



PLANNING COMMISSION AGENDA

Thursday, October 01, 2020

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

*** THIS MEETING WILL ALSO BE CONDUCTED ELECTRONICALLY ***

PUBLIC HEARINGS FOR THIS MEETING WILL BE CONDUCTED BOTH IN-PERSON AND ELECTRONICALLY. ANY PERSON INTERESTED IN ADDRESSING THE COMMISSION MAY SUBMIT A COMMENT BY EMAILING RECORDER@HERRIMAN.ORG OR BY VISITING HERRIMAN.ORG/AGENDAS-AND-MINUTES/, WHERE THERE IS A LINK TO FILL OUT AN ONLINE PUBLIC COMMENT FORM. YOUR STATEMENT WILL BE READ INTO THE PUBLIC RECORD. ALL COMMENTS MUST INCLUDE THE RESPONDENT'S NAME AND THE PUBLIC HEARING FILE NUMBER.

6:00 PM - Work Meeting (Council Chambers)

1. Discussion Items

1.1. Review of City Council Decisions

1.2. Review of Agenda Items

1.3. Discussion of a proposed development at 6400 West and 13400 South, including commercial property and single family lots.

[work meeting staff report 10-1-20.pdf](#)

5355 W. Herriman Main St. • Herriman, Utah 84096
(801) 446-5323 office • herriman.org



Herriman City

[2020-10-01 PC work meeting.pdf](#)

7:00 PM - Regular Planning Commission Meeting

2. Call to Order

2.1. Invocation/ Thought/ Reading and/or Pledge of Allegiance

2.2. Roll Call

2.3. Conflicts of Interest

2.4. Approval of Minutes for: September 3, 2020

[2020-09-03 PC Minutes Draft.pdf](#)

3. 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.

3.1. Request: Text Change to create a Village Mixed Use Overlay Zone (Public Hearing)

Applicant: Academy Village Land Holdings, LLC

File Number: Z2020-044

[Z2020-044 VMU Overlay Staff Report.pdf](#)

3.2. Request: Text change to the Land Development Code regarding electronic signs (Public Hearing)

Applicant: Herriman City

File Number: Z2020-059

[Z2020-059 staff report.pdf](#)

[2020-10-01 PC Item 3.2.pdf](#)

4. Chair and Commission Comments

5. Future Meetings

Wednesday, October 14, 2020 ~ City Council Meeting

Thursday, October 15, 2020 ~ City Council Meeting

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Herriman City

Wednesday, October 21, 2020 ~ City Council Meeting

6. 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 Planning Commission may participate electronically via telephone, Skype, or other electronic means during this meeting.

PUBLIC COMMENT AND POLICY 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 Wendy Thorpe, Deputy Recorder. In general, the chair will allow an individual two 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, Wendy Thorpe, certify the foregoing agenda was emailed to at least one newspaper of general circulation within the geographic jurisdiction of the public body. The agenda was also posted at the principal office of the public body, on the Utah State Website www.utah.gov/pmn/index.html and on Herriman City's website www.herriman.org

Posted and dated this 24th day of September, 2020

Wendy Thorpe,
Deputy Recorder

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Herriman City



Staff Report

DATE: September 22, 2020
TO: Planning Commission
FROM: Bryn MacDonald, AICP, Assistant City Planner
MEETING: Planning Commission Meeting October 1, 2020
REQUEST: Discussion of a proposed development at 6400 West and 13400 South, including commercial property and single family lots.

Request

The property located at the northwest corner of 6400 West and 13400 South has been purchased and is in the early stages of development. The applicant has submitted a conceptual site plan and would like feedback from the Planning Commission.

Discussion

The subject property is 30.644 acres and is currently zoned A-1 (Agricultural – 1 acre lot minimum). The request is to place a small commercial lot on the corner, and the remainder of the property would be single family lots. The proposed lots are all between .25 and .50 acres.

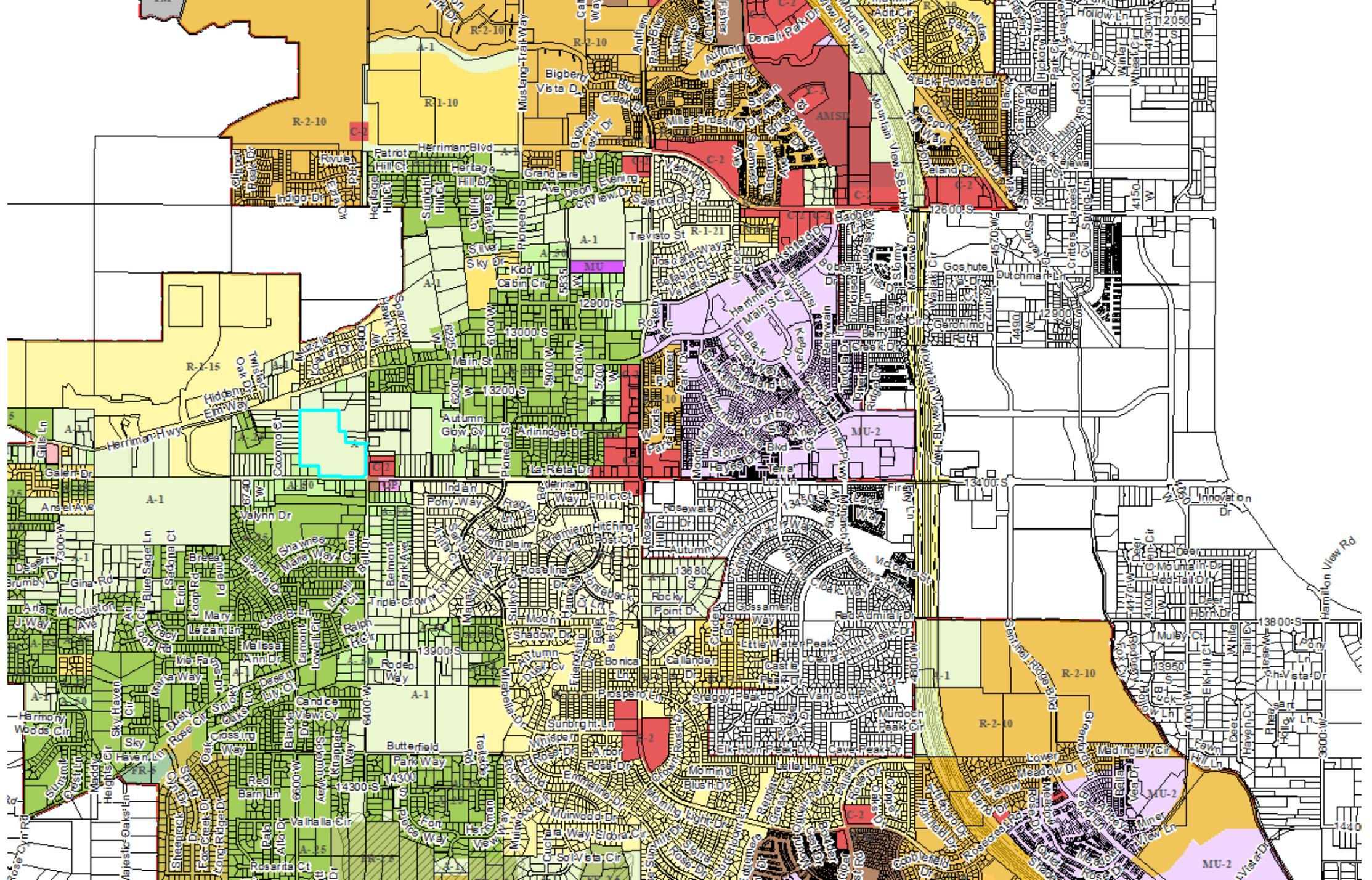
The applicant will be applying for a rezone and subdivision, and would like some feedback from the Planning Commission on how they would like to see this property developed.

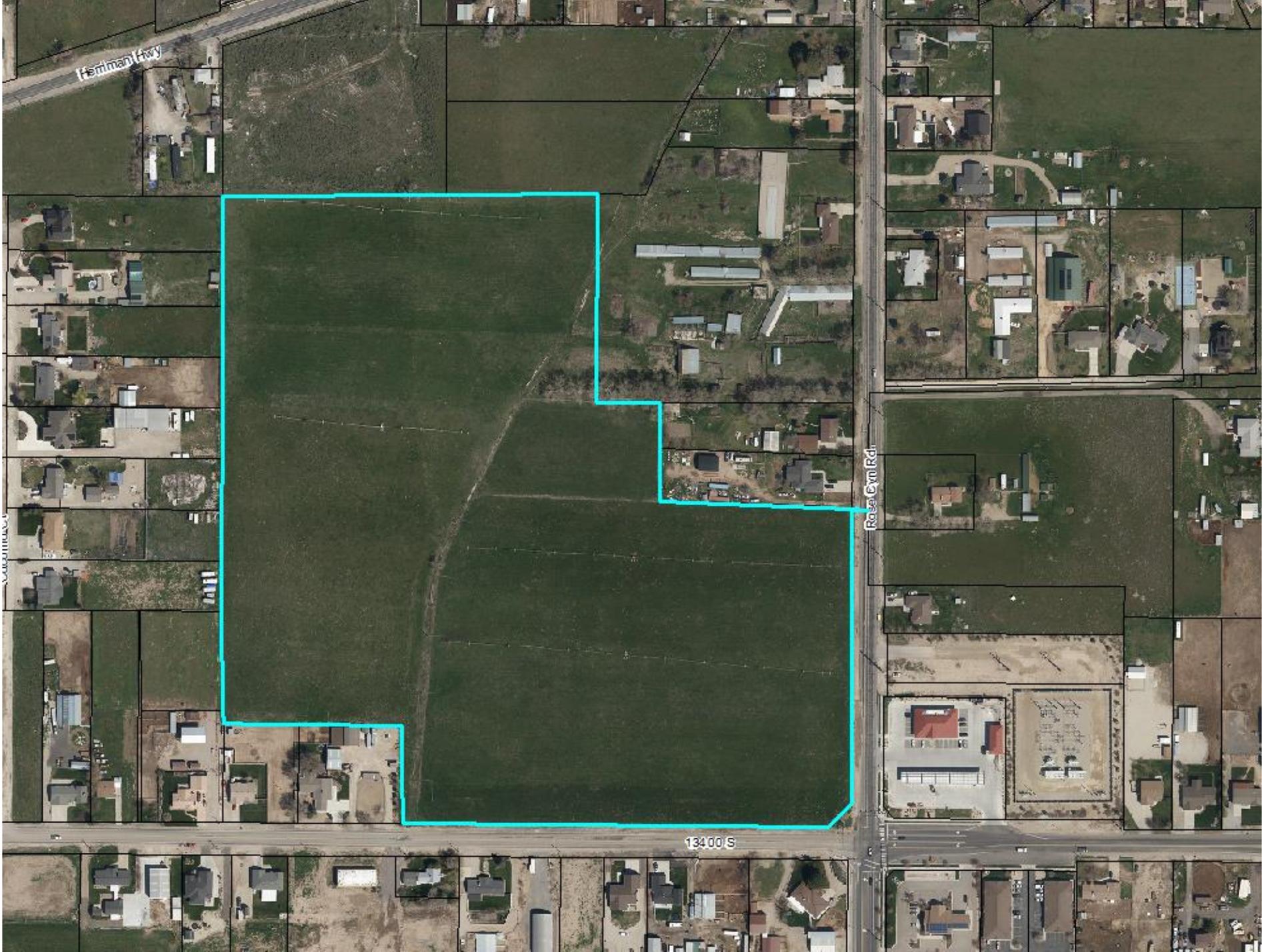
Recommendation

This item is on for discussion only. No decision is required at this time.

Attachments

- A. Proposed site plan







PLANNING COMMISSION MINUTES

DRAFT

Thursday, September 3, 2020

Awaiting Formal Approval

The following are the minutes of the Planning Commission Meeting held on **Thursday, September 3, 2020 at 6:00 p.m.** in the Herriman City Council Chambers, 5355 W. Herriman Main Street (12090 South), Herriman, Utah. Adequate notice of this meeting, as required by law, was posted in City Hall, on the City's website, and delivered to members of the Commission and media.

Presiding: Chair Chris Berbert

Commission Members Present Electronically: Andrea Bradford, Lorin Palmer, Adam Jacobson, Brody Rypien, Alternate Joy Kaseke, Alternate Heather Garcia.

