



PLANNING COMMISSION MINUTES

Wednesday, May 07, 2025

Approved June 04, 2025

The following are the minutes of the Herriman Planning Commission meeting held on **Wednesday, May 07, 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 Andy Powell

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

Excused:

Staff Present: Planning Manager Clint Spencer, Deputy Recorder Angela Hansen, Planner I Laurin Hoadley, Communications Specialist Mitch Davis, Staff Engineer III Josh Petersen, Assistant City Manager Wendy Thomas, Deputy Chief of Police Cody Stromberg, and City Recorder Jackie Nostrom

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

Chair Andy Powell 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 Manager Spencer acknowledged that in their latest meeting, the City Council had granted approval for all items concerning the athletic complex project. Despite the approvals, he highlighted that several negotiating points remained unresolved, particularly with regard to the land reserve, which is integral to the overall approval process. Additionally, Commissioner Oberg mentioned that Councilman Shields had voiced strong opinions during his final meeting, urging others to view it on YouTube or read about it in local publications. Planning Manager Spencer noted that the public

comments received during the City Council meeting mirrored those previously expressed at the Planning Commission meeting.

During the meeting, Commissioner Andrea Bradford also remarked on the Parks Master Plan discussions, emphasizing the importance of a high standard of maintenance, public access and water conservation to the community. She highlighted the value of ongoing engagement with residents to ensure their concerns and ideas are considered in the development process, particularly in acquiring additional park space to meet future needs. She felt that this level of engagement would help align the goals of the master plan with the community's expectations and needs.

1.2. Review of Agenda Items – Planning Staff

The commission expressed enthusiasm for tackling the evening's agenda items and addressing any potential concerns that might arise. They began by discussing item 4.1 a proposed conditional use permit, which involved a change of use for a former daycare facility. The plan was to transform the daycare into a multi-use space offering various services, such as a coffee shop and personal service offices, under a business mall concept. This new approach would provide opportunities for small businesses to get started by sharing operational costs, making it easier for new business owners to establish themselves.

Additionally, the commission reviewed item 4.2 a request for a conditional use permit to establish a new location for Chartway Federal Credit Union. Planning Manager Spencer described the proposed building and outlined the landscaping and pedestrian pathways included in the plan. The commission noted with appreciation that the proposal adhered to the existing Master Development Agreement (MDA) for the Anthem area.

Furthermore, they evaluated item 4.3 a conditional use permit request submitted by Axia Partners for a light manufacturing facility to be located in the M-1 Manufacturing Zone. The applicant planned to occupy a section of the Axia Business Park building for manufacturing purposes, which included aerospace components and firearm accessories. The commission carefully reviewed the proposed use, particularly focusing on the storage and distribution of some materials, such as tear gas and flash bangs. They highlighted that such storage and distribution activities would be regulated by the Bureau of Alcohol, Tobacco, and Firearms (ATF), with additional oversight from local fire and building departments.

Review of item 4.4 included an extension request was made for the previously approved subdivision to allow for marketing and securing potential buyers. The necessity for a secondary access to exceed 30 lots was noted, and this would be the only possible extension.

Item 4.5 and 4.6 addressed the preliminary plat approval for Rockwell Park Cove Subdivision. The site faced constraints from existing easements, resulting in unconventional lot shapes. Plans for light industrial and office development were discussed, and the potential need for planning commission approval for outdoor storage was noted.

Discussion of item 5.1 focused on the Title 10 recodification. Changes were highlighted, including removing redundant references to be aligned with state laws for consistency and clarity. Potential complications from omissions and the method for future corrections were addressed. The commission was informed about ongoing statutory compliance, appealing procedures, and updates.

- 1.3. Review and discuss Planning and Zoning standards, policies, best practices, and potential amendments in the Herriman City Land Development Code to ensure compliance with the Utah Code Land Use Development and Management Act – Michael Maloy, Planning Director

No discussion on this item.

2. Adjournment

Commissioner Jacobson moved to adjourn the meeting at 7:00 p.m. Seconded by Commissioner Sickles and all voted aye.

