	<i>Aye</i>
<i>Commissioner Adam Jacobson</i>	<i>Aye</i>
<i>Commissioner Andy Powell</i>	<i>Aye</i>
<i>Alternate Commissioner Forest Sickles</i>	<i>not voting</i>
<i>Alternate Commissioner Preston Oberg</i>	<i>not voting</i>

*The motion passed unanimously.*

## 5. Legislative Items

Legislative items are recommendations to the City Council. Broad public input will be taken and considered on each item. All legislative items recommended at this meeting will be scheduled for a decision at the next available City Council meeting.

### **5.1. Review and consider a recommendation to the City Council to amend the Panorama Master Development Agreement (MDA) to modify (1) the project boundaries without changing development entitlements, (2) clarify procedures regarding potential administrative approval of residential lots with double-street frontages, (3) the “Grading Plan,” and (4) the “Village Plan.”**

**Applicant: Chase Andrizzi, DAI Utah (property owner, authorized agent)**

**Acres: ±318**

**File No: M2025-146**

Planning Director Maloy introduced the Panorama MDA amendment, clarifying that while this wasn't a noticed public hearing since it didn't affect baseline zoning regulations, the City Council traditionally sought Planning Commission input on MDA amendments. He explained that the commission's role was to review the proposal, discuss the amendments, consider alternatives, and forward a recommendation to the City Council.

Chase Andrizzi, representing the applicant DAI Utah, presented the details of the proposed amendments. He began by explaining that the amendments were not intended to change land uses, increase density, or alter the mix between single-family and multi-family housing. Rather, they had been able to refine their plans based on more detailed site analysis, particularly regarding topography and grading.

The first major element involved modifying the MDA boundaries due to a land swap with Jordan School District. Applicant Andrizzi explained that Jordan School District owned 12 acres nearly

in the center of the project but wasn't a party to the development agreement. Through negotiations, they had arranged an acre-for-acre land swap that would benefit both parties. The school district's original rectangular-shaped parcel would be exchanged for a more suitable location, with a portion of the new site including Blooming Rose Boulevard, which the developer confirmed they would still construct entirely. This boundary adjustment was necessary because the land swap resulted in Jordan School District owning some property that was within the MDA boundary while the developer who traded land received property outside the MDA boundary.

The second major element addressed double-frontage lots, which applicant Andrizzi acknowledged were not their primary design goal but had become necessary due to the site's challenging topography. He presented a plan showing multiple lots in red that would have frontage on two streets. He emphasized that while this configuration was more expensive to build, it allowed them to work with the natural topography more effectively and significantly reduce the amount of earth that needed to be hauled off-site. He expressed openness to working with staff to develop standards addressing safety and aesthetic concerns associated with double-frontage lots.

Commissioner Jacobson raised specific concerns about several unusually shaped lots, particularly one curved lot that appeared to have multiple frontages but limited buildable area. He questioned whether the actual buildable area had been analyzed for these challenging lots. Applicant

Applicant Andrizzi acknowledged these concerns and indicated they were still examining whether some lots could be reconfigured, though he noted that road placement, largely dictated by topography and the need to avoid excessive slopes, limited their options.

The third element was an updated grading plan incorporating retaining walls. Applicant Andrizzi explained that the new plan represented a significant improvement despite still requiring some retaining walls up to 13 feet in height. The revised approach would substantially reduce both the number and height of retaining walls compared to the original plan while preserving more of the natural topography.

The fourth element involved updates to the village plan. Applicant Andrizzi showed how the original rigid, straight road layout had been replaced with roads that better followed the natural topography. This change, combined with the school site relocation, had resulted in approximately 55 fewer units than originally planned. He emphasized that this reduction wasn't necessarily permanent, as unit counts could change with final platting, but stated that from a business perspective that more density does not always equal more money.

The Commission engaged in detailed discussions about various aspects of the proposal. Commissioner Ferguson asked about maintenance responsibilities for the park strips along double-frontage lots, with discussion revealing that the 40-foot right-of-way cross-section included an 8-foot trail on one side rather than traditional park strips, helping to address maintenance concerns.



Commissioner Garcia noticed changes in the village designations and coloring on the plans, expressing concern about whether they were losing commercial area or adding more houses in certain locations. Applicant Andrizzi clarified that villages 2 and 9 had been combined, actually resulting in two fewer units in that area, and confirmed that all commercial areas remained the same size and in the same locations. He also confirmed that an emergency access route would be provided for one cul-de-sac area that appeared potentially isolated.

Commissioner Jacobson raised important technical questions about the proposed 2:1 slopes and retaining walls shown on the grading plan. Staff Engineer III Josh Petersen explained that 2:1 slopes were allowed with a geotechnical engineering report and city engineer approval. The discussion about retaining walls revealed that walls within lots would be maintained by individual homeowners, raising concerns about shared walls spanning multiple properties. Commissioner Jacobson specifically highlighted the risk of drainage systems becoming clogged during construction, potentially leading to wall failure, referencing similar incidents in Draper. He emphasized that homeowners typically don't understand the maintenance requirements for retaining walls, suggesting this needed careful consideration, especially for walls up to 12 feet in height.

Commissioner Oberg later raised broader concerns about connectivity within the revised layout, noting that the plan showed significantly more cul-de-sacs than the original. He worried about fire code compliance for cul-de-sacs serving more than 30 units and the overall impact on neighborhood walkability and traffic flow. He expressed concern about residents potentially having to drive long distances to reach nearby neighbors and the concentration of traffic through limited intersections, especially problematic on hillside developments. He urged the city to review these connectivity issues carefully to prevent developers from using topography as an excuse for poor connectivity.

Planning Director Maloy assured Commissioner Oberg that staff was aware of these issues and would continue working with the developer through subsequent iterations. He also noted that while current MDA requirements didn't specifically address connectivity standards, fire code requirements would need to be met. There was discussion about potentially adding trail connections between cul-de-sacs to improve walkability even if vehicular connectivity wasn't feasible.

Applicant Andrizzi mentioned near the end of the discussion that they were also under contract to purchase all remaining Rosecrest property, which would eventually require another appearance before the commission to formalize that addition to the Panorama development agreement, though no changes to that area were currently proposed.

Staff recommendations included ensuring proper exhibit references in the amendment language, developing standards for double-frontage lot configurations (particularly regarding setbacks and fence lines where rear yards abut front yards), and reviewing all MDA exhibits for consistency,

particularly noting that some exhibits showed the school property as rectangular while the new plan showed a more organic shape.

*Commissioner Rypien moved to forward a positive recommendation of approval to City Council of item 5.1 **Review and consider a recommendation to the City Council to amend the Panorama Master Development Agreement (MDA) to modify (1) the project boundaries without changing development entitlements, (2) clarify procedures regarding potential administrative approval of residential lots with double-street frontages, (3) the “Grading Plan,” and (4) the “Village Plan.”***

*Commissioner Powell seconded the motion.*

*The vote was recorded as follows:*

<i>Commissioner Darryl Fenn</i>	<i>Aye</i>
<i>Commissioner Jackson Ferguson</i>	<i>Aye</i>
<i>Commissioner Heather Garcia</i>	<i>Aye</i>
<i>Commissioner Brody Rypien</i>	<i>Aye</i>
<i>Commissioner Adam Jacobson</i>	<i>Aye</i>
<i>Commissioner Andy Powell</i>	<i>Aye</i>
<i>Alternate Commissioner Forest Sickles</i>	<i>Not voting</i>
<i>Alternate Commissioner Preston Oberg</i>	<i>Not Voting</i>

*The motion passed unanimously.*

## **6. Chair and Commission Comments**

Commissioner Powell reiterated his concerns from the earlier Game Haven discussion about maintaining standards during construction when working within MDAs. He wondered if there were ways to put more accountability on MDA owners or property developers to ensure standards are upheld, acknowledging the challenges of monitoring construction while recognizing that product availability and other factors can necessitate changes. He emphasized the value of having someone present to help guide the process when changes become necessary.

Commissioner Oberg asked whether the city could implement fines for variations from approved plans, not suggesting the Game Haven situation was intentionally deceptive but noting it exposed the potential for abuse. Planning Director Maloy indicated they could research this further, explaining that the different development culture in Herriman, where many commercial projects require conditional use permits rather than being permitted by right, created different expectations and oversight needs. He noted that many changes made wouldn't necessarily violate building codes but didn't match what was approved by the Planning Commission.

Commissioner Ferguson observed that the fact the Game Haven issue was caught and brought before the commission indicated the system was working, even if catching issues at the end of

construction was painful for everyone involved. The discussion revealed ongoing efforts by staff to find better intermediate measures to catch such issues earlier in the construction process.

Commissioner Oberg reiterated his concerns about the Panorama development's connectivity, specifically requesting that someone from the city review the proposed site layout to evaluate how much connectivity had degraded from the original plan. He emphasized not wanting developers to reach a point where they claimed topography prevented connectivity when earlier planning might have allowed for better solutions.

## 7. Future Meetings

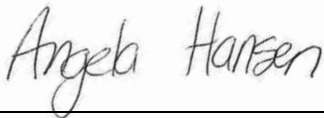
7.1. Next Planning Commission Meeting: December 03, 2025

7.2. Next City Council Meeting: December 10, 2025

## 8. Adjournment

*Commissioner Jacobson moved to adjourn the meeting at 8:16 p.m. Commissioner Garcia seconded the motion 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 19, 2025. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.*



Angela Hansen  
Deputy City Recorder



## STAFF REPORT

**DATE:** January 7, 2026

**TO:** Planning Commission

**FROM:** Clinton Spencer, Planning Manager, AICP

**SUBJECT:** Review and consider a Conditional Use Permit Amendment to allow the placement of a temporary building to facilitate the construction of required water utility infrastructure at the Jordan Valley Water Conservancy District, located at 15305 S 3200 West in the A-1-43 Agricultural Zone.  
**Applicant:** Jacob Field w/ Gerber Construction (Authorized Agent)  
**Acres:** ±110.88  
**File No:** C2025-159

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### **RECOMMENDATION:**

Based on the information and findings contained within this report, City staff recommends approval of the Conditional Use Amendment to allow the placement of a temporary building to facilitate the construction of required water utility infrastructure at the Jordan Valley Water Conservancy District (JVWCD), located at 15305 S 3200 West in the A-1-43 Agricultural Zone, with the following requirements:

1. Acknowledge and address all comments received from other agencies.
2. The applicant complies with all conditions of approval set by the Planning Commission on October 15, 2025.
3. Per HCC 10-16-1, the applicant shall remove the temporary building upon completion or abandonment of construction work.