Commission Members Absent: Andy Powell, Jackson Ferguson

Staff Present in Person: Communication Specialist Mitch Davis, Deputy Recorder Wendy Thorpe

Staff Present Electronically: City Planner Michael Maloy, Community Development Director Blake Thomas, City Attorney Chase Andrizzi, Assistant City Planner Bryn MacDonald, City Engineer Jonathan Bowers, Engineer Josh Peterson, and Assistant City Manager Wendy Thomas

1. **4:00 PM General Plan Field Trip to Multiple City Locations via Personal Vehicles** *(Start at City Hall)*

Commissioners and Planning Department staff left from City Hall at 4:00 P.M. They visited Providence High School, Porter Rockwell Business Park, Jordan Valley Water Treatment Plant, Bullfrog Spas, and Kennecott Employee Parking Lark Gate.

2. **6:00 PM Work Meeting** *(Council Chambers)*

Chair Chris Berbert called the work meeting to order at 6:11 pm. This meeting was conducted both in person and electronically.

Discussion Items

2.1 Review of City Council Decisions – Michael Maloy, City Planner

City Planner Maloy stated there was no new information.

2.2 Review of Agenda Items

Assistant City Planner MacDonald said the items were straightforward and the Commissioners had no questions.

2.3 Discussion of the Required Fencing in the Hidden Oaks Development

Assistant City Planner MacDonald presented locations where precast or fencing could not be installed, due to a flood plain, on the north side of the lot. Residents requested one. Chair Berbert requested staff to notify the residents and let them know the reason a wall would not be installed. Community Development Director Blake Thomas said staff worked with County flood control to find an alternative, but none was found. A wall may not be within 20 feet of a flood plain. Water flow could not be restricted. Commissioner Heather Garcia asked if landscaping trees could be installed. Community Development Director Blake Thomas mentioned boulders, and will check with County Flood Control to see if boulders or trees would suffice.

2.4 Discussion and Review of the Draft General Plan

Materials were emailed to Commissioners and FFKR Consultant Susie Petheram requested feedback for the future land use chapter. Commissioners expressed concern with clusters of density. Commissioners expressed the importance of remembering the original intention of each zone, and requested options for avoiding clusters of HDH. Possibly with Ordinances or by not allowing developers to buy up density. Commissioners discussed an area where lot sizes were proposed between .2 to .5 acre, but almost none of the lots were half acre. Commissioners requested a greater variance of lot sizes and more balanced developments. Too often, the lot sizes average on the smaller side. Maximum gross density versus average lot size calculations were compared. Commissioners expressed frustration with open space on non-buildable areas. More gathering places and enhanced park and trail communities were needed. Commissioners requested specific recommendations for ordinance enhancement and housing variety. Action plans could address the issues.

City Planner Maloy announced the special meeting would not be taking place next week. He asked if Commission would be able to come in early, at 5pm on September 17, 2020.

2.5 Discussion of a proposed amendment to the south Hills Master Plan

Assistant City Planner MacDonald reviewed the proposed amendment to add pods 35 and 39, and identified the area, near RSL. This master development plan was vested under the old code. She requested for Commissioners to review the information in the packet and submit feedback. Commissioners requested

density numbers and average lot size.

Planning Commission work meeting adjourned by consensus at 7:00 p.m.

7:00 PM - Regular Planning Commission Meeting

3. Call to Order

Chair Chris Berbert called the meeting to order at 7:07 p.m. and welcomed those in attendance.

3.1 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 Comments were offered.

3.4 Approval of Minutes for the August 6, 2020 Planning Commission Meeting

Commissioner Heather Garcia moved to approve item 3.4 Approval of Minutes for the August 6, 2020 Planning Commission meeting 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 applications compliance with the ordinance.

- 4.1 Request: Request: Plat Amendment for Building 29 in Overlook at Rosecrest Phase 2 to Create Two Lots**
Applicant: David Allred / DLA Real Estate LLC
Address: 1444 South Daleside Court
Zone: MU-2 (Mixed Use)
Acres: .082
File Number: S2020-056

Assisstant City Planner MacDonald described the plat amendment. The purpose of which was to divide the four unit dwelling into two units to allow the applicant to sell half the building, as a separate unit. It is an HOA unit.

Surveyor David Mortenson spoke on behalf of the applicant and had nothing to add.

Requirements

1. Receive and agree to the recommendations from other agencies.
2. Prepare a plat to be reviewed and approved by the engineering department.

Commissioner Adam Jacobson moved to approve item 4.1 file # S2020-056 Plat Amendment for Building 29 in Overlook at Rescrest Phase 2 to create two lots, with two staff recommendations. Commissioner Brody Rypien seconded the motion.

The vote was recorded as follows:

- Commissioner Lorin Palmer Aye*
- Commissioner Brody Rypien Aye*
- Commissioner Heather Garcia Aye*
- Commissioner Joy Kaseke Aye*
- Commissioner Adam Jacobson Aye*
- Commissioner Andrea Bradford Aye*

The motion passed unanimously.

4.2 Request: Preliminary Plat for a 4 Lot Commercial Subdivision (Public Hearing opened on June 4, 2020)

Applicant: Larry Myler
Address: 4950 West 12600 South
Zone: C-2 (Commercial)
Acres: 14.542
File Number: S2020-012

City Planner MacDonald identified the four lots involved and the location.

Applicant Larry Myler had no additional comments. He offered to answer questions.

Commissioner Jacobson asked if sidewalk would be around the entire property. Applicant Myler said sidewalk was already on the east side. There will be sidewalk around the other sides of the property, except the north side that borders the auto dealers. Commissioner Jacobson asked if the intersection had a signal. Applicant Myler responded in the affirmative. He added they coordinated with City engineers and UDOT. Community Development Director Blake Thomas added that Hales Engineering requirements ensured the signals at MVC, future signal at Auto Drive and Main street be coordinated by UDOT. Commissioner Andrea Bradford asked if the applicant already had tenants for the area. Applicant Mylar answered in the affirmative. He specifically named the Garage Grill.

Chair Berbert said the the public hearing was still open.

No comments were offered.

Chair Berbert closed the public hearing.

Requirements:

1. Receive and agree to the recommendations from other agencies.
2. Final plat to be reviewed and approved by the Engineering Department.
3. After preliminary plat approval, a traffic study will be required by Engineering during the first round of submittals for final approval.
4. All public streets to be constructed to City Standard, including sidewalk, park strip, street lights, and street trees.
5. 80th percentil strom to be retained on-site using low impact development methods.
6. Street and parking lot lighting to be City Standard.

Commissioner Adam Jacobson moved to approve item 4.2 file number S2020-012 Preliminary Plat for a 4 Lot Subdivision (Public Hearing opened on June 4, 2020) with six staff recommendations. Commissioner Heather Garcia seconded the motion.

The vote was recorded as follows:

Commissioner Lorin Palmer Aye
Commissioner Brody Rypien Aye
Commissioner Heather Garcia Aye
Commissioner Joy Kaseke Aye
Commissioner Adam Jacobson Aye
Commissioner Andrea Bradford Aye

The motion passed unanimously.

4.3 Request: Site Plan Review of a Restaurant Known as Garage Grill
Applicant: Herriman Garage Partners
Address: 4874 West 12600 South
Zone: C-2 (Commercial)
Acres: 1.417
File Number: P2020-013

Assistant City Planner MacDonald reviewed the site plan and identified the location, along MVC. The ordinance parking requirement was for 275 stalls, which was excessive, for a sit-down restaurant. The applicant submitted a new parking study requiring 112 parking stalls. All landscaping requirements were met, except for a requirement to have 20 feet adjacent to a public street. They’ve requested that be reduced to ten feet along the MVC property side. The building elevations do not meet the 60% requirement, for brick or stone. The front of the building contained 30% brick or stone. The applicant was working with staff to meet the requirement. The Planning Commission could approve the site plan and have the elevations come back. Commissioner Jacobson requested more parking modification information, and ways to add more parking spaces later, if needed. Assistant Planner MacDonald recommended requiring shared parking in the motion. Applicant Myler agreed and said the shared documents included cross easement parking. Commissioner Garcia requested more variety in the landscaping plan. She recommended the applicant look into the Jordan Valley

Water Conservancy landscape grants for water wise recommendations. Applicant Myler said he would look into it. Assistant City Planner MacDonald offered to provide him with the information. Commissioner Garcia requested for the landscape plan to come back. Commissioners requested for signage on the buildings to come back.

Requirements

1. Receive and agree to the recommendations from other agencies.
2. Submit final landscaping plans showing types, sizes and placement of plant material to the Staff for review and final approval as part of the engineering review.
3. All building elevations shall meet the Commercial Design criteria as found in the Land Development Code section 10-12-6. The building elevations, **including color boards and sign location**, shall come back for approval.
4. No signs are approved with this request, separate approval will be required. No signs are allowed on public property. All signs must be located on private property.
5. At least 15% of the total site must be landscaped. At least 5% of the parking lot interior must be landscaped. Comply with the landscaping requirements of Herriman Land Development Code Chapter 23. **The landscaping plan shall come back for approval.**
6. Provide storm drain detention to meet City standards. Detention ponds shall be landscaped per City standards. This may be in a detention facility off site.
7. Parking shall be approved at 112 parking spaces, based on the provided parking study. **Provide cross easement parking for the three adjacent lots.**
8. Provide curb, gutter, sidewalk, park strip, street trees, and street lights on all public streets.
9. Provide ADA access from the entrance to a public way.
10. Screen all outside trash and dumpster areas. Dumpster enclosures shall have similar architectural features as the main building and be gated.
11. Retain 80th percentile storm on site using low impact development methods.
12. A landscaping waiver is approved allowing only 10 feet of landscaping along Mountain View Corridor.

Commissioner Adam Jacobson moved to approve item 4.3 file number P2020-013 Site Plan Review of a restaurant known as Garage Grill with 12 staff requirements with an alteration to #3 that the building elevations will come back to Planning Commission, including color boards and sign location, and an alteration to #7 due to the fact that parking was reduced to add the statement to provide cross easement parking for the three adjacent lots, and an alteration to # 5 that the landscaping plan come back to the Planning Commission. Commissioner Lorin Palmer seconded the motion.

The vote was recorded as follows:

- Commissioner Lorin Palmer Aye*
- Commissioner Brody Rypien Aye*
- Commissioner Heather Garcia Aye*
- Commissioner Joy Kaseke Aye*
- Commissioner Adam Jacobson Aye*
- Commissioner Andrea Bradford Aye*

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 Request: Text Change to the M-1 (Manufacturing) Zone to add Personal Instruction Services as a Permitted Use (Public Hearing)
 Applicant: Braiden Rindlisbacher / Scenic Development
 File Number: Z2020-048**

Assistant City Planner MacDonald reviewed the request. The text change was needed to add a dance studio. She defined personal instruction services. This text change would make it a permitted use in the M-1 zone. City Planner Maloy thought the text change was a reasonable solution for now, but mentioned the creation of a more intense M-2 zone. Commissioners discussed the need for better drop off and pick up, for safety. A similar business moved dropoff to the back. Commissioners requested that staff work with personal instruction applicants to create safer solutions in C-1, C-2 and M-1 zones. Flex spaces needed to accommodate different uses. Parking and drop off needed to be safe for every day use, and also for events that draw many participants. Current parking requirement was based on use, and required one space per 250 square feet plus one space per employee.

Applicant Braiden Rindlisbacher thought the request was a good fit for the area. The parking lot wraps around the building, and could accommodate different types of pickup and dropoff, if needed.

Chair Berbert opened the public hearing.

No comments were offered.

Chair Berbert closed the public hearing. .

Commissioner Jacobson pressed staff for solutions for dropoff and pickup, to address safety issues. As a conditional use, the Commission could add requirement for parking to be addressed. Commissioners thought more parking was needed.

Commissioner Brody Rypien moved to refer to City Council Item 5.1 file number Z2020-048 Text Change to the M-1 (Manufacturing Zone to add Personal Instruction Services as a permitted use. He recommended to it to be conditional use and for City Council look at traffic flow and the number of parking stalls. Commissioner Adam Jacobson seconded the motion.

The vote was recorded as follows:

- Commissioner Lorin Palmer Aye*
- Commissioner Brody Rypien Aye*
- Commissioner Heather Garcia Aye*
- Commissioner Joy Kaseke Aye*

Commissioner Adam Jacobson Aye

Commissioner Andrea Bradford Aye

The motion passed unanimously.

6. Chair and Commission Comments

Commissioner Jacobson requested engineering look at parking requirements, and drop off and pickup options for Personal Instruction Services. Chair Berbert recommended drop off at the back of such businesses.

