



PLANNING COMMISSION MINUTES

Wednesday, March 1, 2023

Approved May 4, 2023

The following are the minutes of the Herriman Planning Commission meeting held on **Wednesday, March 1, 2023, at 6:00 p.m.** in the Herriman City Council Chambers, 5355 West Herriman Main Street, Herriman, Utah. Adequate notice of this meeting, as required by law, was posted in the City Hall, on the City's website, and delivered to members of the Commission, media, and interested citizens.

Presiding: Chair Andy Powell

Commissioners Present: Darryl Fenn, Heather Garcia, Brody Rypien, Jackson Ferguson, Alternate Forest Sickles, Alternate Terrah Anderson, Andrea Bradford, Adam Jacobson and Alternate Preston Oberg

Staff Present: Communications Specialist Mitch Davis, Planning Manager Clint Spencer, Planner II Sheldon Howa, Assistant City Attorney Matt Brooks, Deputy Recorder Wendy Thorpe, Planner I Laurin Hoadley, and HPD Deputy Chief Cody Stromberg.

1. **6:00 PM - Work Meeting** (Fort Herriman Conference Room)

Chair Andy Powell called the meeting to order at 6:02 p.m.

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

Planning Manager Spencer reported Midas Creek was discussed at the City Council work meeting.

Commissioner Ferguson arrived.

They favored sit-down restaurants, rather than drive through restaurants, to provide gathering areas.

1.2. Review of Agenda Items – Planning Staff

Commissioner Bradford arrived.

Planning Manager Spencer reported the cell tower item was noticed as a public meeting, but a public hearing would not take place, and no comments were received. It was explained that the cell tower would replace an existing light post.

Commissioner Jacobson arrived.

It was mentioned, the Joint CC/PC meeting was scheduled for the last Wednesday of March, during spring break. Many Commissioners and Councilmembers may be out of town that week. Staff would check to see if it may be canceled.

1.3. Discussion of recreational vehicle parking and storage issues and standards –

Planning Manager Spencer presented some of the concerns with recreational vehicle (RV) parking and storage, such as property rights, community impact, and safety issues. Staff conducted research and found RVs were prevalent in most neighborhoods with approximately one third parked in front yards.

He presented examples of adequate parking scenarios, which showed RVs parked behind the front of the home, and behind a fence. Inadequate parking locations created safety and security issues. Current city ordinance allowed RV parking in residential front yards for no more than seven days. Agricultural zones were less strict. Commissioner Rypien has noticed storage for multiple RVs on large lots behind a berm. Per Planning Manager Spencer, some zones allowed RV storage and others may have received County permission prior to incorporation of the City. Commissioner Jacobson recommended consideration of a provision to allow large, utility trucks to be parked on private property with specific limitations. Curb cuts to appropriate parking locations should be required. Parking locations of toys should not impact the community. Per staff, most enforcement was based on complaints from neighbors, regarding safety issues. Commissioners debated ideal parking locations and potential problems. Commissioners requested the item be scheduled for further discussion and would like staff to research requirements of nearby cities.

2. Adjournment

The Commission adjourned the work meeting by consensus at 7:02 p.m.

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

Chair Andy Powell called the meeting to order at 7:08 p.m.

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

Commissioner Garcia led the audience in the Pledge of Allegiance

3.2. Roll Call

Full Quorum Present.

3.3. Conflicts of Interest

No conflicts were reported.

4. Administrative Items

Administrative items are reviewed based on standards outlined in the ordinance. Public comment may be taken on relevant and credible evidence regarding the application compliance with the ordinance.