### **ISSUE BEFORE COMMISSION:**

Based on the enclosed findings and recommended conditions, should the Planning Commission approve the proposed Conditional Use Amendment to allow the placement of a temporary building to facilitate the construction of required water utility infrastructure at the Jordan Valley Water Conservancy District site?

If approved by the Planning Commission with any required conditions, the applicant will continue collaborating with staff to make any necessary corrections before any permits are issued.

### **BACKGROUND & SUMMARY:**

On October 15, 2025, the applicant received approval to proceed with the construction of four (4) new buildings on the JVWCD site: a Backwash Tank, a Caustic Soda building, a Chlorine Building, and a Powdered Activated Carbon (PAC) Storage Building. To construct those buildings, the applicant is requesting permission to place a temporary structure on the site to store construction materials and equipment to facilitate construction.

The temporary structure is 5,000 square feet and approximately twenty-five (25) feet tall. It is anticipated that it will be on-site for the duration of the construction of the four new permanent buildings. The temporary building is constructed of heavy canvas, stretched over steel trusses, and secured to the ground with foundation piers (see Figure 1 below).



*Figure 1. Temporary Building at JVWCD Site*

### **DISCUSSION:**

#### **ENGINEERING REVIEW**

***Staff Finding:** The Engineering Department has reviewed the proposed site plan and has no concerns with the proposal.*

#### **CONDITIONAL USE REVIEW (STANDARDS FROM 10-5-10.E):**

“Utility, Major” is a Conditional Use in the A-1-43 Agricultural Zone and is subject to compliance with the “Approval Standards” listed in §10-5-10(E), which have been summarized and reviewed below:

**Consistent with the applicable objectives, goals, and policies of the General Plan**



**Staff Finding:** *The adopted General Plan does not specify goals or objectives for public infrastructure; however, it does state the following objective for “Community Amenities.”*

*Offer exceptional amenities, including trails, recreation opportunities, improved public realm, social gathering places, and the services and resources for a healthy, happy life.* (Herriman NEXT, Policy – 4, underline added for emphasis)

*Whereas the request seeks to provide public infrastructure that is essential to community health and well-being, City staff determined the proposal is consistent with the objectives, goals, and policies of the General Plan.*

**The proposed conditional use and associated plans include substantial mitigation of reasonably anticipated detrimental effects arising from the conditional use, including, but not limited to:**

- a) Detrimental effects of decreased street service levels and/or traffic patterns including the need for street modifications such as dedicated turn lanes, traffic control devices, safety, street widening, curb, gutter and sidewalks, location of ingress/egress, lot surfacing and design of off-street parking and circulation, loading docks, as well as compliance with off-street parking standards, including other reasonable mitigation as determined by a qualified traffic engineer.**

*Staff Finding: Impacts related to traffic circulation and street-level services will be limited to construction traffic and deliveries associated with the storage of additional materials required for the facility expansion. The primary access to the site is from 3200 West, which is a private road with gated access. Access to 3200 West is provided from the Mountain View Corridor, which has the capacity to accommodate additional traffic. The Engineering Department has determined that the proposal will not have any detrimental effects on street-level services.*

- b) Detrimental effects on the adequacy of utility systems, service delivery, and capacities, including the need for such items as relocating, upgrading, providing additional capacity, or preserving existing systems, including other reasonable mitigation as determined by the City’s engineering staff, contracted engineers, and utility service providers.**

*Staff Finding: The proposal will increase the efficiency of constructing the onsite water treatment facilities being provided by the JVWCD and does not require modification to the existing utility systems. Therefore, no detrimental impacts to existing utility systems are anticipated.*

- c) Detrimental effects on connectivity and safety for pedestrians and bicyclists.**

**Staff Finding:** *The proposal does not impact pedestrian and bicycle connectivity or safety along Mountain View Corridor (or to the site). However, as stated previously, 3200 West is a private road with gated access and is not currently conducive to these modes of transportation.*

- d) Detrimental effects by the use due to its nature including (1) noise that exceeds sound levels normally found within the neighborhood or surrounding zone, (2) odors beyond what is normally considered acceptable within the neighborhood or surrounding zone, and (3) environmental impacts such as dust, fumes, smoke, odor, noise, vibrations, chemicals, toxins, pathogens, gases, heat, light, electromagnetic disturbances, and radiation. Detrimental effects by the use may also include hours of operation and the potential to create an attractive nuisance.**

**Staff Finding:** *The proposed facility improvements have been designed to protect the safety and well-being of surrounding communities. Operational areas will remain secure with fencing and gated access, and all chemical delivery trucks will use the Mountain View Corridor entrance exclusively, ensuring no impact on Herriman City streets. Facility traffic will be minimal, limited to plant personnel and maintenance vehicles, with no through traffic to neighborhoods. Noise, odor, and vibration will comply with existing health and environmental standards, and stormwater will be fully contained onsite without burdening Herriman's systems. Safety measures for chemical handling, including chlorine gas, will utilize State-approved engineered controls. Treated water solids will also be managed in accordance with State regulations. Collectively, these measures ensure that the facility will operate securely, with negligible risk to nearby residents and adjacent properties.*

*Based on the staff's review of applicable development regulations, no adverse environmental impacts are anticipated on adjacent properties.*

- e) Detrimental effects that increase the risk of contamination of or damage to adjacent properties and injury or sickness to people arising from, but not limited to, waste disposal, fire safety, geologic hazards, soil or slope conditions, liquefaction potential, site grading/topography, storm drainage/flood control, high groundwater, sensitive lands, environmental health hazards, or wetlands, as determined by City Engineer, City geologist and other qualified specialists.**

**Staff Finding:** *Based on a review of all applicable regulatory standards, staff do not anticipate the proposal will have any negative environmental effects on adjacent properties.*

- f) Detrimental effects of modifications to or installation of signs and exterior lighting that conflict with neighborhood compatibility.**

**Staff Finding:** *No signs or modifications to the exterior lighting of the building or site have been proposed.*

- g) **Detrimental effects arising from incompatible designs in terms of use, scale, intensity, height, mass, setbacks, character, construction, solar access, landscaping, fencing, screening, and architectural design and exterior detailing/finishes and colors within the neighborhood in which the conditional use will be located.**

*Staff Finding: The proposed building elevations are intended to be temporary. The applicant is stating a construction time of approximately three (3) years for all structures to be completed. Staff recommends that the temporary building and all associated features be demolished/removed, and the area be replanted to pre-temporary building conditions before the final Building approval or Certificate of Occupancy for the last structure is provided.*

- h) **Detrimental effects on the tax base and property values.**

*Staff Finding: Approval of the proposal will not impact the City's tax base or property values. However, the approval of this proposal may provide new jobs within the City.*

- i) **Detrimental effects on the current level of economy in governmental expenditures.**

*Staff Finding: The City is not providing any economic incentives for the proposed use, and the use will not impose any negative impacts on governmental expenditures.*

- j) **Detrimental effects on emergency fire service and emergency vehicle access.**

*Staff Finding: The appropriate agencies have reviewed the proposed use and found no detrimental impacts on emergency fire service or emergency vehicle access.*

- k) **Detrimental effects on usable open space.**

*Staff Finding: The proposal will not impact any usable open space on or near the site.*

- l) **Inadequate maintenance of the property and structures in perpetuity including performance measures, compliance reviews, and monitoring.**

*Staff Finding: Upon review of City records, staff did not identify any outstanding compliance issues related to the site or the existing structure.*

## **ZONING ORDINANCE REVIEW**

### **Building Design**

*Staff Finding: As defined in §10-3-5, a temporary structure is a temporary movable structure utilized during construction of a development project for purposes incidental to the construction work on property where it is located. There are no architectural requirements for temporary structures, but the building provided is designed to be temporary in nature and complies with City ordinance.*



**In conclusion, staff determined that the applicant's request (with conditions) is consistent with applicable standards and recommends Planning Commission approval, subject to conditions.**

**ALTERNATIVES:**

The Planning Commission may consider the following alternative actions:

Alternative	Action	Considerations For Alternative	Considerations Against Alternative
Approve proposal as submitted		Approval improves efficiency in the construction of culinary water facilities that benefit the City	Without staff recommendations, the proposal may have an increased impact on pedestrian access to the site
Approve proposal with conditions	<b>Yes</b>	Approval with conditions improves efficiency in the construction of culinary water facilities that benefit the City and ensure compliance with City standards	The Commission may determine that additional conditions are warranted
Postpone proposal (with or without date)		Commission may identify additional issues that warrant further research and review. A motion to postpone should identify any additional information required	Staff have not identified any issues that warrant postponement
Deny proposal		Commission may deny the proposal based on findings relative to the applicable standards	Staff have not identified any findings that warrant denial

**ATTACHMENTS:**

- A. Application
- B. Vicinity Map
- C. Site Plan
- D. Building Elevations & Photographs

# Attachment A



12/9/2025

Herriman City Planning Department  
5355 West Herriman Main St.  
Herriman, Utah 84096

To Whom It May Concern,

Jordan Valley Water Conservancy District previously received approval for a Conditional Use Permit associated with the Jordan Valley Water Treatment Plant Filter and Chemical Feed Upgrades Project. This CUP was approved at the October 15, 2025 Planning Commission Meeting.

Due to the size and complexity of this project, on-site material staging and weather-protected storage is necessary. To support this need, Gerber Construction requests approval to place a temporary construction storage building on the Jordan Valley Water Conservancy District property located at 15350 S 3200 W, Herriman, Utah.