7. Future Meetings

City Council Meeting – **Wednesday, September 9, 2020**

City Council Meeting – **Wednesday, September 16, 2020**

Planning Commission Meeting – **Thursday, September 17, 2020**

8. Adjournment

Commissioner Adam Jacobson moved to adjourn the meeting at 7:48 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 September 3, 2020. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.

Wendy Thorpe

Wendy Thorpe



Staff Memorandum

DATE: September 24, 2020

TO: Planning Commission

FROM: Michael Maloy, AICP, Planning Director

MEETING: Planning Commission Meeting October 1, 2020

REQUEST: Public hearing of a proposed Village Mixed Use Zoning Overlay Zone

Summary

A public hearing of a draft Zoning Overlay proposed by Wasatch Commercial regarding signage within mixed-use commercial developments that contain a minimum of 40 acres.

Notice

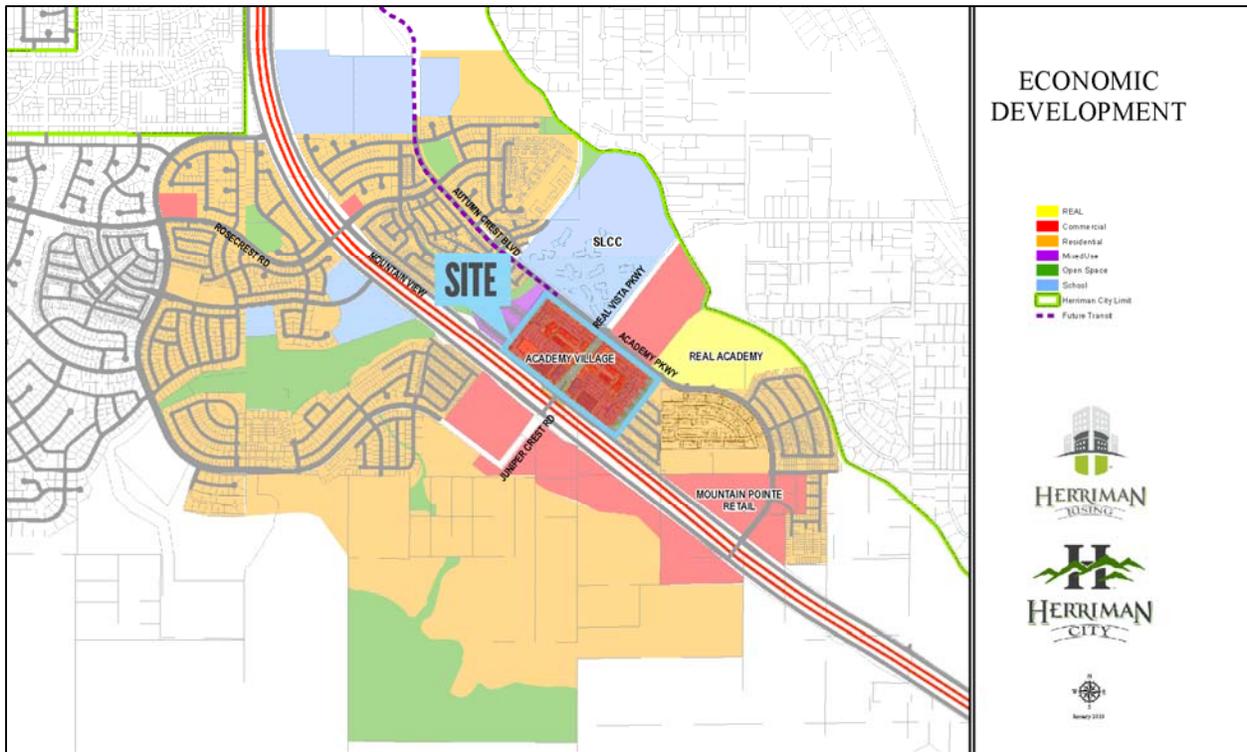
Herriman City published a notice in the newspaper and on the City's website on September 21, 2020, which advertised a public hearing on September 3, 2020. As of this report, staff has not received any public comments regarding the proposal (see Attachment A – Proposed Amendment).

Process

Amending the City Code requires legislative action by the City Council. As per City Code, the Planning Commission must first hold a public hearing and then vote to recommend approval, denial, or modification of the proposal to the City Council. The City Council then holds a public meeting to discuss the item and make the final decision.

Discussion

Wasatch Commercial has worked with the City to plan the development of a new commercial center known as “Academy Village” at approximately 14752 S Academy Parkway (see image below).



The center will contain various commercial retail services, restaurants, offices, a hotel, and multi-family residential land uses. Due to the existing and proposed topography of this project, and future development of the Mountain View Corridor (MVC) by the Utah Department of Transportation (UDOT), Wasatch has proposed a new “Zoning Overlay” that would permit commercial signage that would be visible from MVC.

Standards

As stated in City Code 10-5-8.E. Approval Standards, “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 goals, objectives, and policies of the General Plan;

Finding. The proposal is consistent with the following goal and action statements found on page 5-5 of the Herriman City 2025 General Plan Amendment:

GOAL: ENCOURAGE AND SUPPORT A DIVERSE ECONOMIC BASE

Action: Identify and recruit businesses that will provide goods and services to increase convenience for City residents, increase the variety of places to shop, and assist the City in becoming a full-service community.

2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;

Finding. The intent of the proposal is to ensure the visibility of large centers of mixed-use commercial development, which uses will conform to the objectives of the General Plan and the regulations of the Land Development Code of Herriman. However, because the proposal is a text amendment, and not a zoning map amendment, this standard does not apply.

3. The extent to which the proposed amendment may adversely affect adjacent property; and

Finding. The proposed amendment seeks to establish commercial sign regulations similar in scale with other, large, mixed-use commercial centers within the region.

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 waste water and refuse collection.

Finding. Whereas the proposed amendment regulates signage and not land use, staff finds the proposal is compliant with the intent of this standard. If the proposal is approved, the site-specific conditions for each proposed sign will be analyzed by City staff and the Planning Commission during the site plan and/or conditional use review process.

Recommendation

Whereas the proposed amendment satisfies the applicable standards, staff recommends approval with a limitation on the maximum height of “projecting” signs as determined by the Planning Commission following the public hearing.

Attachments

- A. Proposed Amendment

#

Attachment A
Proposed Amendment

ARTICLE F. VILLAGE MIXED USE OVERLAY ZONE

10-15F-1: PURPOSE:

The purpose of the Village Mixed Use (VMU) Overlay Zone is to facilitate development of a mixed use master planned area for retail, restaurant, grocery, professional services, office, multi-family residential, and hotel uses and other compatible mixed uses.

10-15F-2: APPLICABILITY:

The provisions of this article shall apply to all land located within the VMU Overlay Zone as shown on the official zoning map.

10-15F-3: DEFINITIONS:

Certain words and phrases in this article are defined in chapter 3 of this title.

10-15F-4: USES:

The uses allowed on land in the VMU Overlay Zone shall include all uses allowed in the underlying zone as set forth in this title.

10-15F-5: DEVELOPMENT APPROVAL:

A development project in the VMU Overlay Zone shall be considered and approved in the same manner required for development in the underlying zone as set forth in this title.

10-15F-6: DEVELOPMENT STANDARDS:

A. Generally: The development standards for land located in the VMU Overlay Zone shall be the same as the standards for development located in the underlying zone as set forth in this title, except as modified by this article.

B. Minimum Area: Each contiguous land area located within the VMU Overlay Zone shall contain at least forty (40) acres, including any intervening public roads. The VMU Overlay Zone need not be wholly contiguous so long as the minimum contiguous land area described in the preceding sentence is satisfied.

10-15F-7: SIGNAGE:

Signage shall be allowed on land located in the VMU Overlay Zone to the same extent authorized in the underlying zone, or zones, as set forth in chapter 27 of this title, except additional signage as set forth in section 10-15-8 of this article shall be allowed for one mixed use development project area within the VMU Overlay Zone where the underlying zone is C-2, R-M, or MU-2. To the extent that the sign development standards set forth in section 10-15F-8 of this article conflict or are inconsistent with other applicable regulations, the sign development standards set forth in section 10-15F-8 of this article shall control.

10-15F-8: SIGN DEVELOPMENT STANDARDS:

A. Planned Center Signs: One mixed use development project in the VMU Overlay Zone, where the underlying zone is C-2, R-M, or MU-2, may have up to two (2) planned center signs, which shall conform to applicable requirements of chapter 27 of this title, all applicable Federal and State law, and the requirements below. Each planned center sign shall be owned and operated by the owner of the mixed use development, an association created by the owner to manage the development, or its affiliate.

1. Each planned center sign shall be located within one hundred feet (100') of Mountain View Corridor right-of-way and within the boundaries of the VMU Overlay Zone.
 2. Each planned center sign shall not be located within fifty feet (50') of a planned residential dwelling and one hundred fifty feet (150') from an existing residential dwelling.
 3. The maximum height of each planned center sign shall not exceed fifty feet (50') from the base of the sign and forty-five feet (45') above the average elevation of the traveled way of Mountain View Corridor located within one hundred feet (100') from the base of the sign.
 4. Each planned center sign may have two (2) display faces with an active display area not to exceed five hundred (500) square feet each face, and an inactive display area of not to exceed seven hundred (700) square feet each face. However, in no event shall the total display area per planned center sign exceed eight hundred (800) square feet per sign face.
 5. Each planned center sign face shall be oriented towards the traveled way of the adjacent Mountain View Corridor.
 6. Each planned center sign, including the supporting structure, shall be architecturally consistent with surrounding development and shall include decorative material such as stone, brick, decorative steel, or similar materials.
 7. If a proposed planned center sign has an active electronic display, an application for such planned center sign shall include a photometric plan for the sign along with a statement from the electronic display manufacturer certifying that each display will allow for automatic dimming on night and day time and ambient light conditions based on industry best practices, and an acknowledgment from the sign owner that the sign will be operated in accordance with the following criteria:
 - a. An electronic display may allow for a change of messages, but the interval between displayed messages shall not be more frequent than the greater of:
 - (1) Eight (8) seconds; or
 - (2) Any interval imposed by applicable State or Federal law.
 - (3) The actual message rotation, or change, shall be accomplished in one-quarter ($\frac{1}{4}$) second, or less.
 - b. An electronic display face shall not contain or be illuminated by any flashing, intermittent, full-motion video, scrolling, strobing, racing, blinking, changes in color, fade-in, or fade out or any other imitation of movement or motion, or any other means not providing constant illumination for each message.
 - c. The text, images, and graphics of an electronic display face shall be static and complete within themselves, without continuation in content to the next image or message, or to any other sign.
- B. Monument Signs: One mixed use development project in the VMU Overlay Zone, where the underlying zone is C-2, R-M, or MU-2, may have up to seven (7) monument signs, which shall conform to applicable requirements of chapter 27 of this title, all applicable Federal and State law, and the requirements below. Each monument sign shall be owned and operated by the owner of the mixed use development, an association created by the owner to manage the development, or its affiliate.

1. Each monument sign may have two (2) display faces, each not to exceed seventy-five (75) square feet per face.
 2. More than one (1) monument sign per lot is allowed so long as there is no more than one (1) sign per three hundred feet (300') of frontage measured over the total length of the mixed use development project.
 3. Each monument sign, including the supporting structure, shall be architecturally consistent with surrounding development and shall include decorative material such as stone, brick, decorative steel, or similar materials.
- C. Other Signage: Projecting, ground, flat, and wall signs are allowed for one mixed use development project in the VMU Overlay Zone where the underlying zone is C-2, R-M, or MU-2 subject to the regulations shown in chart 10-15F-8.

CHART 10-15F-8

VMU OVERLAY ZONE				
Sign Type	Maximum Size per Sign Face	Maximum Height	Location	Other Requirements
Projecting	60 sq. ft.	None	5' maximum projection from building.	7' minimum clearance from ground.
Ground	30 sq. ft.	10'	Anywhere on lot, including along pedestrian and vehicular pathways and traffic circulation routes.	Illumination may be built into or attached to signs, unless exposed to a dwelling on adjacent property, in which case it may be allowed with conditional use approval (properties divided by a right of way are not adjacent). Ground signage may be permitted on lots used for residential purposes with conditional use approval. Limited to 6 signs per building.
Flat or Wall	Greater of 20% of wall area and <u>or</u> 120 sq. ft. per retail storefront, 220 sq. ft. per office building elevation	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, in which case it may be allowed with conditional use approval (properties divided by a right of way are not adjacent). A maximum of two wall signs per office building elevation is allowed.

