



PLANNING COMMISSION MINUTES

Wednesday, May 03, 2023

Approved July 5, 2023

The following are the minutes of the Herriman Planning Commission meeting held on **Wednesday, May 3, 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, Adam Jacobson, Andrea Bradford, Alternate Forest Sickles, Alternate Terrah Anderson, and Alternate Preston Oberg

Staff Present: Communications Specialist Destiny Skinner, Planning Director Michael Maloy, Planner II Sheldon Howa, Assistant City Attorney Matt Brooks, Record Specialist Angela Hansen, Engineer Josh Petersen, Planner I Laurin Hoadley, HPD Deputy Chief Cody Stromberg, and Staff Engineer III Josh Petersen

6:00 PM WORK MEETING (Fort Herriman Conference Room)
Chair Andy Powell called the meeting to order at 6:02 p.m.

1. Commission Business

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

Planning Director Maloy discussed the upcoming budget meeting tomorrow. Last year a 2-year budget was done with the hope of just doing minor adjustments. With Inflation the City wanted to make sure competitive services were provided.

1.2. Review of Agenda Items – Planning Staff

Planner II Howa signified the need for some clarification on adding the pedestrian connection path into the gas station. A change of grade on the lot created the need for steps to be added. They might need to eliminate one parking stall to accommodate.

1.3. Herriman Towne Center and Emergency Room directional signage update

Michael Maloy, Planning Director-

Director of Planning Maloy described the proposed signage for Lone Peak ER for more visibility on the corner of 13400 South and 5200 West and a new LED sign on the property. J.D. Drasbek from Lone Peak and Jeff Krantz from Yesco were introduced. J.D. Drasbek emphasized a need for more visibility for the ER. He stated they represented 184 hospitals nationwide, currently this was the lowest performing ER. There was a need for the facility, but people were going elsewhere. Lone Peaks also owned a lot west of the ER and planned to build a 3-story medical plaza. They were confident that with City partnership they would be able to help the community.

Jeff Krantz presented the first sign which included the same masonry work, brick, and font letter style to match the existing Herriman Towne Center signage across the street. The LED sign would be three by eight feet. Planning Director Maloy questioned if the sign would be used as multi-tenant advertising. J.D. Drasbek discerned their legal team had advised the signage would be available for community events but not advertising other companies.

Jeff Krantz explained the second sign would be converting the existing sign on the northeast corner of their property to a larger sign with screen. The LED sign would be two by eight feet. J.D. Drasbek pointed out one of the benefits of this would be the ability to display wait times. The sign was similar in square footage to the existing one and would go on the same pad.

Commissioner Powell alluded the sign on 13400 South should look more like the monument across the street by McDonalds. It would make it a true entrance and tie the sign into Herriman Towne Center. It also needed to fit it into current guidelines or HTC would need to propose an ordinance to allow the proposed bigger sign. Commissioner Jacobson analyzed the existing sign as more of an architectural feature. He proposed the new sign should match the same architectural feature and include the LED sign. J.D. Drasbek assessed they would be happy to move forward with designing the proposed bigger sign for review in a future meeting.

Planning Director Maloy acknowledged the Public Works department was working with UDOT to add the blue hospital signs to Mountain View Corridor.

1.4. Discussion of potential limitations on the number of car wash locations in the city –
Michael Maloy, Planning Director

Planning Director Maloy discussed the proposed car washes around the city also listing existing car washes. City staff were asking for direction from the Commission regarding the possibility of limiting numbers. Commissioner Powell attested they utilize high commercial use corners. The City could require them to use recycled water for more efficient water usage and limit the number to preserve valuable real estate. Commissioner Garcia questioned if staff had investigated the ratio and distance of all the car washes. Planner I Hoadley specified other cities did not limit them. Planning Director Maloy shared the example the city did limit storage units. The Commissioners did not express interest in limiting the number of car wash businesses.

Planning Director Maloy cited going back to the review of City Council decisions. The City Council had directed staff to begin work on a text amendment for short term rental use.

2. Adjournment

Chair Andy Powell adjourned the work meeting to the regular meeting at 6:56 pm.

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

3. Call to Order

Chair Andy Powell called meeting to order at 7:01 pm

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

Assistant City Attorney Matt Brooks let 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 March 1, 2023, and March 15, 2023, Planning Commission Meetings

Commissioner Garcia moved to approve item 3.4 Minutes for the March 1, 2023, and March 15, 2023, Planning Commission Meetings, Commissioner Jacobson 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. Consideration of a Conditional Use Permit for Kum & Go Convenience Store and Site located at 4978 W 12600 South in the C-2 Commercial Zone.

Applicant: Taylor Smith, Galloway & Co (authorized agent)

Acres: ±1.41

File No: C2022-182

Planner II Sheldon Howa described the proposed conditional use permit. He reported the proposed building and gas canopy met the requirements for zone C-2. They were providing 21 parking stalls and 26% site landscaping and requested some consideration for conditional use. Additional pedestrian access through the entire site and to adjacent lots was requested. Adding the connection may require them to adjust the three parking stalls on the side, possibly eliminating one. They asked for a waiver of street trees due to a gas line that runs through the easement. They requested pushing those trees behind the sidewalk and City staff were supportive of this move and recommended approval with the previously mentioned conditions.

Commissioner Darryl Fenn queried why the back of the building was visible to 12600 south. Usually, the back of the building has trash and equipment. He asked if screening would be added to shield it from the public. He requested they not use the back of the building for storage.

Applicant Taylor Smith pointed out grading issues were the biggest issue with lay out, and the backside of the building had no place for storage due to the grade. They already have plans for storage inside. The planned layout gave the best access for delivery, gas, and dumpster trucks. The back side would be dressed up almost as the front of the store. As for pedestrian access, they have created a sidewalk for employees and pedestrians to walk around the entire building. The backside would have stairs coming down to connect to the sidewalk. Planning Director Maloy pointed out the vegetation changed due to water wise standards. Fifty percent of the site needed to be covered with live vegetation, and shrubs and decorative grasses have replaced lawn.

Commissioner Fenn moved to approve item 4.1 Consideration of a Conditional Use Permit for Kum & Go Convenience Store and Site located at 4978 W 12600 South in the C-2 Commercial Zone with the following four conditions

- 1. Complete remaining corrections from City Departments.*
- 2. Provide sidewalk connection from the store to sidewalk on east side of site with different color/texture.*
- 3. No signs are approved with this request.*
- 4. No storage allowed around the perimeter of the building.*

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>Commissioner Andrea Bradford</i>	<i>Yes</i>
<i>Alternate Commissioner Forest Sickles</i>	<i>Not voting.</i>
<i>Alternate Commissioner Terrah Anderson</i>	<i>Not voting.</i>
<i>Alternate Commissioner Preston Oberg</i>	<i>Not voting.</i>

The motion passed unanimously.

5. Chair and Commission Comments

No comments were offered.

6. Future Meetings

6.1. Next City Council Meeting: Wednesday, May 10, 2023

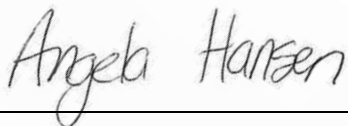
6.2. Next Planning Commission Meeting: Wednesday, May 17, 2023

6.3. Next City Council Meeting: Wednesday, May 24, 2023

7. Adjournment

Commissioner Jacobson moved to adjourn the meeting at 7:15 pm, and all voted aye.

I, Angela Hansen, Records Specialist for Herriman City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on May 03, 2023. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.



Angela Hansen
Record Specialist