This temporary structure will be used solely for construction-related material and equipment storage and will be directly tied to the active building permits currently issued for this project. The structure will be completely removed at the conclusion of construction, prior to final inspections and closure of all active building permits.

We are attaching site details, and drawings of the proposed storage building. We are also attaching the previous conditional use request for this project. It is our understanding that the best path forward is that this would be an amendment to the existing conditional use permit. Please advise if any other additional information is needed.

Thank you for your help with this request.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jacob Field'.

Jacob Field  
Senior Project Manager





## Conditional Use Application

PROPERTY INFORMATION			
Property Address: 15305 South 3200 West Herriman, Ut 84065			
Parcel Numbers: 33161000320000			
Acres:		Proposed building square footage: 5000 Square Feet	
Request: Build a 50' x100'x'26' Double truss storage structure. This structure will be removed at the end of the project. It will be used to store construction materials			
APPLICANT INFORMATION			
Name of Applicant: Gerber Construction			
Address of Applicant: [REDACTED]			
Email of Applicant: [REDACTED]		Phone: [REDACTED]	
Applicants Affiliation with the Subject Property:			
<input type="checkbox"/> Owner <input type="checkbox"/> Engineer <input type="checkbox"/> Architect <input checked="" type="checkbox"/> Other General Contractor			
Engineer: (if not listed above) Sunrise Engineering			
Email of Engineer: [REDACTED]		Phone of Engineer: [REDACTED]	
Architect: (if applicable)			
Email of Architect		Phone of Architect:	
Property Owner: (if not listed above) Jordan Valley Water Conservancy District			
Email of Owner: [REDACTED]		Phone: [REDACTED]	
OFFICE USE ONLY			
Date Received:	Received By:	File Number:	Fee:
Zone:	Assigned Planner:		Receipt #



## **CONDITIONAL USE STANDARDS**

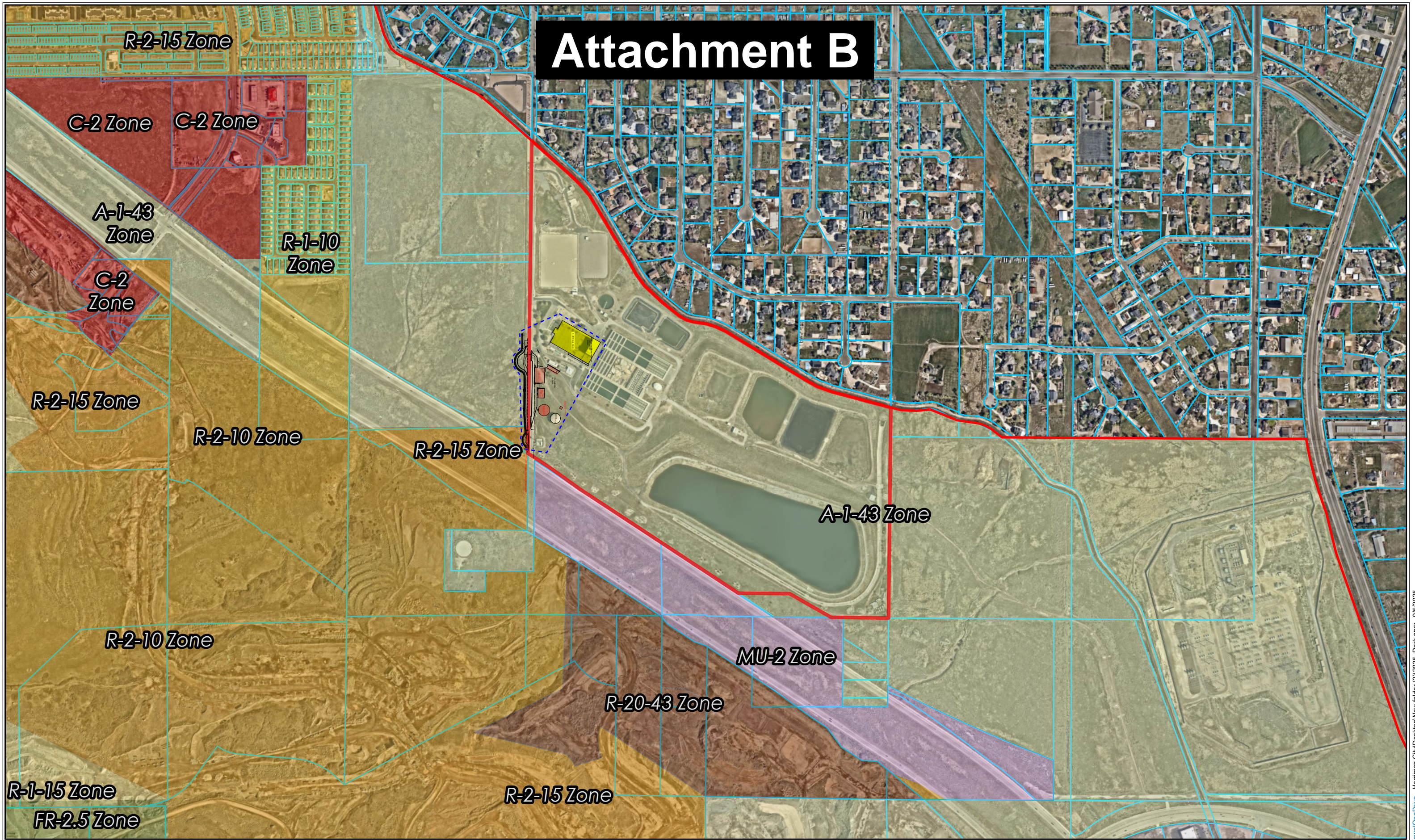
Approval Standards: A conditional use permit shall run with the land and may require the applicant to record documents to that effect. The Planning Commission and staff, in their review capacity, may impose site plan modifications and conditions to mitigate the reasonably anticipated detrimental effects of a conditional use. All conditional uses shall meet the following standards:

1. The proposed conditional use shall comply with City, State, and Federal codes as applicable to the site where the conditional use will be located.
2. The proposed conditional use is consistent with the applicable objectives, goals, and policies of the General Plan.
3. The proposed conditional use and associated plans include substantial mitigation of reasonably anticipated detrimental effects arising from the conditional use, including, but not limited to:
  - a. Detrimental effects of decreased street service levels and/or traffic patterns including the need for street modifications such as dedicated turn lanes, traffic control devices, safety, street widening, curb, gutter and sidewalks, location of ingress/egress, lot surfacing and design of off-street parking and circulation, loading docks, as well as compliance with off-street parking standards, including other reasonable mitigation as determined by a qualified traffic engineer.
  - b. Detrimental effects on the adequacy of utility systems, service delivery, and capacities, including the need for such items as relocating, upgrading, providing additional capacity, or preserving existing systems, including other reasonable mitigation as determined by the City's engineering staff, contracted engineers, and utility service providers.
  - c. Detrimental effects on connectivity and safety for pedestrians and bicyclists.
  - d. Detrimental effects by the use due to its nature including (1) noise that exceeds sound levels normally found within the neighborhood or surrounding zone, (2) odors beyond what is normally considered acceptable within the neighborhood or surrounding zone, and (3) environmental impacts such as dust, fumes, smoke, odor, noise, vibrations, chemicals, toxins, pathogens, gases, heat, light, electromagnetic disturbances, and radiation. Detrimental effects by the use may also include hours of operation and the potential to create an attractive nuisance.
  - e. Detrimental effects that increase the risk of contamination of or damage to adjacent properties and injury or sickness to people arising from, but not limited to, waste disposal, fire safety, geologic hazards, soil or slope conditions, liquefaction potential, site grading/topography, storm drainage/flood control, high ground water, sensitive lands, environmental health hazards, or wetlands, as determined by City Engineer, City geologist and other qualified specialists.
  - f. Detrimental effects of modifications to or installation of signs and exterior lighting

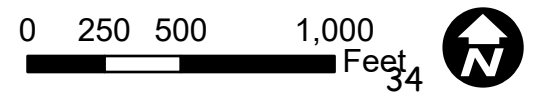
- that conflict with neighborhood compatibility.
  - g. Detrimental effects arising from incompatible designs in terms of use, scale, intensity, height, mass, setbacks, character, construction, solar access, landscaping, fencing, screening, and architectural design and exterior detailing/finishes and colors within the neighborhood in which the conditional use will be located.
  - h. Detrimental effects on the tax base and property values.
  - i. Detrimental effects on the current level of economy in governmental expenditures.
  - j. Detrimental effects on emergency fire service and emergency vehicle access.
  - k. Detrimental effects on usable open space.
  - l. Inadequate maintenance of the property and structures in perpetuity including performance measures, compliance reviews, and monitoring.
4. Conditions may be imposed as necessary to conform the proposed conditional use permit to the requirements set forth in subsection E of this section. Such conditions shall be expressly set forth in the approval authorizing the conditional use.