Planning Commission Meeting

Z2020-044 Land Use Text Amendment
Village Mixed Use Overlay Zone

Applicant: Judd Messenger, Academy Village Land Holdings, LLC

September 23, 2020



1 0.5" = 1'

Planned Center Monument

- VINYL ROUTE
- PRINT PAINT INSTALL

Qty: 2x S/S

Material

Vertical: Steel 15x15x0.375
 Frame: Alum 3x3x0.125
 Skin: Alum 0.090
 Logo: Channel Letters
 Tenant Tiles: Alum 0.090
 Pierce cut Acrylic Backed
 Header: Wood Match
 Base: Rock Match

Color Detail

- VP Match TBD
- VP Match TBD
- Rock TBD
- Acrylic White

Font

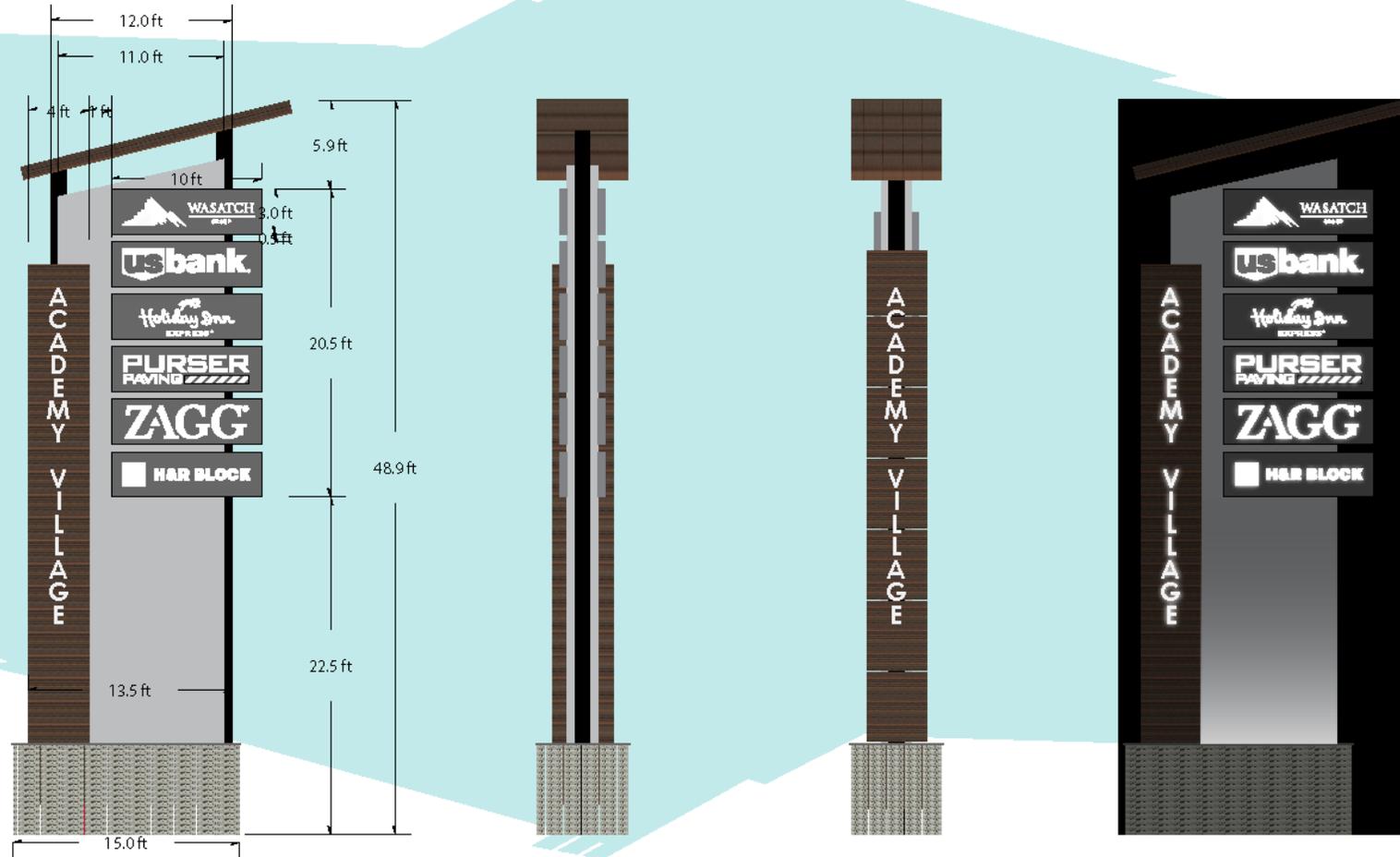
Century Gothic Bold
 Tenant Logos

illumination

LEDs

Install

Steel tube core
 Concrete footing



Built/Finished

NOTE: Colors shown do not always accurately depict color. See color detail or account manager.

ARTWORK FOR APPROVAL: This artwork is submitted for your proposed project. It is not to be used, reproduced, copied, nor exhibited without written consent of Hightech Signs.

GROUNDING AND BONDING STATEMENT: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding.

CUSTOMER APPROVAL

Signature _____ Date _____
 I have studied this design and approve of the following:
 *Color *Copy & Letter Style * Materials * Dimensions * Installation

Client: Wasatch Commercial Builders / Academy

Client Contact: Joshua Roy

Phone:

Install/Ship Address:

ACCOUNT MANAGER

Russell

DESIGNER

Russell

Sales / Design

Artwork APPROVED for production as is:

X _____ X _____

I, the sales person, have personally reviewed this proof and confirm it is accurate for production.

Production

Invoice# _____

Due Date: _____

QC _____ QC _____

2 1" = 1'
Entrance Monument

- VINYL ROUTE
- PRINT PAINT INSTALL

Qty: 6x S/S

Material
 Vertical: Steel 5x5x0.25
 Frame: Alum 2x2x0.125
 Skin: Alum 0.080
 Logo: Aluminum 0.5"
 Tenant Tiles: Alum 0.080
 Pierce cut Acrylic Backed Header: Wood Match
 Base: Rock Match

Color Detail
 VP Match TBD
 VP Match TBD
 Rock TBD
 Acrylic White

Font
 Century Gothic Bold
 Tenant Logos

illumination
 LEDs

Install
 Steel tube core
 Concrete footing



Built/Finished

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CUSTOMER APPROVAL		ACCOUNT MANAGER	Sales / Design	Production
Client: Wasatch Commercial Builders / Academy		Russell	Artwork APPROVED for production as is	Invoice# _____
Client Contact: Joshua Roy		DESIGNER	<input checked="" type="checkbox"/> _____ <input checked="" type="checkbox"/> _____	Due Date: _____
Phone: _____		Russell	I, the salesperson, have personally reviewed this proof and confirm it is accurate for production.	QC _____ QC _____
Install/Ship Address: _____				
Signature _____	Date _____			
I have studied this design and approve of the following: *Color- *Copy & Letter Style- *Materials- *Dimensions- *Installation				

3 1" = 1'
Wayfinding

- VINYL ROUTE
- PRINT PAINT INSTALL

Qty: 4x S/S

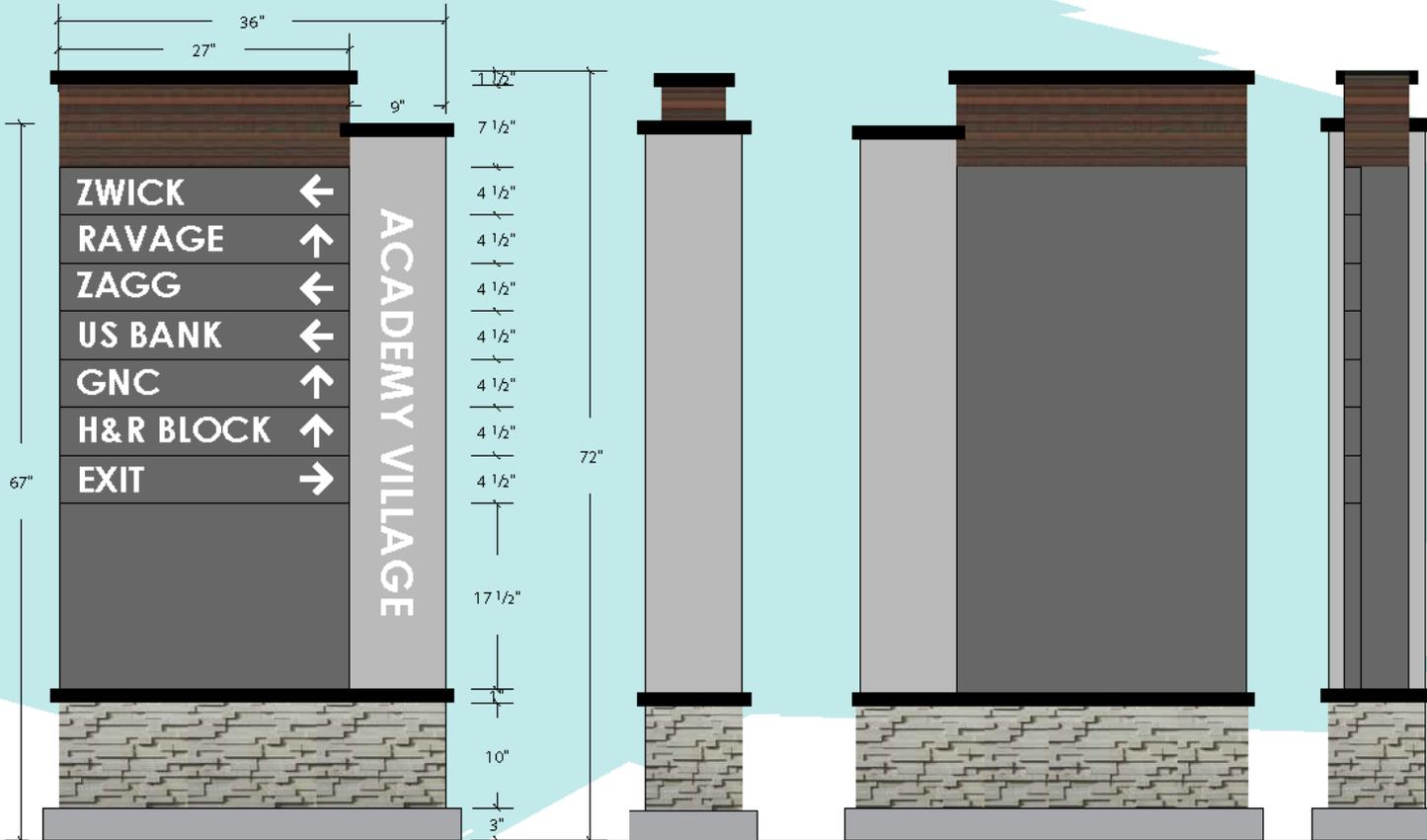
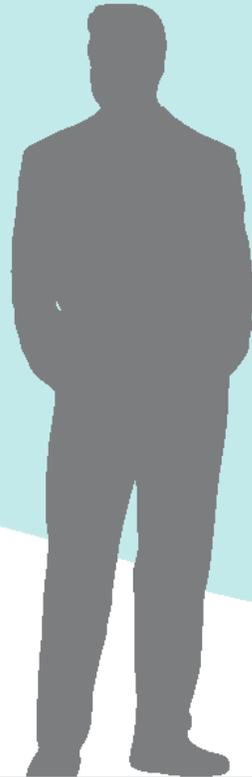
Material
 Vertical: Steel 5x5x0.25
 Frame: Alum 2x2x0.125
 Skin: Alum 0.080
 PushThru: Acrylic 0.50
 Tenant Tiles: Alum 0.080
 Pierce cut Acrylic Backed
 Header: Wood Match
 Base: Rock Match

Color Detail
 VP Match TBD
 VP Match TBD
 Rock TBD
 Acrylic White

Font
 Century Gothic Bold
 Tenant Logos

illumination
 LEDs

Install
 Steel tube core
 Concrete footing



Built/Finished

NOTE: Colors shown do not always accurately depict color. See color detail or account manager.