4.1 Consideration of a Conditional Use Permit for a small wireless communication facility and monopole installation located on the property of Herriman High School located at 11917 S Mustang Trail Way in the R-2-10 (Residential) Zone

Applicant: Richard Lee (authorized agent/AT&T)

Acres: ± 55.78

File No: C2023-006

Planner Sheldon Howa presented the proposal for the installation of a monopole to be used for wireless communication. The applicant requested approval, on behalf of AT&T, of a Conditional Use Permit to construct a new wireless communication facility and monopole on leased property located on the existing site of Herriman High School. The proposed wireless facility would be built west of the school stadium on a leased area of twenty-two feet by thirty-two feet for a total of 704 square feet. The proposed monopole would replace an existing one-hundred-foot-tall stadium light pole. The proposed site plan and vantage point renderings were displayed. Staff recommended replacement of the proposed chain link barb wire fence with an eight-foot precast/masonry wall. It would be erected to the same height to accommodate a new antenna array, future collocation, and stadium light fixtures (from the existing light pole). The applicant was not proposing a stealth enclosure for this installation. The site currently had a wireless facility and stealth monopole on the property's southwest corner. However, the current array provided services for two carriers and could not accommodate an additional provider. The Engineering Department reviewed the proposed site plan and had no concerns. Planner II Howa reviewed the conditions of approval.

Applicant Representative Jason Evans with J5 Construction, on behalf of AT&T, briefly reviewed the history of the project and their coordination efforts with the school. They were willing to accept the recommendations and work with staff.

Commissioners expressed appreciation for the applicant's willingness to work with the school. They agreed the stealth requirement was met by installing the antenna on a light pole.

Commissioner Jacobson moved to approve item 4.1 Consideration of a Conditional Use Permit for a small wireless communication facility and monopole installation located on the property of Herriman High School located at 11917 S Mustang Trail Way in the R-2-10 (Residential) Zone with the following two staff recommendations:

1. *Receive and agree to all remaining corrections from City departments.*
2. *The wireless facility's base station shall be enclosed within an eight 8 foot tall masonry or precast wall similar in color and/or materials of adjacent structures.*

Commissioner Ferguson seconded the motion.

The vote was recorded as follows:

<i>Commissioner Darryl Fenn</i>	<i>Yes</i>
<i>Commissioner Jackson Ferguson</i>	<i>Yes</i>
<i>Commissioner Heather Garcia</i>	<i>Yes</i>
<i>Commissioner Brody Rypien</i>	<i>Yes</i>
<i>Commissioner Adam Jacobson</i>	<i>Yes</i>
<i>Commissioner Andrea Bradford</i>	<i>Yes</i>
<i>Alternate Commissioner Forest Sickles</i>	<i>Not Voting</i>
<i>Alternate Preston Oberg</i>	<i>Not Voting</i>
<i>Alternate Terrah Anderson</i>	<i>Not Voting</i>

The motion passed unanimously.

4.2 Review and recommendation of proposed amendments to Planning Commission Rules of Procedure

Planning Manager Spencer presented the proposed amendments to the Planning Commission Rules of Procedure. They were updated to include meeting date changes, grammar corrections and other clarifications. Commissioner Rypien noticed item 10-4-5d3 needed to be updated to change the meeting day from Thursday to Wednesday. Commissioner Garcia noticed a typographical error in Special Meetings, on page 21 section 4 where the word interest needed to be added. Planning Manager Spencer agreed to make the changes.

Commissioner Garcia moved to approve item 4.2 Review and recommendation of proposed amendments to Planning Commission Rules of Procedure, with additional changes. Commissioner Jacobson 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 Andrea Bradford</i>	<i>Aye</i>
<i>Alternate Commissioner Forest Sickles</i>	<i>Not Voting</i>
<i>Alternate Preston Oberg</i>	<i>Not Voting</i>
<i>Alternate Terrah Anderson</i>	<i>Not Voting</i>

The motion passed unanimously.

5. Chair and Commission Comments

Chair Powell expressed appreciation to the Commission and staff for their attendance and hard work.

6. Future Meetings

Wednesday, March 8, 2023 – City Council Meeting

Wednesday, March 15, 2023 – Planning Commission Meeting

7. Adjournment

Commissioner Garcia moved to adjourn the meeting at 7:22 p.m. and all voted aye.

I, Wendy Thorpe, Deputy City Recorder for Herriman City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on March 1, 2023. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.



Wendy Thorpe, CMC
Deputy City Recorder