# Attachment B



Jordan Valley Water Conservancy District - Retrofit and Expansion (C2025-114)  
15305 S 3200 West

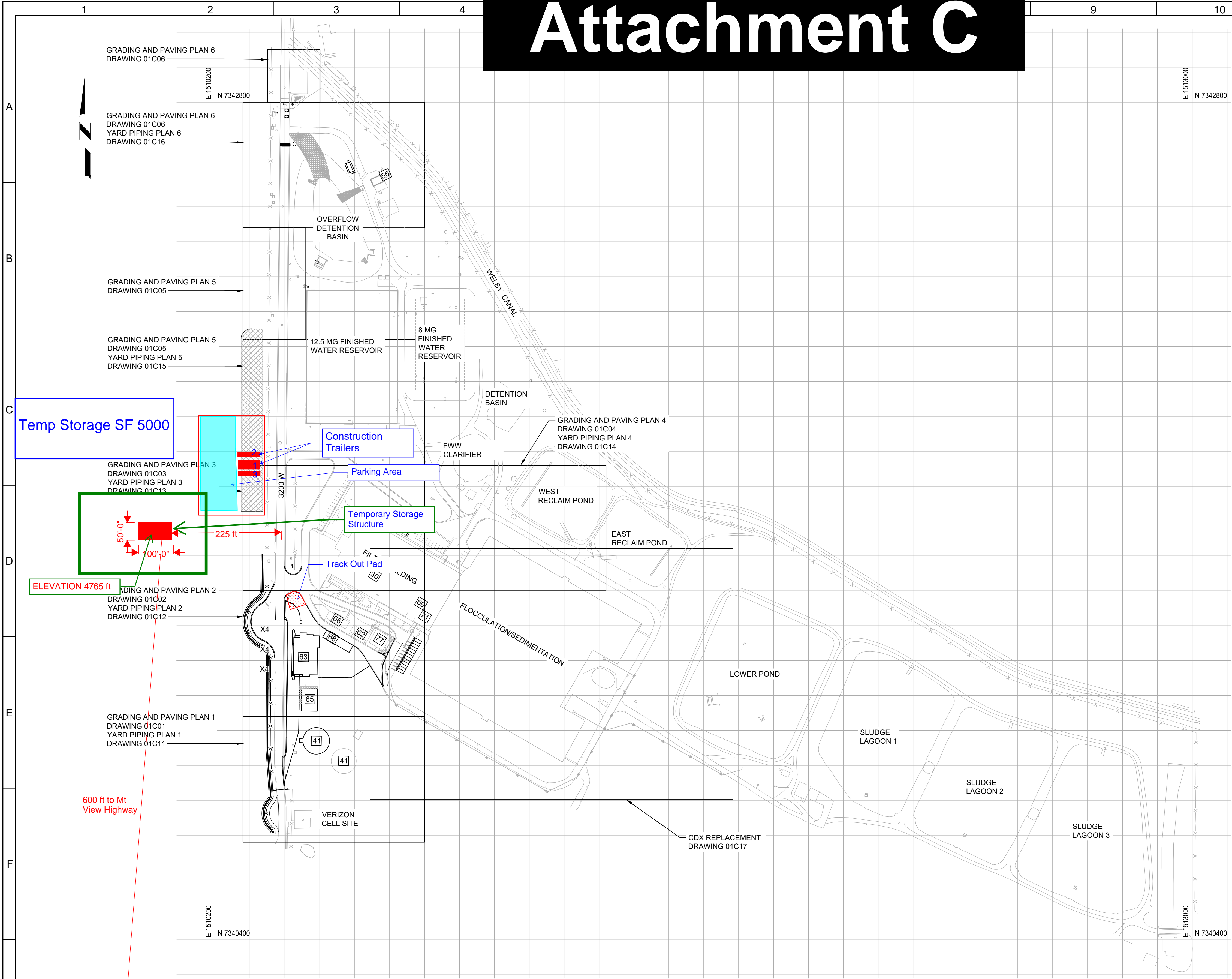




# Attachment C

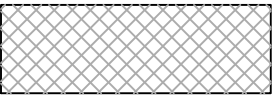
Plot Date: 8/15/2024 2:34:29 PM

LAST SAVED BY: AEVans



AREA#	DESCRIPTION
30	FILTERS
41	BACKWASH TANKS
55	CULINARY WATER PUMP STATION
62	PRIMARY COAGULANT BUILDING
63	CHLORINE BUILDING
65	CAUSTIC SODA BUILDING
66	FLOURIDE BUILDING
68	PAC AREA
69	PEA AREA
71	PEC AREA
77	CHLORINE DIOXIDE BUILDING

## LEGEND



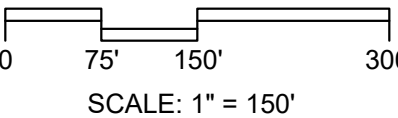
CONTRACTOR'S  
STAGING AREA

Know what's below.  
Call 811 before you dig.



**BLUE STAKES OF UTAH**  
UTILITY NOTIFICATION CENTER, INC.  
[www.bluestakes.org](http://www.bluestakes.org)  
1-800-662-4111

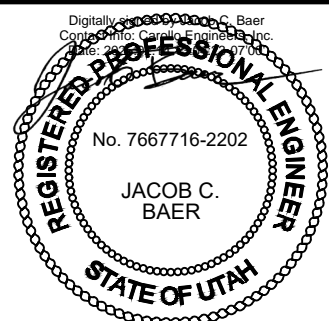
SCALE



REV	DATE	BY	DESCRIPTION
1			
2			
3			
4			

BID SET

DESIGNED  
DAS  
DRAWN  
ARE  
CHECKED  
DAS  
DATE  
FEBRUARY 2025



**carollo**



JORDAN VALLEY WATER TREATMENT PLANT

FILTER AND CHEMICAL FEED UPGRADES

CIVIL

OVERALL SITE PLAN, FACILITIES INDEX,  
AND STAGING PLAN

VERIFY SCALES

BAR IS ONE INCH ON  
ORIGINAL DRAWING

0 1"

IF NOT ONE INCH ON  
THIS SHEET, ADJUST  
SCALES ACCORDINGLY

JOB NO.  
202001.10

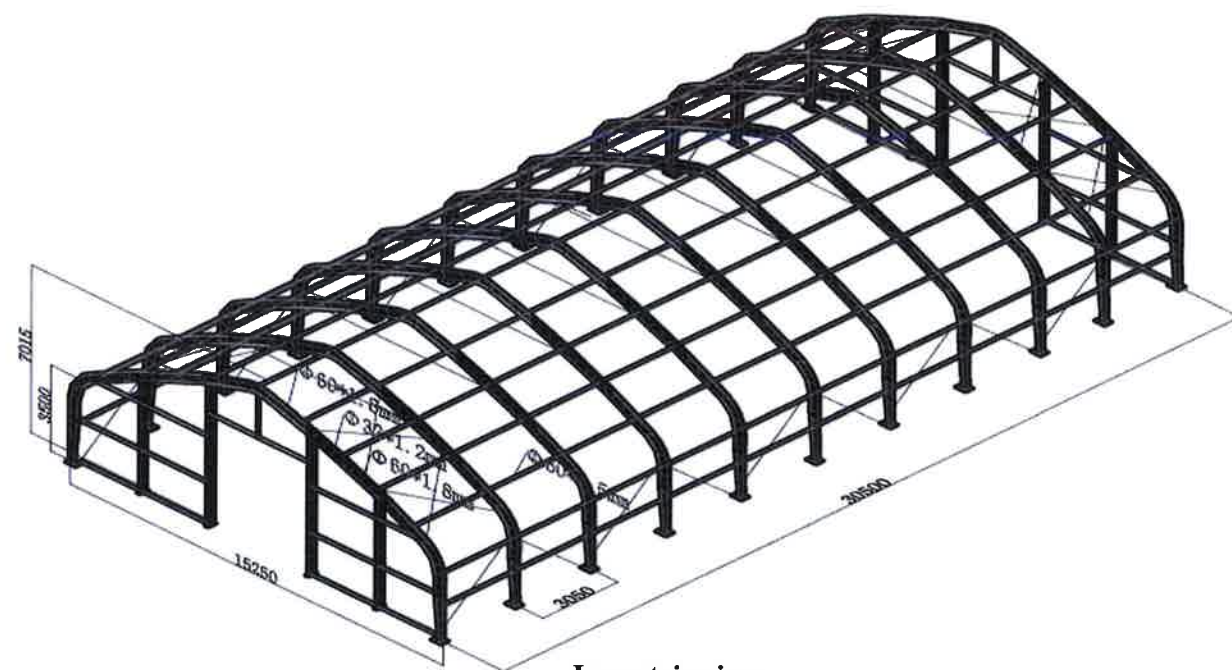
DRAWING NO.  
00C01

SHEET NO.