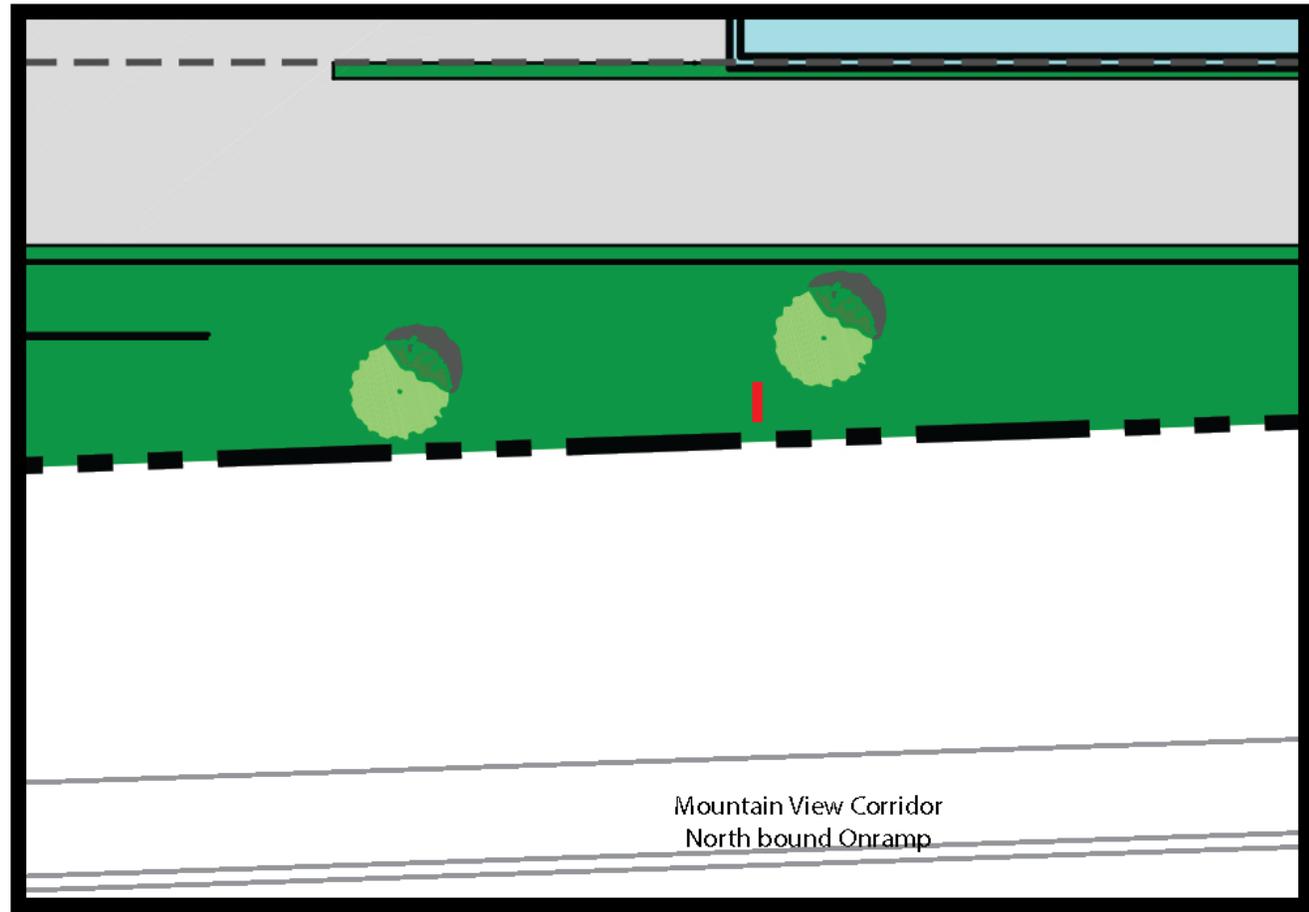
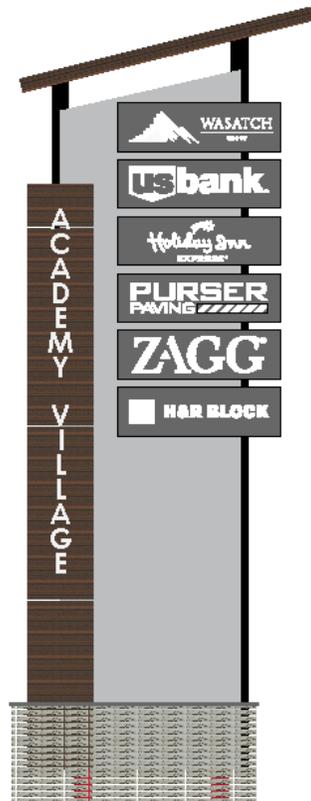
ARTWORK FOR APPROVAL: This artwork is submitted for your proposed project. It is not to be used, reproduced, copied, nor exhibited without written consent of Hightech Signs.

GROUNDING AND BONDING STATEMENT: This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding.

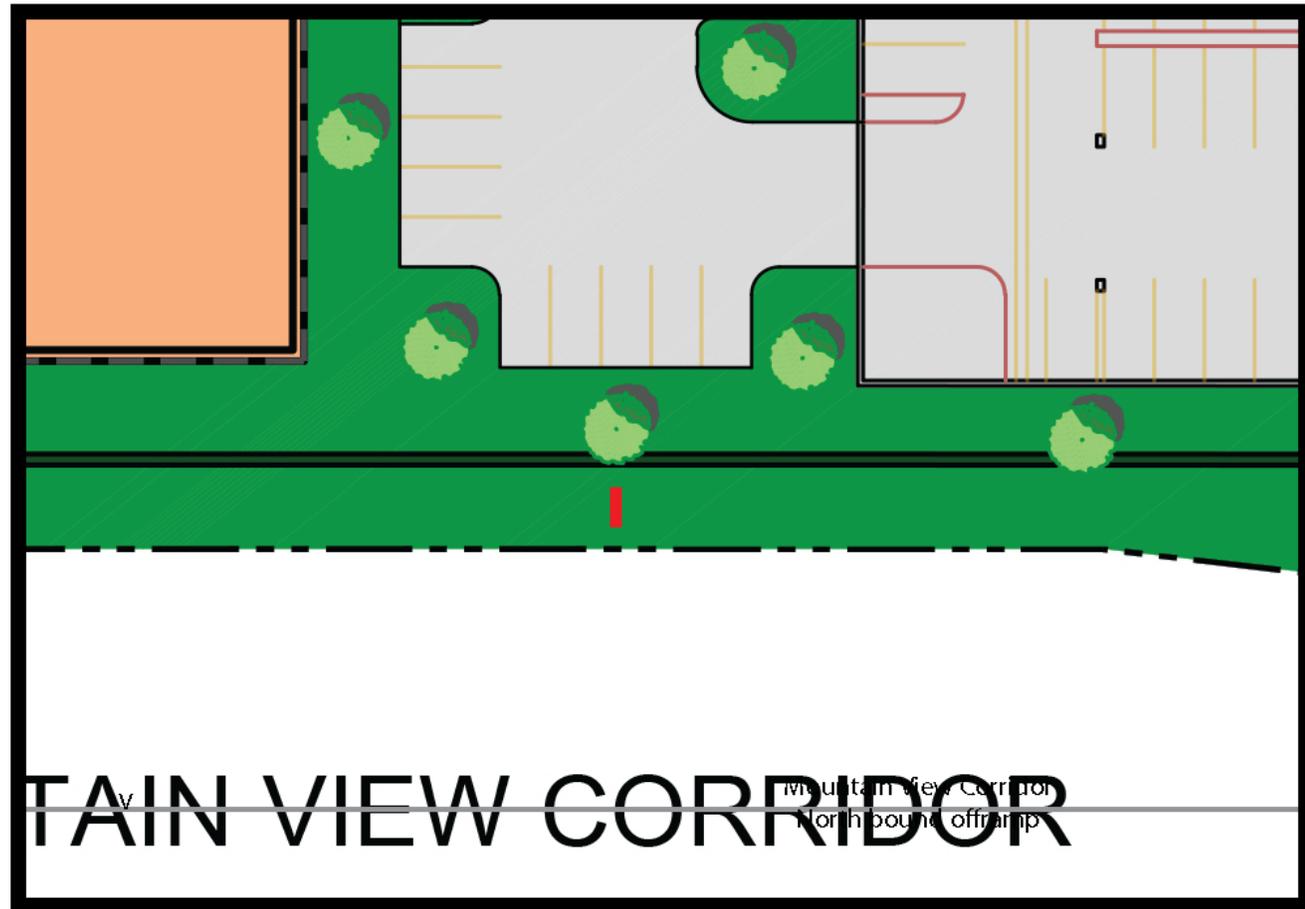
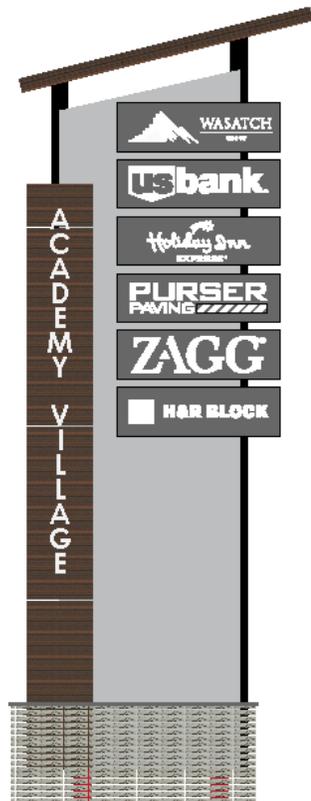
CUSTOMER APPROVAL		Client: Wasatch Commercial Builders / Academy	ACCOUNT MANAGER	Sales / Design	Production
Signature _____ Date _____ I have studied this design and approve of the following: *Color *Copy & Letter Style *Materials *Dimensions *Installation		Client Contact: Joshua Roy	Russell	Artwork APPROVED for production as is X _____ X _____ (The salesperson, have personally reviewed this proof and confirm it is accurate for production.	Invoice# _____
		Phone: _____	DESIGNER		Due Date: _____
		Install/Ship Address: WEST ENTRANCE	Russell		QC _____ QC _____

