



PLANNING COMMISSION MINUTES

Wednesday, March 15, 2023

Approved May 4, 2023

The following are the minutes of the Herriman Planning Commission meeting held on **Thursday, March 15, 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, Adam Jacobson, Brody Rypien, Andrea Bradford (online), Jackson Ferguson, Alternate Forest Sickles, Alternate Terrah Anderson, and Alternate Preston Oberg

Staff Present: Communications Specialist Destiny Skinner, Assistant City Manager Wendy Thomas, Planning Manager Clint Spencer, Planner II Sheldon Howa, Planner I Laurin Hoadley, City Attorney Todd Sheeran, Assistant City Attorney Matt Brooks, Deputy Recorder Wendy Thorpe, Staff Engineer Josh Petersen, 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 6:05 p.m.

1.1. Review of City Council Decisions, Clint Spender, City Planning Manager

Planning Manager Spencer stated the Council briefly discussed the Midas Creek (formerly Gamepoint) Master Development Agreement during the work meeting portion. No land use items were approved during the regular Council meeting.

1.2. Review of Agenda Items – Planning Staff

Planner I Hoadley reported a slight update made after packet publication to the conditions of approval for item 4.1. which added a requirement for the developer to meet additional redlined engineering standards. Per Staff Engineer III Petersen, it was a minor change that moved a streetlight fifteen feet from the original location. Commissioner Jacobson asked why the Commission was seeing so many road dedication plats. Planning Manager Spencer replied the road adjustment on the agenda tonight was to move it to keep from splitting a lot in half. Planner I Hoadley added it was also to set the boundary for the inner property line.

1.3. Land Use Training and Discussion – City Attorney Todd Sheeran

City Attorney Todd Sheeran presented Short Term Rentals training.

2. Adjournment

The Commission adjourned the work meeting by consensus at 6:56 p.m.

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

Chair Andy Powell called the meeting to order at 7:01 p.m.

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

Deputy Recorder Thorpe led the audience in the Pledge of Allegiance

3.2. Roll Call

Full Quorum Present.

3.3. Conflicts of Interest

No conflicts were offered.

3.4. Approval of Minutes for the January 4, 2023 Planning Commission Meeting

Commissioner Garcia moved to approve the Minutes for the January 4, 2023 Planning Commission Meeting, with a correction made on page four to state Commissioner Bradford moved to nominate Commissioner Ferguson as Vice Chair of the Planning Commission, 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 consideration of a road dedication plat for the Herriman Auto Mall located generally at 12250 S Herriman Main Street in the AMSD Auto Mall Special District Zone (Public Hearing)

Applicant: Herriman 73 Partners LLC (property owner)

Acres: ±3.254

File Number: S2022-189

Planner I Hoadley reviewed the request for the road dedication in the Herriman Auto Mall Special district zone. The proposed road dedication included the northern portion of Herriman Auto Row and an intersecting cross street known as Miller Crossing Drive. Each parcel remained above the required size of three acres. The conditions of approval were reviewed, and staff recommended approval.

Commissioner Fenn asked why part of the road was eighty feet wide and another section was eighty-two feet wide. Staff Engineer Petersen responded the additional two feet were added to allow space for the unloading of vehicles for the vehicle dealers. Commissioner Ferguson asked if extra space was needed at the intersection of Miller Crossing and Mountain View for right-in, right-out traffic. Staff Engineer Petersen responded that had not been discussed.

The applicant representative had nothing to add.

Chair Powell opened the public hearing.

No comments were offered.

Commissioner Garcia motioned to close the public hearing. Commissioner Ferguson seconded and all voted aye.

Commissioner Jacobson moved to approve item 4.1 consideration of a road dedication plat for the Herriman Auto Mall located generally at 12250 S Herriman Main Street in the AMSD Auto Mall Special District Zone with the following three staff recommendations:

- 1. Correct addresses at the intersections.*
- 2. Identify the correct owner and acreage on all parcels referenced on the final plat.*
- 3. Address all engineering requirements.*

Commissioner Rypien 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>Alternate Preston Oberg</i>	<i>Yes</i>
<i>Commissioner Andrea Bradford</i>	<i>Online (Not Voting)</i>
<i>Alternate Commissioner Forest Sickles</i>	<i>Not Voting</i>
<i>Alternate Terrah Anderson</i>	<i>Not Voting</i>

The motion passed unanimously.

4.2 Review and consideration of a preliminary plat for Garden Plaza Subdivision Plat 1 located generally at 5048 W 12660 South in the C-2 commercial zone (Public Hearing)

Applicant: Herriman 73 Partners LLC (property owner)

Acres: ±0.945

File Number: S2023-014

Planner Hoadley identified the location of the request for the Garden Plaza Subdivision Plat 1 in the AMSD commercial zone. The C-2 zone had no minimum lot area or width and the remaining parcels may be subdivided for future use. The property included a trail on the eastern edge and a sidewalk to be dedicated to the City as part of the public right of way. The conditions of approval were reviewed, and staff recommended approval.

The applicant representative had nothing to add.

Chair Powell opened the public hearing.

No comments were offered.

Commissioner Garcia motioned to close the public hearing. Commissioner Fenn seconded and all voted aye.

Commissioner Garcia moved to approve item 4.2 Consideration of a consideration of a preliminary plat for Garden Plaza Subdivision Plat 1 located generally at 5048 W 12660 South in the C-2 commercial zone with two staff requirements:

- 1. Receive and agree to the recommendations from other City departments, and*
- 2. Correct the name "Main Street" to "Herriman Main Street."*

Commissioner Jacobson 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>Alternate Preston Oberg</i>	<i>Yes</i>
<i>Commissioner Andrea Bradford</i>	<i>Online (Not Voting)</i>
<i>Alternate Commissioner Forest Sickles</i>	<i>Not Voting</i>

Alternate Terrah Anderson

Not Voting

The motion passed unanimously.

5. Chair and Commission Comments

No comments were offered.

6. Future Meetings

Wednesday, January 11, 2023 – City Council Meeting

Wednesday, January 18, 2023 – Planning Commission Meeting

Wednesday, January 25, 2023 – City Council Meeting

7. Adjournment

Commissioner Garcia moved to adjourn the meeting at 7:13 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 15, 2023. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.



Wendy Thorpe, CMC
Deputy City Recorder