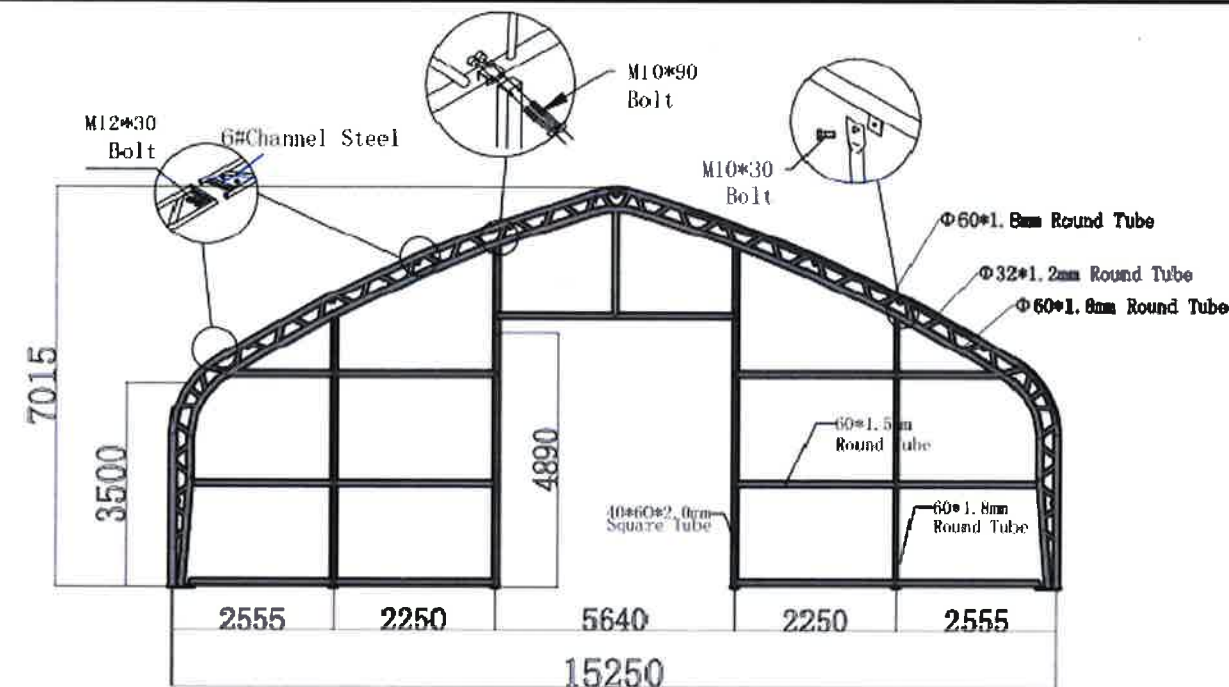
52 OF 531



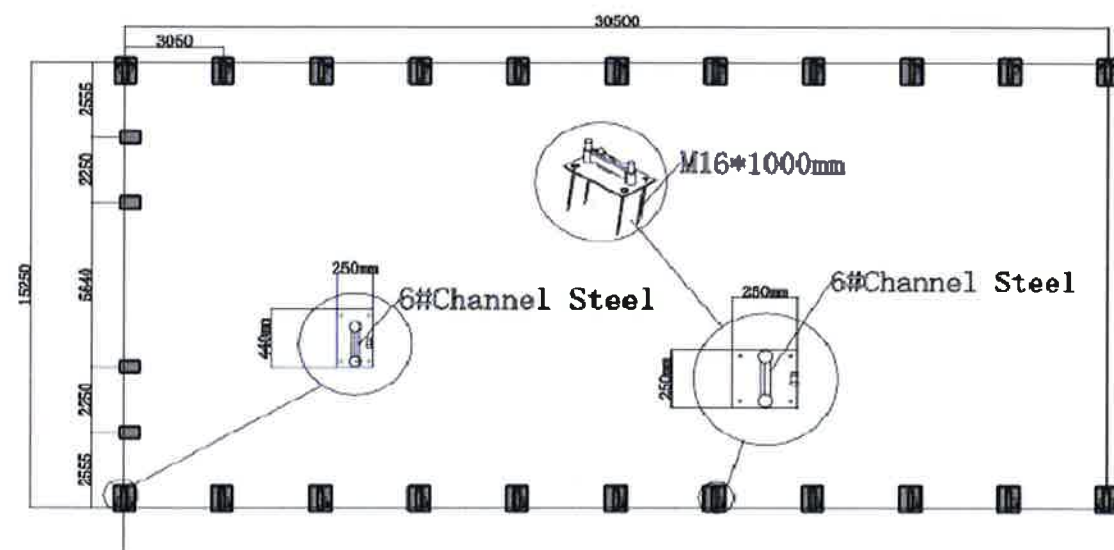
# Attachment D



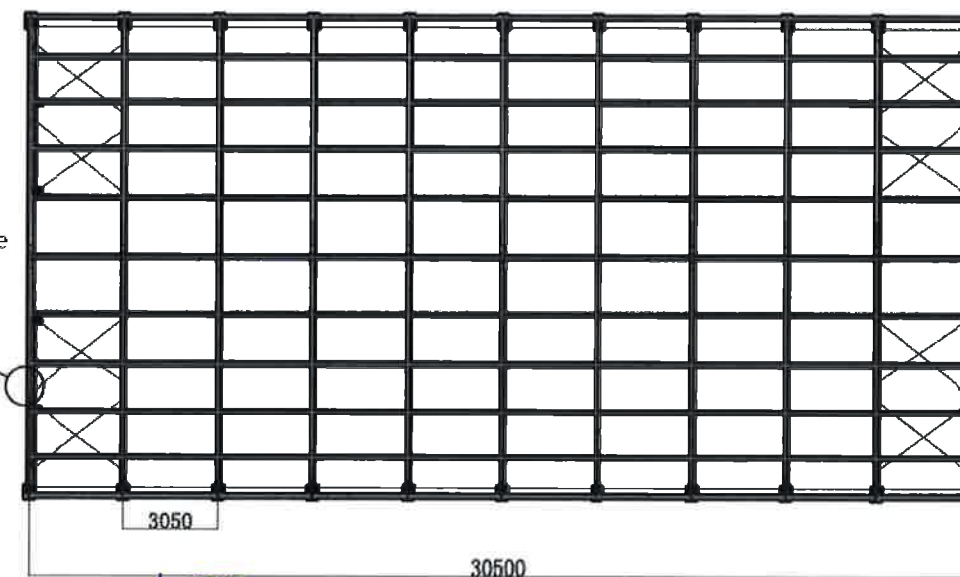
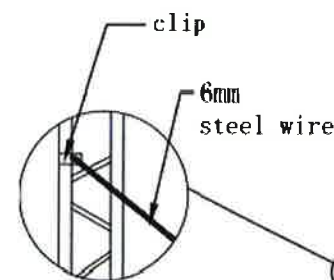
Isometric view



Elevation - door level



Plan - ground level



Plan - roof level

**Technical Requirement:**

1. The main steel tube is processed by hot dip galvanized coating (60x1.8mm Round Tube)
2. Other steel tubes is made of galvanized steel strip
3. Steel Materials Q345(it's equal to ASTM-A36)
4. Welded steel base is processed by hot dip galvanized coating
5. The main steel tubes is connected with high strength bolts
6. Other connection with hot dip galvanized bolts

7. Welding parts without any wire residue and burrs
8. Execution Standards for tolerance :GB/T1804-2004
9. Remove sharp corners burr
10. Spray paint welding surface for anti-corrosion
11. CAN/CSA-S16.1-01, Limit States Design of Steel Structures
12. Annexe C of NBC-2010 National Building Code of Canada