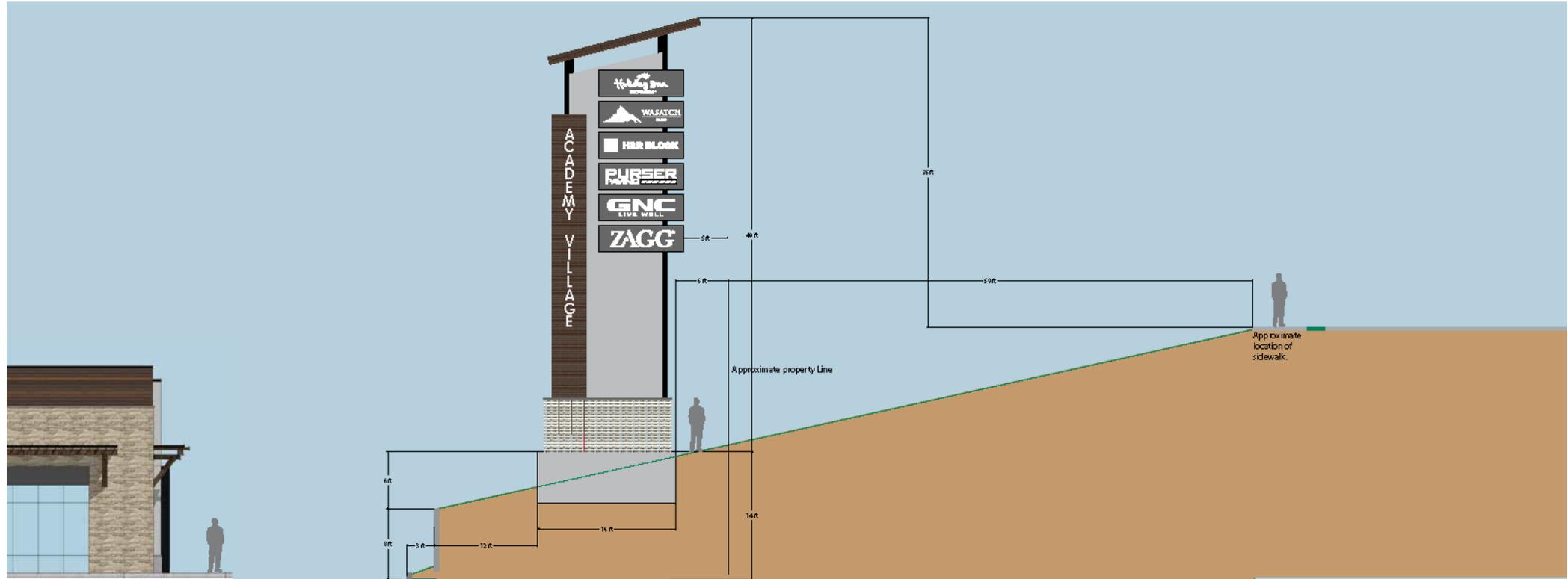


MOUNTAIN CORRIDOR
NORTH BOUND ONRAMP
PLANNED DEVELOPMENT SIGN



MOUNTAIN CORRIDOR
NORTH BOUND OFFRAMP
PLANNED DEVELOPMENT SIGN





Built/Finished

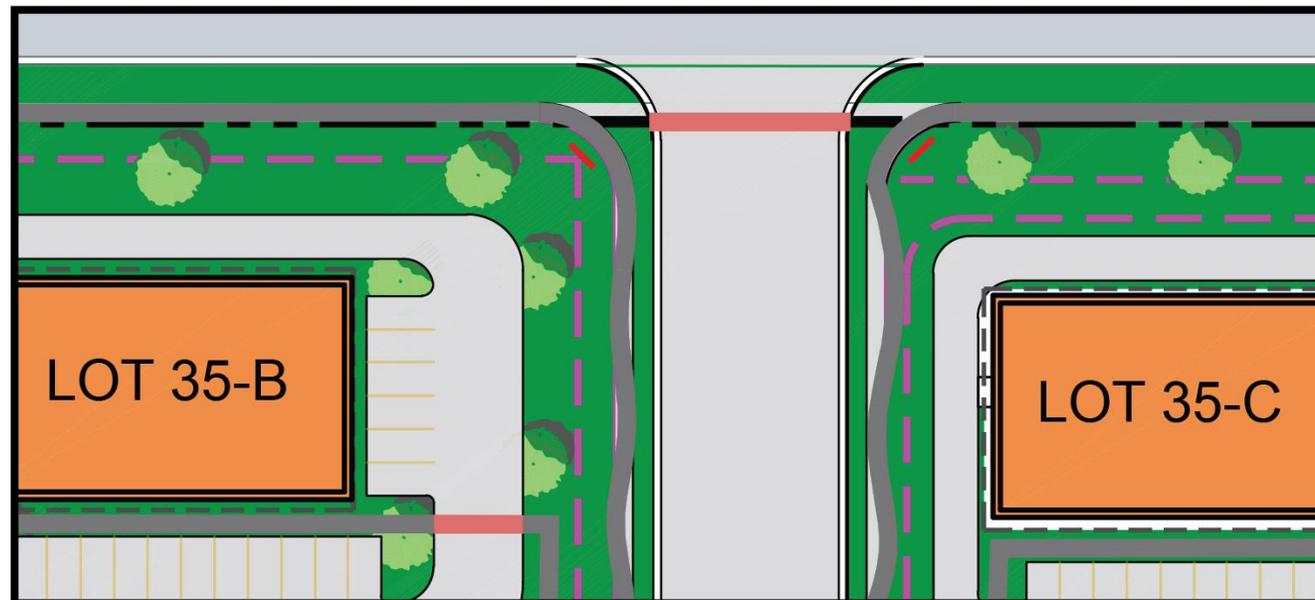
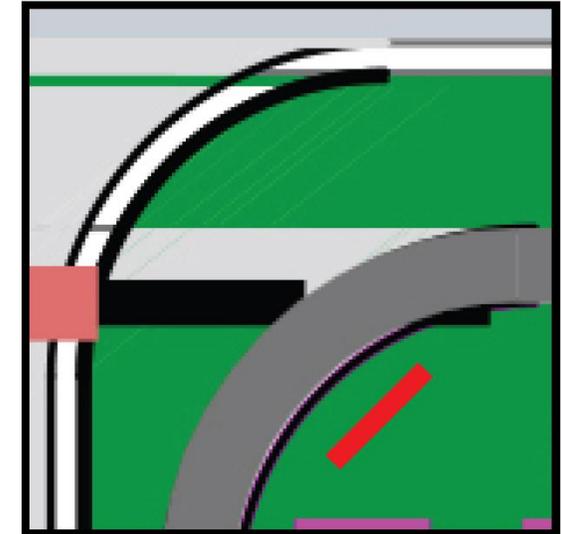
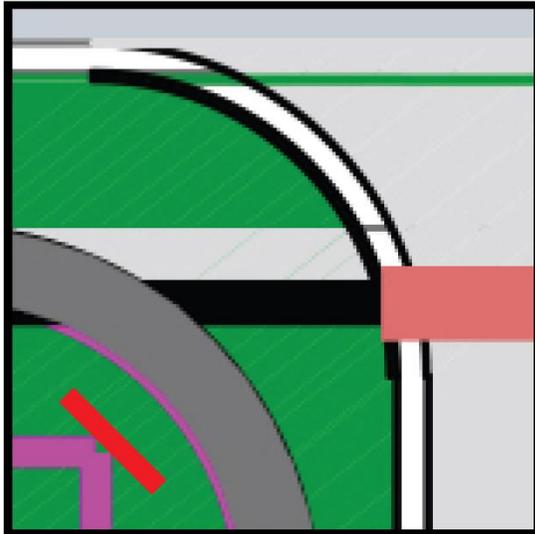
NOTE: Colors shown do not always accurately depict color. See color detail or account manager.

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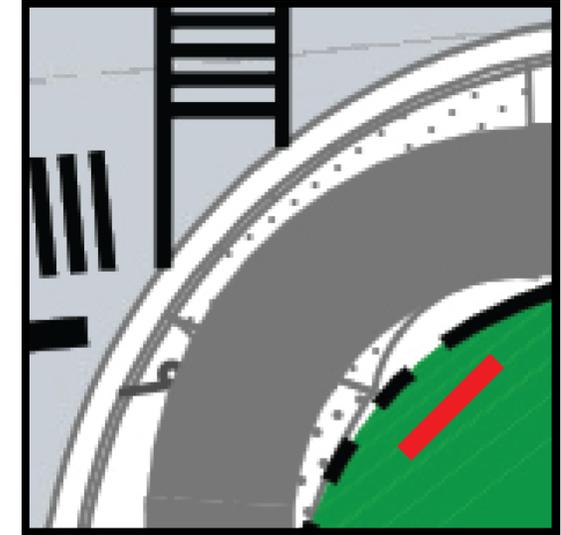
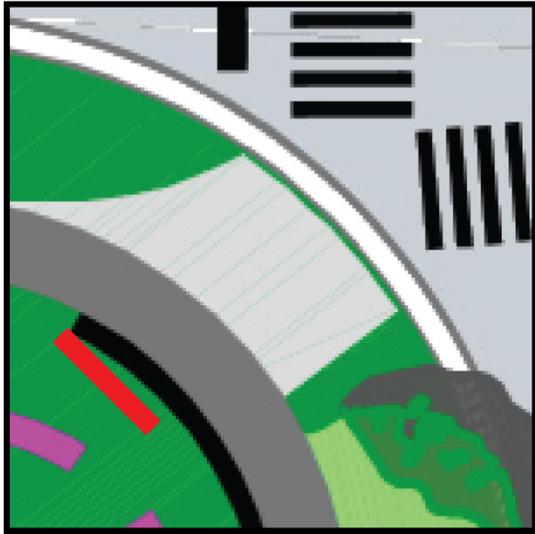
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CUSTOMER APPROVAL		Client: Wasatch Commercial Builders / Academy	ACCOUNT MANAGER	Sales / Design	Production
		Client Contact: Joshua Roy	Russell	Artwork APPROVED for production as is	Invoice# _____
		Phone: _____	DESIGNER	<input checked="" type="checkbox"/> _____ <input checked="" type="checkbox"/>	Due Date: _____
		Install/Ship Address: _____	Russell	(The salesperson, have personally reviewed this proof and confirm it is accurate for production.	QC _____ QC _____
Signature _____	Date _____				
I have studied this design and approve of the following: *Color- *Copy & Letter Style- *Materials- *Dimensions- *Installation					

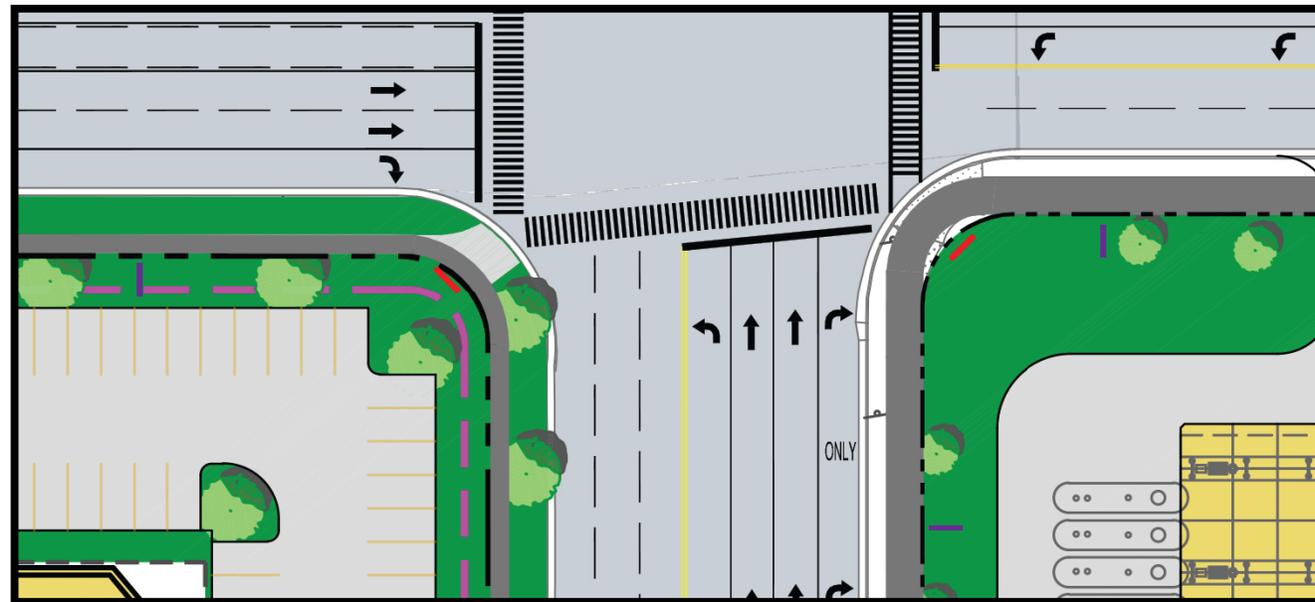
SOUTHEAST ENTRANCE



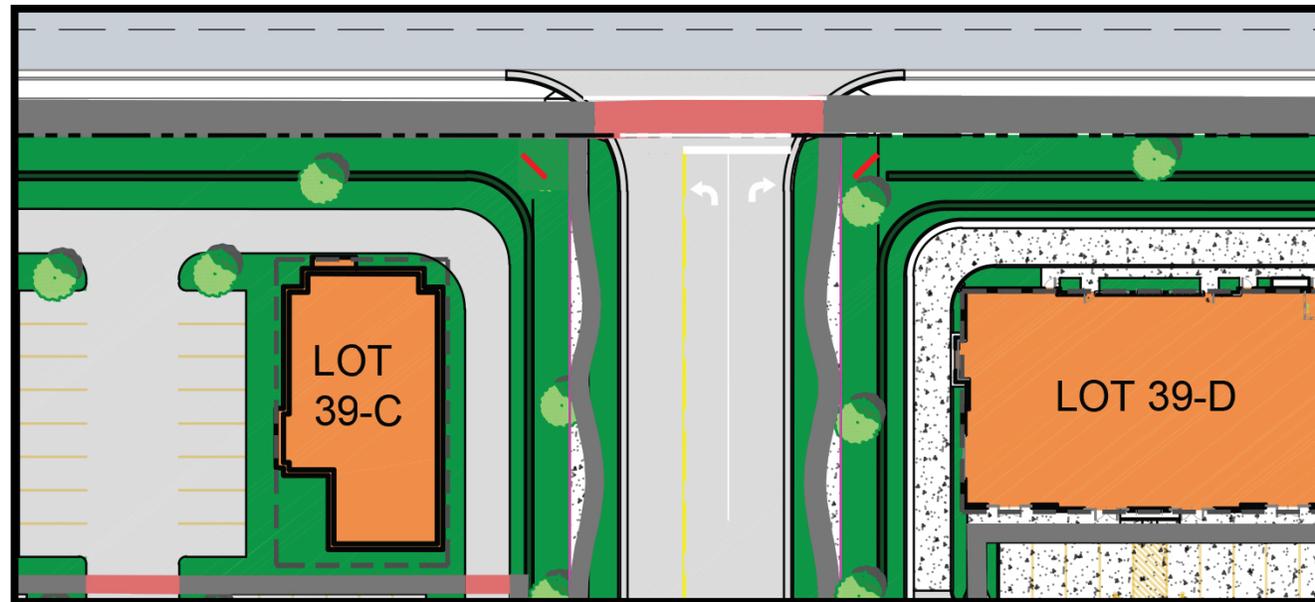
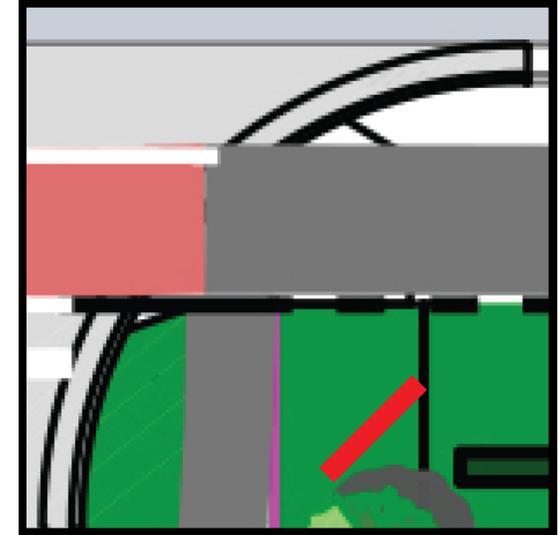
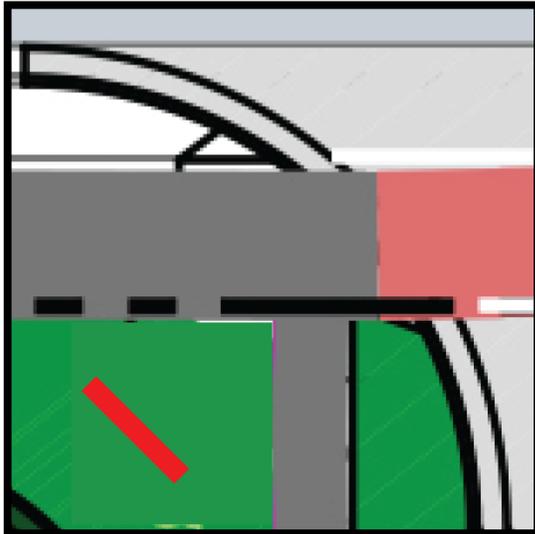
EAST ENTRANCE