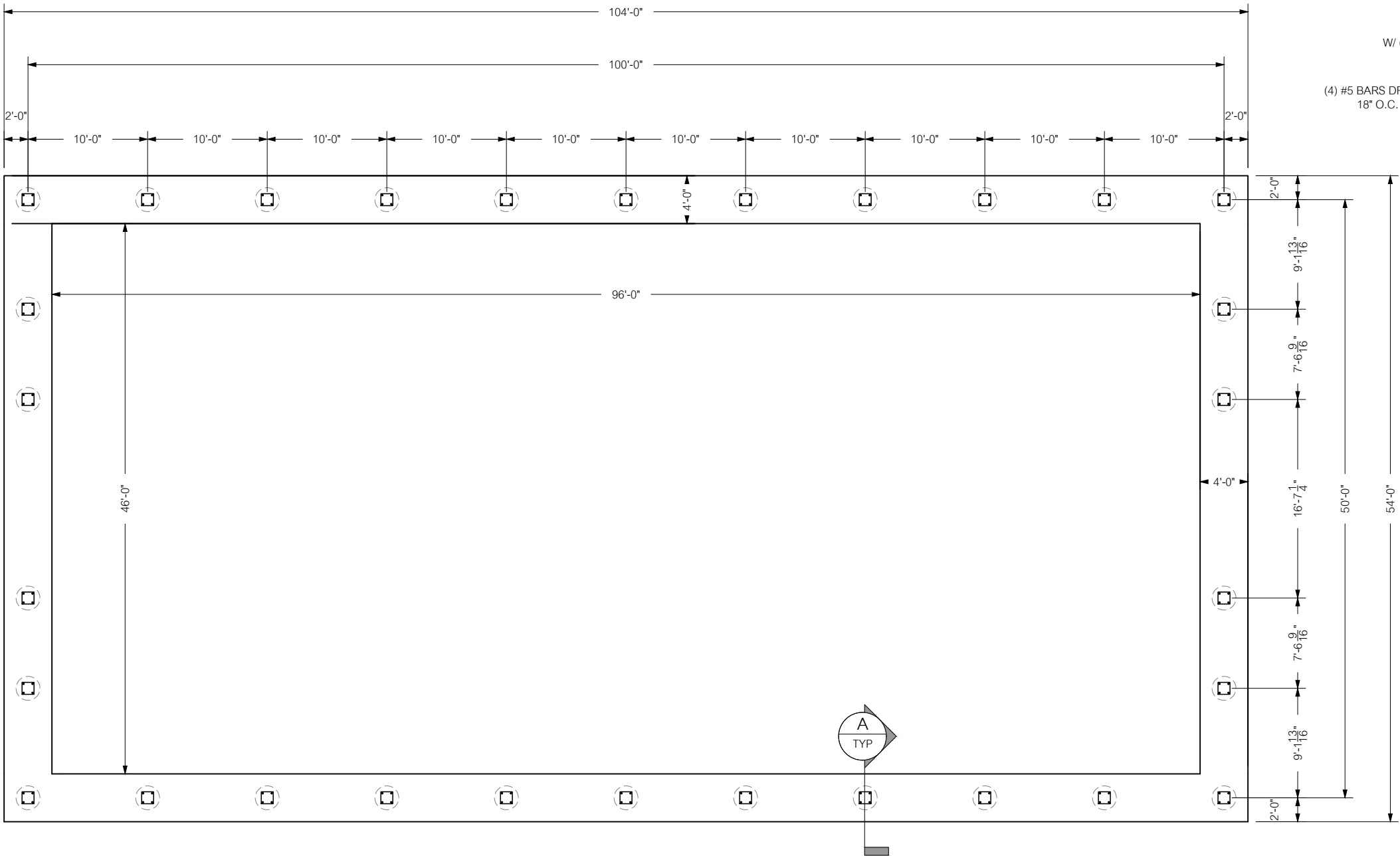
**\*- Technical restrictions:**

1. Permissible snow load 40 Lb/ft<sup>2</sup> or 1.9 KN/m<sup>2</sup>.
2. Permissible wind load 60 mph or 0.47 kPa

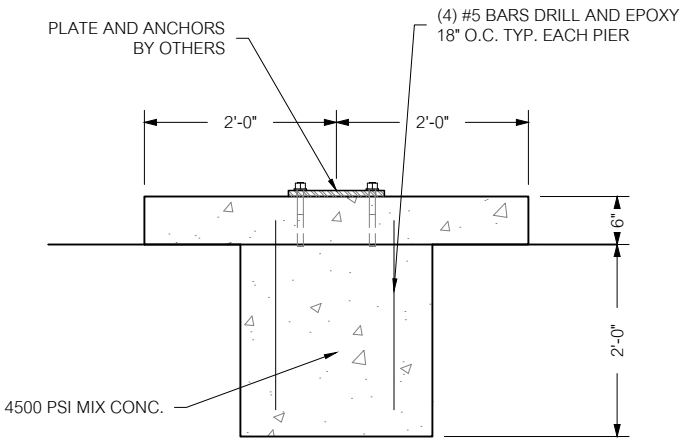
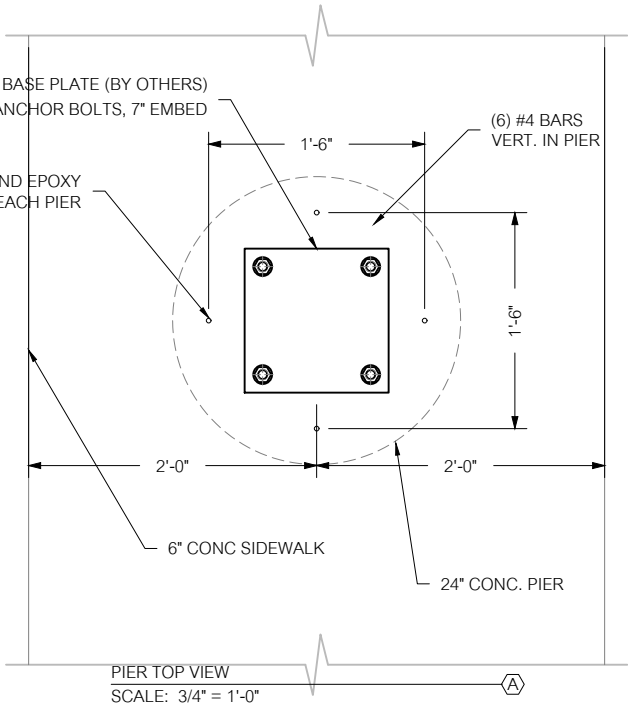


opting Solution	General construction	
	Double Truss Shelter Location- Province of Quebec *	
Date: 2020-06-04	All dimensions in mm and without scale	Rev.1





LAYOUT  
SCALE: 3/32"=1'-0"



PIER SECTION  
SCALE: 1/2"=1'-0"

PROJECT: FILTER & CHEMICAL FEED UPGRADES  
JOB NO. 2510  
ENGINEER: CAROLLO  
JVWTP

TEMPORARY BUILDING  
FOOTING LAYOUT & DETAILS

REVISIONS		NOTES/CHANGES
#	DATE	
0		

DRAW DATE 12/8/2025
DRAWN BY: BDG
CHECKED BY:

  
**GERBER**  
CONSTRUCTION

SHEET NO.  
JV-FT-1









## STAFF REPORT

**DATE:** January 7, 2026

**TO:** The Planning Commission

**FROM:** Clinton Spencer, AICP, Planning Manager

**SUBJECT:** Review and consider a recommendation to amend Chapter 10-27 Signs of Herriman City Code to include standards for the CF Commercial Flex Zone and update other standards for illuminated signs. (Public Hearing)  
**Applicant:** Herriman City  
**File No:** Z2025-162

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### **RECOMMENDATION:**

Staff recommends that the Planning Commission provide a positive recommendation to the City Council for the proposed amendments to Chapter 10-27 Signs of Herriman City Code to include standards for the CF Commercial Flex Zone and update other standards for illuminated signs.

### **ISSUE BEFORE COMMISSION:**

Should the Planning Commission recommend approval of the proposed amendments to Chapter 10-27 Signs of the Land Development Code to include new standards for signs in the City?

### **BACKGROUND & SUMMARY:**

Recently, several events have identified a need to update the City's sign regulations. First, the CF Commercial Flex Zone was recently approved by the City Council, but specific signage standards were not established for it (at that time). As such, staff have proposed adding sign standards similar to those in the C-2 Commercial Zone for the CF Zone.

The second issue concerns recent resident concerns about illuminated commercial signage adjacent to residential uses. These concerns prompted the City Council to request City staff draft an ordinance that further mitigates potential impacts of illuminated commercial signs on residential neighborhoods. More specifically, the proposal prohibits any signage (flat, monument, wall, etc.) that faces residential *neighborhoods*—regardless of the type of residential land use within the neighborhood—from being illuminated as a permitted use. However, under certain circumstances, such as residential units located within a mixed-use zone or other commercial development, the City may allow illuminated signs as a Conditional Use, subject to compliance with City standards that require mitigation of reasonably anticipated detrimental impacts on adjacent properties.

## **DISCUSSION:**

City Code 10-5-8. E. states, “A decision to amend the text of this title or the zoning map is a matter within the legislative discretion of the City Council as described in subsection 10-5-6A of this chapter. In making an amendment, the following factors should be considered:”

1. Whether the proposed amendment is consistent with the goals, objectives, and policies of the General Plan;
2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;
3. The extent to which the proposed amendment may adversely affect adjacent property; and
4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

**Finding:** *Whereas the proposal seeks to provide “design and/or review standards for flex spaces and uses,” which is a stated policy in the adopted General Plan (Herriman NEXT, p 50), and promote harmony between existing development and adjacent properties, City staff finds the proposal complies with each of the applicable factors cited above.*

## **ALTERNATIVES:**

The Commission may consider any of the following alternative actions:

Alternative	Recommendation	Pros	Cons
Recommend approval to the City Council	<b>Yes</b>	Forwards item to the City Council for decision	None identified by staff
Recommend approval with modifications to the City Council		Commission may identify modifications that will improve the effectiveness of the proposal	Modifications may have unintended consequences if insufficiently drafted and considered
Continue proposal		Provides additional time to review and consider the proposal	Continuation will require additional staff resources and delay implementation of desired Code modifications
Recommend denial		None identified by staff	Limits commercial signage in the CF Zone, and maintains zoning standards that may not sufficiently mitigate reasonably anticipated detrimental impacts

## **ATTACHMENTS:**

- A. Draft Ordinance

# ATTACHMENT A

*The following excerpts from various sections of the Herriman City Code provide context for the Ordinance. Only the text marked by an underline or strike-through shall be amended by the codifier.*

## **Title 10 Land Development Code** **CHAPTER 10-27 Signs**

### **10-27-1 Purpose**

The purpose of this chapter is to eliminate excessive and confusing sign displays that create potential hazards to motorists, pedestrians, property, and to provide a communication system by establishing requirements for the location, size, height, and lighting of signs that will be compatible with adjoining land uses, architecture, and landscape, and that will help prevent clutter and litter, and will preserve and improve the aesthetic values and visual qualities of the city.

### **10-27-2 Scope**

The provisions of this chapter shall apply to all signs located in the city which are regulated under this title.

### **10-27-3 Definitions**

Certain words and phrases in this chapter, including sign types, are defined in HCC chapter 10-3.

### **10-27-4 Conformity Required**

- A. *Generally.* Signs shall not be erected, raised, moved, placed, reconstructed, extended, enlarged, or altered unless in conformity with the regulations set forth in this chapter.
- B. *Nonconforming signs.* A nonconforming sign shall not be reconstructed, raised, moved, placed, extended, enlarged, or altered, unless the sign is changed so as to conform to applicable provisions of this title.

### **10-27-5 Interpretation**

The following provisions shall be used to interpret and apply the provisions of this chapter in addition to other applicable provisions of this title.

- A. *Intervening streets.* Lots divided by public streets shall not be deemed to be adjacent.
- B. *Limitations.* The sign requirements contained in this chapter are declared to be the maximum allowable.
- C. *Prohibited signs.* Signs not specifically allowed by this chapter shall be prohibited, including, but not limited to, A-frame, snipe, and pedestal signs.
- D. *Conflicts.* If a provision of another ordinance conflicts with a provision of this chapter, the provisions of this chapter shall apply.

### **10-27-6 Noncommercial Signs**

- A. *Intent.* It is not the intent of this chapter to allow commercial speech to a greater extent than noncommercial speech.
- B. *Substitution of sign copy.* Any sign allowed under this chapter may contain lawful noncommercial sign copy that occupies the entire sign area or any portion thereof, and may be substituted for, or be combined with, a commercial message. Sign copy may be changed at will at any time without any additional approval or permitting, provided the sign is not prohibited and complies with applicable requirements of this chapter.

### **10-27-7 Signs Allowed**

Signs allowed shall be as shown in chart 10-27 of this section.

#### **CHART 10-27. SIGNS ALLOWED BY ZONES**

<u>All Zones</u>
------------------



<i>All Zones Sign Type</i>	<i>Maximum Size</i>	<i>Maximum Height</i>	<i>Location</i>	<i>Other Requirements</i>
Construction	32 sq. ft. unless 3 or more builders combine into 1 sign up to 128 sq. ft.	12 feet, unless 3 or more builders combine into 1 sign; but in no case more than 20 feet	Must maintain clear view of intersecting streets and cannot interfere with views from driveways	1 sign allowed for each exterior public street frontage (individual subdivision phases are not separate subdivisions that allow additional signage)
				Up to 3 additional signs may be approved when multiple builders combine into 1 sign
				Signs must be removed within 30 days after <u>the</u> last lot is sold
Flat (superseded by specific zone requirements)	5% of wall area	None	Building wall	Allowed only with public or quasi-public buildings, planned unit developments, golf courses, cemeteries, and dwelling groups
Mobile	None	None	6-foot setback	See HCC 10-27-10
				1 sign per street frontage and landscaped appropriately for the site
Monument (superseded by specific zone requirements)	1 per lot, 32 sq. ft., plus 1 sq. ft. for every 10 feet of frontage over 30 feet up to 64 sq. ft.	6 feet	6-foot setback	Allowed only with public or quasi-public buildings or uses, planned unit developments, golf courses, cemeteries, dwelling groups, and day care/preschool centers
Premises ground	6 sq. ft. per sign	6 feet	6-foot setback	Not permitted on lots used for residential purposes. Limited to 4 signs per building
Premises wall	3 sq. ft. per tenant	None	Building wall	
Yard	6 sq. ft.	6 feet	6-foot setback	Not permitted in street medians, park strips, or other public rights-of-way

Illumination may be built into or attached to signs listed above when:

1. Lighting is allowed in the specific zone;
2. Development occupies more than 500 feet continuous frontage on the street the sign will face and the sign is more than 200 feet from a lot where an illuminated sign is not permitted.

Flat signs that face a dwelling on adjacent property may not be illuminated. Property divided by a public street is not adjacent.

*R-M and OP Zones*

<i>Sign Type</i>	<i>Maximum Size</i>	<i>Maximum Height</i>	<i>Location</i>	<i>Other Requirements</i>
Flat	15% of wall area	None	Building wall	Signs exposed to dwellings on adjacent properties cannot be illuminated
Monument	1 per lot, 32 sq. ft., plus 1 sq. ft. for every 10 feet of frontage over 30 feet up to 64 sq. ft.	6 feet	18-inch setback	A monument sign is a conditional use
Window	None	None	In window	Cannot be illuminated
<b>C-1 Zone</b>				
Awning	25% of wall area may be covered	Cannot extend above building wall	8 feet maximum projection from building	Attached to a building
	50% of awning may have sign copy		May be <u>located</u> on 3 building walls	8 feet minimum above ground
Flat	15% of wall area	None	Building wall	Primary sign copy on face or street side of structure
Flat	15% of wall area	None	Building wall	Illumination may be built into or attached to signs unless exposed to a dwelling on adjacent property or a residential zone boundary, <del>in which case it may be allowed with conditional use approval.</del> Property separated by a public street or right-of-way is not adjacent.
Monument	1 per lot, unless on a corner lot, then 1 per frontage	6 feet	18-inch setback	A monument sign is a conditional use
	32 sq. ft., plus 1 sq. ft. for every 10 feet of frontage over 30 feet, up to 64 sq. ft.			
Window	None	None	In window	None
<b>C-2 Zone</b>				
Awning	25% of wall area may be covered	Cannot extend above building wall	8 feet maximum projection from building	Attached to a building
	50% of awning may have sign copy		May be <u>located</u> on 3 building walls	8 feet minimum above ground
Balloon	None	None	Anywhere on lot	Primary sign copy on face or street side of structure
Flat or wall	20% of wall area	None	Building wall	A balloon sign is a conditional use
Flat or wall	20% of wall area	None	Building wall	Illumination may be built into or attached to signs unless exposed to a

				dwelling on adjacent property or a residential zone boundary, <del>in which case it may be allowed with conditional use approval</del> . Property separated by a public street or right-of-way is not adjacent.
Monument	32 sq. ft., plus 1 sq. ft. for every 4 feet of frontage over 30 feet on a street up to 64 sq. ft.	6 feet	18-inch setback	A monument sign is a conditional use
			1 sign per 300 feet frontage or part thereof	
Planned center	200 sq. ft.	16 feet above sidewalk grade	2-foot setback	A planned center sign is a conditional use. It is limited to commercial centers with 3 or more acres and multiple retail tenants
				Maximum of 1 sign per street frontage
				Subject to conditional use approval
Promotional	1 sq. ft. for each linear foot of frontage up to 20 sq. ft. per sign	10 feet	6-foot setback	Illumination may be built into or attached to signs, unless exposed to a dwelling on adjacent property or residential zone boundary, <del>in which case it may be allowed with conditional use approval</del>
Roof	Same as ground sign	10 feet above roof		A roof sign may be substituted for ground or projecting signs, but is subject to conditional use approval
				Support structure must not be visible
Temporary	None	None		Allowed a maximum of 21 days at any 1 time, with a minimum 30-day separation between displays, and not more than 4 times during a calendar year
Window	None	None	In window	None
<u>CF Zone</u>				
<u>Awning</u>	<u>25% of wall area may be covered</u>	<u>Cannot extend above building wall</u>	<u>8 feet maximum projection from building</u>	<u>Attached to a building</u>
	<u>50% of awning may have sign copy</u>		<u>May be located on 3 building walls</u>	<u>8 feet minimum above ground</u>
				<u>Primary sign copy on face or street side of structure</u>
<u>Balloon</u>	<u>None</u>	<u>None</u>	<u>Anywhere on lot</u>	<u>A balloon sign is a conditional use</u>
<u>Flat or wall</u>	<u>20% of wall area</u>	<u>None</u>	<u>Building wall</u>	<u>Illumination may be built into or attached to signs unless exposed to a</u>

				<u>dwelling on adjacent property or a residential zone boundary. Property separated by a public street or right-of-way is not adjacent.</u>
<u>Monument</u>	<u>32 sq. ft., plus 1 sq. ft. for every 4 feet of frontage over 30 feet on a street up to 64 sq. ft.</u>	<u>6 feet</u>	<u>18-inch setback</u>	<u>A monument sign is a conditional use</u>
			<u>1 sign per 300 feet frontage or part thereof</u>	
<u>Planned center</u>	<u>200 sq. ft.</u>	<u>16 feet above sidewalk grade</u>	<u>2-foot setback</u>	<u>A planned center sign is a conditional use. It is limited to commercial centers with 3 or more acres and multiple tenants</u>
				<u>Maximum of 1 sign per street frontage</u>
				<u>Subject to conditional use approval</u>
<u>Promotional</u>	<u>1 sq. ft. for each linear foot of frontage up to 20 sq. ft. per sign</u>	<u>10 feet</u>	<u>6-foot setback</u>	<u>Illumination may be built into or attached to signs, unless exposed to a dwelling on adjacent property or residential zone boundary.</u>
<u>Roof</u>	<u>Same as ground sign</u>	<u>10 feet above roof</u>	<u>-</u>	<u>A roof sign may be substituted for ground or projecting signs, but is subject to conditional use approval</u>
				<u>Support structure must not be visible</u>
<u>Temporary</u>	<u>None</u>	<u>None</u>	<u>-</u>	<u>Allowed a maximum of 21 days at any 1 time, with a minimum 30-day separation between displays, and not more than 4 times during a calendar year</u>
<u>Window</u>	<u>None</u>	<u>None</u>	<u>In window</u>	<u>None</u>
<i>M-1 Zone</i>				
<u>Awning</u>	<u>25% of wall area may be covered</u>	<u>Cannot extend above building wall</u>	<u>8 feet maximum projection from building</u>	<u>Attached to building</u>
	<u>50% of awning may have sign copy</u>		<u>May be located on 3 building walls</u>	<u>8 feet minimum above ground</u>
<u>Balloon</u>	<u>None</u>	<u>None</u>	<u>Anywhere on lot</u>	<u>Primary sign copy on face or street side of structure</u>
<u>Flat or wall</u>	<u>20% of wall area</u>	<u>None</u>	<u>Building wall</u>	<u>A balloon sign is a conditional use</u>
				<u>Illumination may be built into or attached to signs, unless exposed to an adjacent dwelling or residential zone boundary. Property separated by a public street or right-of-way is not adjacent</u>

Monument	32 sq. ft., plus 1 sq. ft. for every 4 feet of frontage over 30 feet on a street up to 64 sq. ft.	6 feet	18-inch setback	A monument sign is a conditional use
			1 sign per 300 feet frontage, or part thereof	
Roof	Same as ground sign	10 feet above roof		Roof sign may be substituted for a ground or projecting sign, but is subject to conditional use approval. The planning commission may deny a sign or set more restrictive conditions. Signs shall be installed so that the support structure is not visible
Temporary	None	None		Allowed a maximum of 21 days at any 1 time, with a minimum 30-day separation between displays, and not more than 4 times during a calendar year
Window	None	None	In window	None
<i>MU-2 Zone</i>				
Awning	25% of wall area may be covered	Cannot extend above building wall	8 feet maximum projection from building	Attached to a building
	50% of awning may have sign copy		May be <u>located</u> on 3 building walls	8 feet minimum above ground
Balloon	None	None	Anywhere on lot	Primary sign copy on face or street side of structure
Flat or wall	20% of wall area	None	Building wall	A balloon sign is a conditional use
Monument	32 sq. ft., plus 1 sq. ft. for every 4 feet of frontage over 30 feet on a street up to 64 sq. ft.	6 feet	18-inch minimum setback	<p>Illumination may be built into or attached to signs unless exposed to a dwelling on adjacent property or a residential zone boundary, <del>in which case it may be allowed with conditional use approval.</del> Property separated by a public street or right-of-way is not adjacent.</p> <p>A monument sign is a conditional use</p>
			1 sign per 300 feet frontage or part thereof	<p>Monument signs larger than <u>the</u> maximum size may be approved by <u>the</u> Planning Commission as part of a master plan up to a maximum of 200 sq. ft. and a maximum height of 15 feet if:</p> <p>(A) Space is provided for multiple users</p>



				(B) Located in commercial project with at least 1 user greater than 3 acres
Planned center	200 sq. ft.	16 feet high from sidewalk grade	2-foot setback	A planned center sign is a conditional use. It is limited to commercial centers with 3 or more acres and multiple retail tenants
				Maximum of 1 sign per street frontage
Promotional	1 sq. ft. for each linear foot of frontage up to 20 sq. ft. per sign	Maximum height equals sign setback, but not more than 10 feet	6-foot setback	Subject to conditional use approval
				Illumination may be built into or attached to signs, unless exposed to a dwelling on adjacent property or residential zone boundary, in which case it may be allowed with conditional use approval
Roof	Same as ground sign	10 feet above roof		A roof sign may be substituted for ground or projecting signs, but is subject to conditional use approval
				Support structure must not be visible
Temporary	None	None		Allowed a maximum of 21 days at any 1 time, with a minimum 30-day separation between displays, and not more than 4 times during a calendar year
Window	None	None	In window	None

A. Illuminated signs.

1. The primary purpose of illuminated signs is to enhance visibility for vehicular and pedestrian traffic on roadways and walking paths.
2. Illumination may be built into or attached to signs listed in Chart 10-27 when:
  - a. Lighting is allowed in the specific zone;
  - b. Sign is located within a development that has a minimum continuous street frontage of 500 feet, and faces, or is oriented toward, this same street frontage.
  - c. Sign is located 200 feet or more from any lot where an illuminated sign is not permitted.
3. Signs that face one or more dwellings on an adjacent property may not be illuminated as a permitted use. Property separated by a public street or right-of-way is not adjacent.
  - a. The Planning Commission may consider a conditional use permit application to allow an illuminated sign that faces one or more dwellings on an adjacent property if the residential land use is part of a commercial or mixed-use development.
  - b. For any Conditional Use permit request, the applicant shall provide the following:
    - i. Sign details that include location and elevation plans, lighting specifications, pedestrian-scale perspective renderings, and photos from adjacent residential properties where the sign will be installed.
    - ii. Scaled and dimensioned site plan of the proposed illuminated sign and all residential buildings located within 200 feet of the sign, unless separated by a street that is at least sixty-six (66) feet wide.