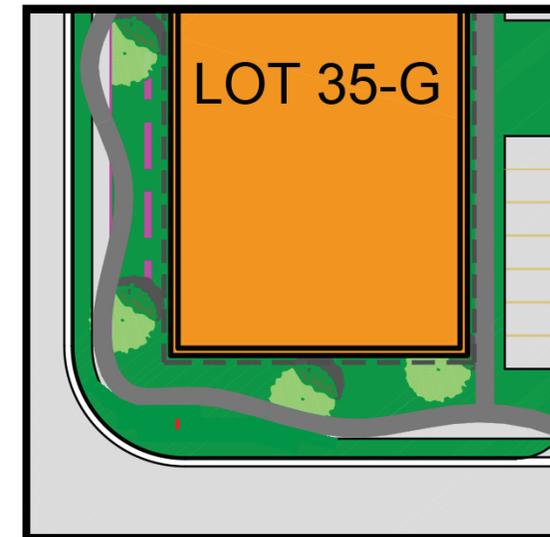
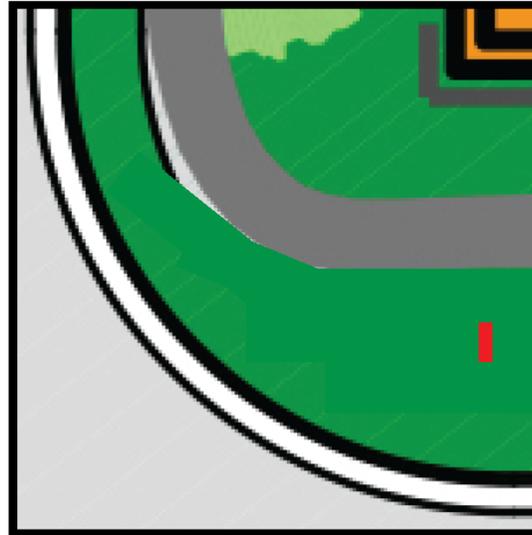
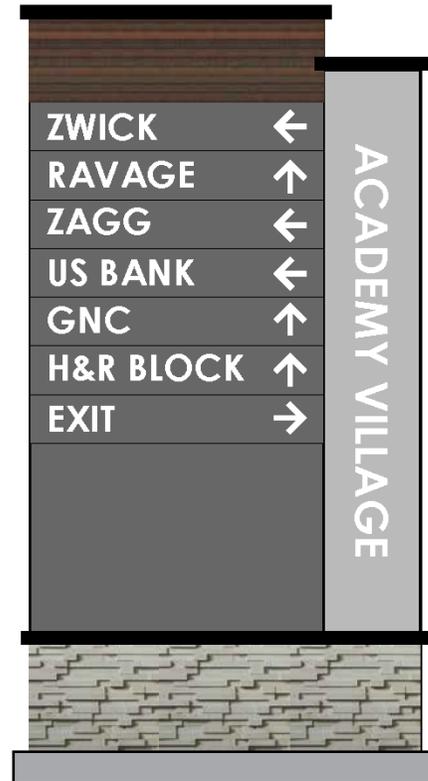
Sample tenant tiles for illustration purposes



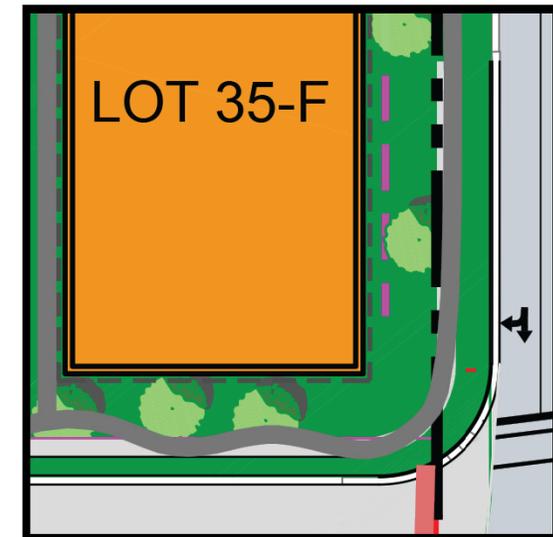
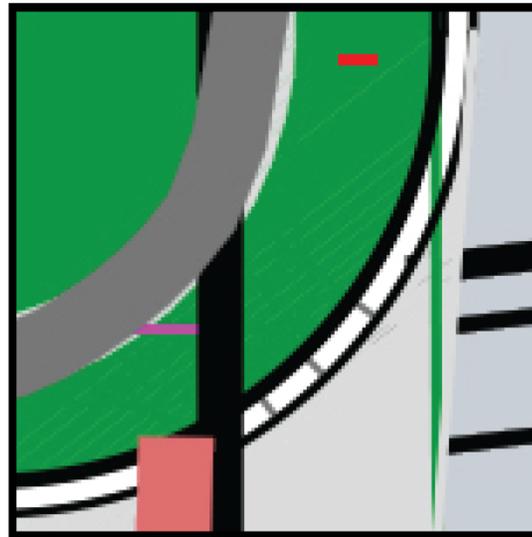
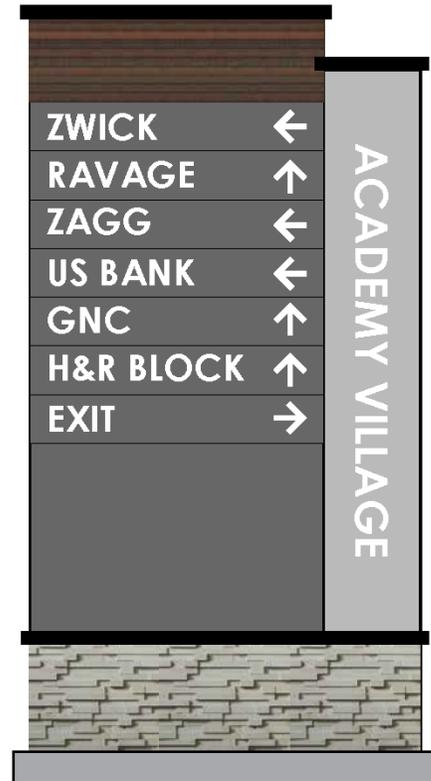
SOUTHEAST ENTRANCE



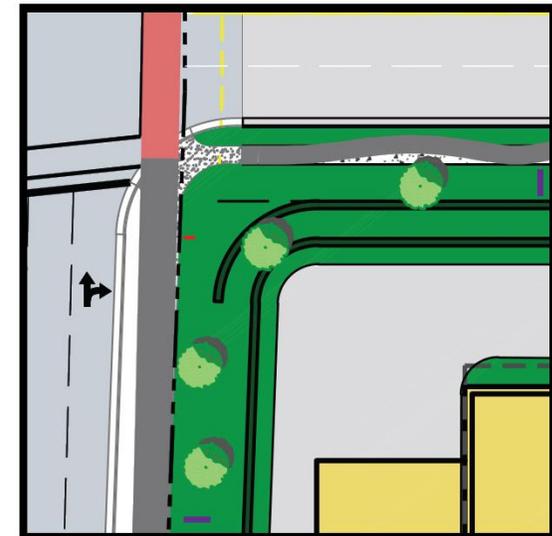
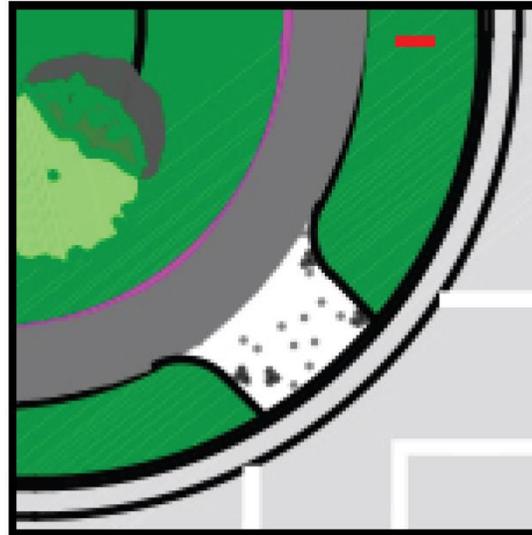
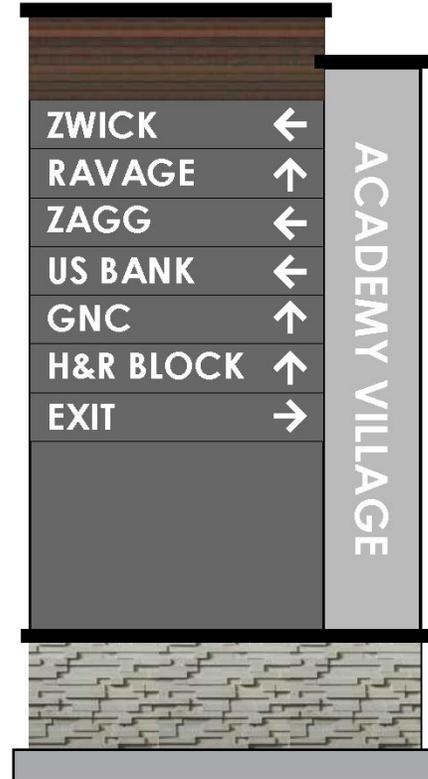
WAYFINDING MOUNUMENT 1



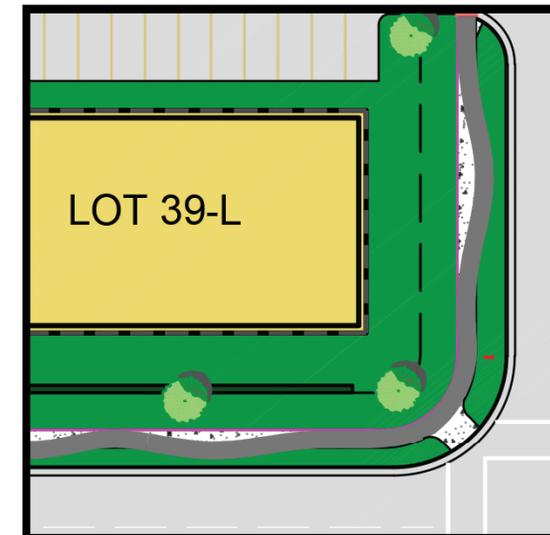
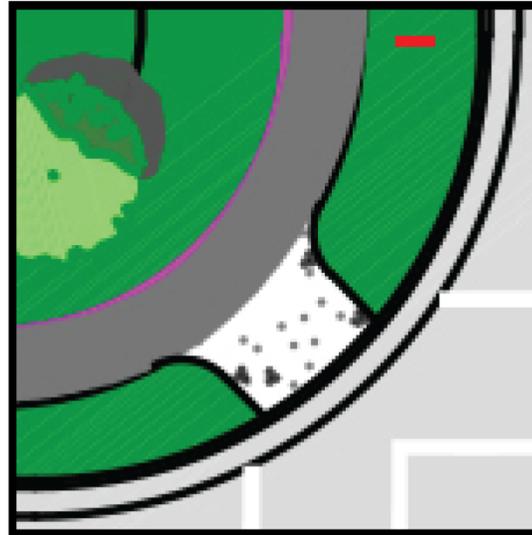
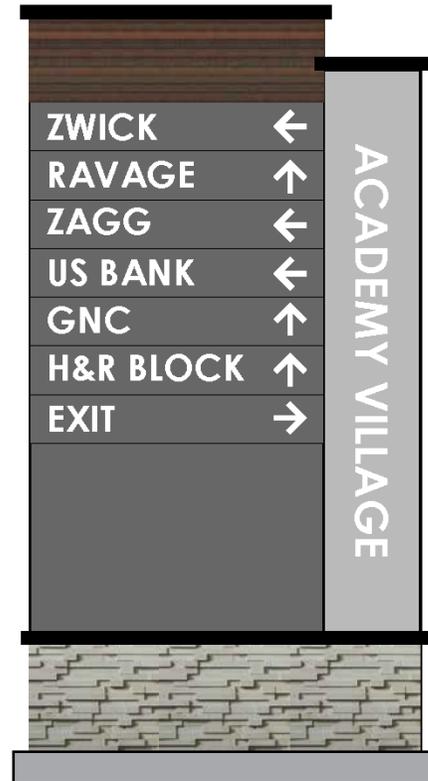
WAYFINDING MOUNUMENT 2



WAYFINDING MOUNUMENT 3



WAYFINDING MOUNUMENT 4





Staff Report

DATE: September 22, 2020
TO: Planning Commission
FROM: Bryn MacDonald, AICP, Assistant City Planner
MEETING: Planning Commission Meeting October 1, 2020
REQUEST: Text change to the Land Development Code regarding electronic signs
Applicant: Herriman City
File Number: Z2020-059

Request

Herriman City is proposing a text change to the Land Development Code regarding electronic signs.

Notice

The City posted the public hearing notice in the newspaper on September 21, 2020, and on the Herriman City website on September 21, 2020. As of the date of this report, staff has not received any public comments regarding the proposed text change.

Process

A text change is a legislative action. The Planning Commission holds a public hearing and makes a recommendation to the City Council. The City Council then holds a public meeting to discuss the item and make the final decision.

Discussion

The City is requesting to revise the requirements for Electronic signs. The Land Development Code defines Electronic Signs as follows:

SIGN, ELECTRONIC: A mechanism or device which uses a combination of lights, or lighted or unlighted panels which are controlled electronically to produce sign copy.

The current ordinance has several requirements for electronic signs, including the restriction that they shall not be permitted within 500 feet of residential use. This restriction was added as part of the 2017 update to the Land Development Code.

There are areas of the City where commercial property is located across the street from residential use. This eliminates the ability for commercial users to have an electronic sign because of the distance requirements. Several new businesses looking to locate in the City have expressed the desire to have an electronic sign for their business. Amending this ordinance will allow the City to continue to attract commercial development and businesses. (For example, see the following illustration of 5600 West.)



Staff Report



There are also standards regarding brightness and motion. These standards are proposed to be updated to be in compliance with current lighting best practices.

Standards

As stated in City Code 10-5-8.E. Approval Standards, “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 goals, objectives, and policies of the General Plan;

Finding. The proposal is consistent with the following goal and action statements found on page 5-4 of the Herriman City 2025 General Plan Amendment:

GOAL: ENCOURAGE THE RETENTION OF EXISTING BUSINESSES AND ATTRACT NEW BUSINESSES TO LOCATE IN HERRIMAN CITY



Staff Report

2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property.

Finding. The request to amend the Land Development Code is to eliminate the requirement for electronic signs to be at least 500 feet from residential use. The previous City Code allowed electronic signs near residential uses, as long as the uses were separate by a street that is at least 60 feet wide or greater. Many existing businesses have electronic signs that were approved under the former code, which are now considered as legal non-conforming or “grandfathered.” Amending this ordinance would be consistent with existing development.

3. The extent to which the proposed amendment may adversely affect adjacent property; and

Finding. To ensure the proposed text amendment does not adversely affect an adjacent property, staff also recommends revising the requirements for the level of brightness and flashing images of commercial signage. This will mitigate adverse affects on adjacent properties.

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 waste water and refuse collection.

Finding. Whereas the proposed text amendment regarding signs will not require these facilities or services, staff finds the proposed text amendment is compliant with the intent of this standard. Furthermore, the site-specific conditions will be analyzed during site plan and conditional use review.

Recommendation

Staff recommends approval of the proposed text change to the Land Development Code to revise the requirements for electronic signs.

Attachments

- A. Proposed Text



Staff Report

Attachment A

Proposed Text



Staff Report

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, as part of a monument sign.
- B. Location: ~~Electronic signs shall not be permitted within five hundred feet (500') of a residential use.~~
- C. Size: The changeable sign copy of an electronic sign shall not exceed seventy-five percent (75%) 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 be turned off or removed, and shall be programmed to go dark in the event of a malfunction.~~
- E. Brightness: ~~All electronic signs shall not exceed 0.5 footcandle, as measured in a straight line from the sign to the nearest lot line.~~ 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 foot-candle measurements. In addition, electronic signs must have a default mechanism to turn off the sign within twenty-four (24) hours of a reported malfunction.
- F. ~~Dwell Time: The sign copy displayed on electronic signs shall be static. The transition from one static display to another shall be instantaneous and without any special effects.~~ Amount of Motion Included on Electronic Sign: The inclusion of text or video that flashes, appears to flash, or strobe is prohibited. An image shall not change more frequently than once every eight (8) seconds. 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 preventing a flash or strobelike effect.
- G. Frequency of Changes: An electronic sign on which sign copy changes more than four (4) times per minute (once every 15 seconds) shall be deemed an animated sign.

Item 3.2

Request: Text change to the Land Development code regarding electronic signs (Public Hearing)

Applicant: Herriman City

File Number: Z2020-059

Submit a comment by emailing
recorder@herriman.org
or by visiting [Herriman.org/agendas-and-minutes/](https://herriman.org/agendas-and-minutes/)

Process

- A text change is a legislative decision.
- The Planning Commission will hold a public hearing and make a recommendation to the City Council.
- The City Council will hold a public meeting and make a final decision on the rezone

Definition

SIGN, ELECTRONIC: A mechanism or device which uses a combination of lights, or lighted or unlighted panels which are controlled electronically to produce sign copy.

Ordinance from 2016

10-23-15 SIGNS WITHIN TWO HUNDRED FEET OF SINGLE FAMILY RESIDENCE

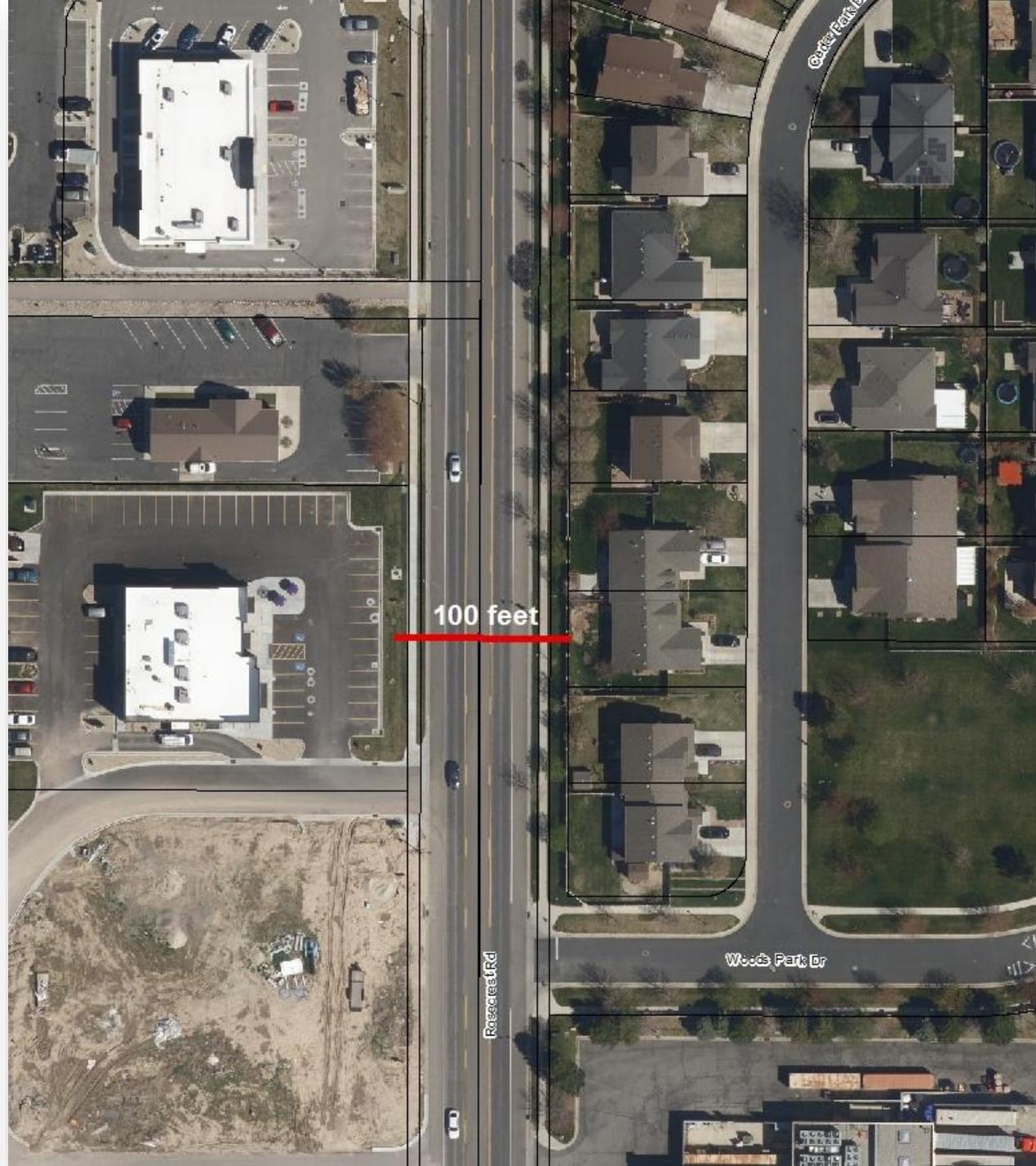
The Planning Commission must review for approval, denial or to set conditions for any ground or roof sign within two hundred feet (200') of a single-family dwelling, unless the sign is separate from a dwelling by a street that is sixty feet (60') or wider.

Current ordinance

10-27-11: ELECTRONIC SIGNS:

Electronic signs are permitted subject to the following limitations:

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- B. Location: Electronic signs shall not be permitted within five hundred feet (500') of a residential use.
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- F. Dwell Time: The sign copy displayed on electronic signs shall be static. The transition from one static display to another shall be instantaneous and without any special effects.
- G. Frequency Of Changes: An electronic sign on which sign copy changes more than four (4) times per minute (once every 15 seconds) shall be deemed an animated sign.





120 feet

Proposed Text

10-27-11: ELECTRONIC SIGNS:

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~~D. Malfunctions: Any electronic sign with electrical or lighting components operating in an erratic, broken, or damaged fashion shall be turned off or removed, and shall be programmed to go dark in the event of a malfunction.~~

~~E. Brightness: All electronic signs shall not exceed 0.5 footcandle, as measured in a straight line from the sign to the nearest lot line. 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 foot- candle measurements. In addition, electronic signs must have a default mechanism to turn off the sign within twenty four (24) hours of a reported malfunction.~~

~~F. Dwell Time: The sign copy displayed on electronic signs shall be static. The transition from one static display to another shall be instantaneous and without any special effects. Amount Of Motion Included On the Electronic Sign: The inclusion of text or video that flash, appears to flash or strobe is prohibited. An image shall not change more frequently than once every eight (8) 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 transitioning abruptly to a light image and vice versa, thus creating a flash or strobelike effect.~~

G. Frequency Of Changes: An electronic sign on which sign copy changes more than four (4) times per minute (once every 15 seconds) shall be deemed an animated sign.

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