- iii. Lighting photometric plan showing all light emissions and identifying potential impacts on adjacent residential units.
- iv. Sign management and operational plan that includes display hours, automatic programming, light dimming, and other measures designed to limit impacts on residential neighbors.

#### **10-27-8 Signs On Public Property**

No sign shall be located on publicly owned land or within street rights-of-way, including, but not limited to, handbills, posters, advertisements, or notices fastened, placed, posted, painted, or attached in any way upon any curbstone, lamp post, utility pole, hydrant, bridge, tree, rock, sidewalk, or street, except signs erected or permitted by the city or an authorized public agency.

#### **10-27-9 Approval Process**

- A. *Comprehensive sign plan.* When an application for the first land use permit on a lot (building permit, site plan, or conditional use permit) is submitted to the city, the application shall include a comprehensive sign plan for all existing, proposed, or future signs on the lot.
- B. *Permit required.* No person shall erect, alter, repair, relocate, or modify any sign without first obtaining a sign permit and a building permit for such work as provided in HCC 10-5-12, unless no permit is required.
- C. *No permit required.* A sign permit shall not be required for yard signs.

#### **10-27-10 Mobile Signs**

Following the issuance of a sign permit to construct a permanent sign, a temporary mobile sign may be placed on the lot for which the sign permit is issued. The mobile sign shall be removed upon inspection and approval of the permanent sign or upon expiration of 60 days after issuance of the sign permit, whichever first occurs. Mobile signs shall not employ animated, flashing, or intermittent lights.

#### **10-27-11 Electronic Signs**

Electronic signs are permitted subject to the following limitations:

- A. *Where allowed.* Electronic signs shall be allowed only in the commercial, mixed use, and manufacturing zones.
- B. *Location.*
  - 1. All electronic signs shall comply with 10-27-7 in regards to placement adjacent to residential property or dwellings.
  - 2. Electronic signs, which are not part of a monument sign or an installation where any portion of the electronic sign is six feet above finished grade, shall not be permitted within 500 feet of the nearest boundary line of a parcel located in a residential zone.
  - 3. Electronic signs, which are part of a monument sign or an installation less than six feet above finished grade, and the display is parallel to a residentially zoned property, are not permitted within 150 feet of the corresponding lot line of the residential subject property.
  - 4. Electronic signs within 150 feet of Mountain View Corridor (MVC) or an arterial road, where the digital display is six feet above finished grade, shall not be within 225 feet of a residential dwelling ~~which~~ that is parallel to the sign face.
  - 5. Electronic signs located within an outdoor advertising corridor, as defined in U.C.A. 1953, § 72-7-502, shall comply with all regulations of HCC chapter 10-10, U.C.A. 1953, title 72, ch. 7, pt. 5 (U.C.A. 1953, § 72-7-501 et seq) and UAC r933-2.
- C. *Size.* The changeable sign copy of an electronic sign shall not exceed 75 percent of the sign area, and the remainder of the sign shall be of a permanent character as otherwise required under this chapter.
- D. *Malfunctions.* Any electronic sign with electrical or lighting components operating in an erratic, broken, or damaged fashion shall have a default mechanism to turn off the sign within 24 hours of a reported malfunction.
- E. *Brightness.*
  - 1. Sign illumination levels for digital signs shall never, at maximum display intensity, exceed 0.3 footcandle over ambient lighting conditions when measured at the distance based on the formula of the square root of the product of the area of the display multiplied by 100.

2. All permitted electronic signs shall be equipped with a sensor or other device that automatically determines the ambient illumination and is programmed to automatically dim according to ambient light conditions, or that can be adjusted to comply with the 0.3 footcandle measurements. The applicant shall submit a photometric matrix (showing the dispersal in footcandles) showing that the sign meets all the requirements of this Code.
- F. *Dwell time and transitions.*
1. The inclusion of text or video that flashes, scrolls, appears to flash, or strobes is prohibited.
  2. Images shall have a minimum eight-second dwell time.
  3. Transitions between images shall be no less than three seconds. In order to better regulate changing images, a fade-in and fade-out transition must be used. The fade-in and fade-out prevents a dark image from transitioning abruptly to a light image and vice versa, thus creating a flash or strobe-like effect.
  4. Digital signs installed within 150 feet of Mountain View Corridor or an arterial road shall have image dwell times of eight seconds or more, and the actual message rotation is accomplished in three seconds or less. Transitions must be done in a manner where the transition between images have similar background colors and brightness. Digital signs within 150 feet of Mountain View Corridor or an arterial road are not subject to subsection (G) of this section.
- G. *Frequency of changes.* An electronic sign on which the sign copy changes more than four times per minute (once every 15 seconds) shall be deemed an animated sign and is prohibited.

#### **10-27-12 Size Computation**

- A. *Multiple uses on one lot.* When more than one use occupies a lot, the frontage may be used to calculate the sign size for one ground or projecting sign for all uses on the lot. The total sign area may then be divided between the uses. There may be any number of flat or wall signs, provided the total area of such signs does not exceed the percentage of wall area coverage allowed.
- B. *Use of lot line.* A lot line ~~which~~ that abuts a non-access freeway, road, street, or right-of-way may not be used in computing sign area.
- C. *Sign area calculation.* In computing sign area, only one side of a back-to-back or double-faced sign shall be computed when signs are parallel or diverge from a common edge by an angle of not more than 45 degrees. The area of signs that do not have a frame or a separate background shall be computed on the basis of the least rectilinear line with a maximum of eight sides, triangle, or circle large enough to frame sign copy. Sign areas in the shape of a sphere, prism, cylinder, cone, pyramid, square, or other such shapes shall be computed as one-half of the total surface area.

#### **10-27-13 Sign Modifications**

- A. *Lot with less than minimum required frontage.* When a lot has frontage that is ten percent less than the minimum required by the zone in which the lot is located, the planning commission may allow a sign on the lot that has more sign area than allowed by the regulations set forth in this chapter, provided the planning commission approves a conditional use permit for the sign modification and finds the modification is:
  1. Consistent with the purpose of this chapter; and
  2. In architectural harmony with development on the lot and other buildings and uses adjacent to the development.
- B. *Limitation.* Notwithstanding subsection (A) of this section, no sign modification shall deviate from the required standard by more than 25 percent.

#### **10-27-14 Height Of Ground Signs**

The height of ground signs, except as otherwise specified in this chapter, shall be measured from the grade at the lot line of the yard in which the sign is located and shall not exceed the height allowed in the zone in which the sign is located.

#### **10-27-15 Imprint Of Ownership Required**

All signs shall bear the imprint of the sign owner and sign erector in plain and public view.

#### **10-27-16 Signs Within 200 Feet Of Single-Family Dwelling**

No lighted ~~flat, ground, or roof~~ sign shall be located within 200 feet of a any residential dwelling unless the sign is separated from the dwelling by a street that is at least ~~60~~ 66 feet wide.

#### **10-27-17 Sign Installation Standards**

Signs shall comply with the following location standards:

- A. *No obstruction.* Signs shall not be erected in a manner that allows any portion of the sign to interfere with any fire escape, fire exit, or standpipe, or obstruct any required stairway, door, ventilator, or window.
- B. *Utility clearance.* Signs shall not be erected or maintained ~~which~~ that have less horizontal or vertical clearance from communication and electrical power lines than as prescribed by applicable law or regulations.
- C. *Minimum clearance.* Signs shall not be erected in a manner that any portion of a sign extends over a public or private walkway with a minimum clearance of less than ten feet.
- D. *Visibility at intersections.* Signs shall not be placed within the clear view of an intersection ~~except as permitted by HCC 10-29-51.~~
- E. *Traffic hazards prohibited.* Signs shall not be erected at the intersection of any streets or driveways in a manner that obstructs free and clear vision, or at any location where by reason of the sign's position, shape, or color, it may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal device, or make use of the words "stop," "drive-in," "danger," or any other words, phrases, symbols, or characters in a manner that may interfere with, mislead, or confuse vehicle operators.
- F. *Lighting beyond property.* Lighted signs shall not be installed in a manner that permits the light to unreasonably annoy or interfere with the use of nearby property. The community development director shall consider the validity of any alleged violation of this subsection. If such light is determined to be in violation, the director shall require the owner of the light to take appropriate corrective action. Action taken by the community development director may be appealed to the appeal authority as provided in HCC 10-5-24.

#### **10-27-18 Sign Maintenance**

Signs shall be maintained in a safe, presentable, and good condition, including the replacement of defective parts, repainting, cleaning, and other acts required to maintain the sign. No permit is required to maintain or service a sign.

#### **10-27-19 Sign Removal**

Signs relating to a business ~~which~~ that has closed or relocated shall be removed or the sign copy removed within 30 days of closure or relocation.

#### **10-27-20 Other Applicable Regulations**

To the extent that use and development of land subject to this chapter includes any matter governed by other applicable regulations set forth in this title, such regulations shall apply in addition to the requirements of this chapter.

#### **10-27-21 Enforcement**

The provisions of this chapter may be enforced as provided in HCC chapter 10-7.

#### **10-27-22 Severability**

The provisions of this chapter shall be severable as provided in HCC 10-1-13.