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

Chair Andy Powell called the meeting to order at 7:04 p.m.

3. Call to Order

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

Angela Hansen 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 March 19, 2025 and the April 02, 2025 Planning Commission Meeting

[March 19, 2025 Draft PC Minutes](#)

[April 2, 2025 Draft PC Minutes](#)

Commissioner Garcia motioned to approve the Minutes for the March 19, 2025 and April 02, 2025 Planning Commission meeting; 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. Review and consider approval of a Conditional Use Permit for a “change of use” from Commercial Daycare (Serendipity) to Restaurant, Fast Food, Personal Instruction Service, and Personal Care Service at 5746 W 13400 South in the C-2 Commercial Zone. Applicant: Hilda Galaso (authorized agent)
Acres: ±1.56
File No: C2025

Planning Manager Spencer presented the item, explaining that the applicant was proposing new uses for a building previously used as a daycare. The proposal included a coffee shop and personal service offices. He noted that a parking study had been conducted, showing that the 74 existing parking stalls would be adequate for the proposed uses, despite the ordinance requiring 77 stalls.

The applicant, Hilda Galaso, explained that the space would be used as a business mall, providing opportunities for small businesses to start more easily by sharing some bills.

The commission discussed the parking situation and the nature of the proposed coffee shop, which would serve as a waiting area for the other businesses.

*Commissioner Rypien moved to approve item 4.1 **Review and consider approval of a Conditional Use Permit for a “change of use” from Commercial Daycare (Serendipity) to Restaurant, Fast Food, Personal Instruction Service, and Personal Care Service at 5746 W 13400 South in the C-2 Commercial Zone with staff’s recommendations 1. Receive and agree to all recommendations from other agencies. 2. Provide on-site bicycle parking as required by 10-12-6(C)(6) of the City Code.***

Commissioner Garcia 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.

4.2. Review and consider approval of a Consideration Use Permit for Chartway Federal Credit Union (FCU) at 5262 W Denali Park Drive in the C-2 Commercial Zone.

Applicant: Phillip Richards, Chartway FCU (property owner)

Acres: ±1.01

File No: C2024-147

[Item 4.2 Staff Report](#)

Planning Manager Spencer presented the item, he outlined the site plan, noting that the building is designed to be just over 2400 square feet with 20 parking stalls available for patrons. The building is proposed to have a height of 20 feet, and it will feature materials like stone, cement board, and EFS, along with large glass openings to provide an inviting exterior. He also highlighted the landscaping plan, which meets city ordinance by incorporating 34 percent landscaping, adding greenery and aesthetic appeal to the site.

The commission noted that the proposal followed the MDA for Anthem and appreciated the landscaping and pedestrian pathways included in the plan.

Joanna Graham, representing the applicant, confirmed that they were happy to meet the conditions of approval set forth by the city.

*Commissioner Jacobson moved to approve continue, item 4.2 **Review and consider approval of a Conditional Use Permit for Chartway Federal Credit Union (FCU) at 5262 W Denali Park Drive in the C-2 Commercial Zone with staff's recommendations 1. Required to screen utilities. 2. Note on landscaping plan for changes.***

Commissioner Fenn 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.

4.3. Review and consider a Conditional Use Permit for a Light Manufacturing use at 15897 S Axia Drive, Suites 12-17, in the M-1 Manufacturing Zone.

Applicant: Paige Zollinger (authorized agent), Axia Partners, LLC (property owner)

Acres: ±20.9

File No: C2025-044

[Item 4.3 Staff Report](#)

Planning Manager Spencer presented the item, explaining that the applicant proposed to occupy the southern part of the Axia Business Park building, which is approximately 80,000 square feet (including 4,850 feet for office space) for manufacturing aerospace components, firearms, firearm accessories, and storage and distribution of destructive devices.

He detailed the proposed use of the space, including a "shoot box" for testing products and storage of materials such as tear gas and flash bangs. He emphasized that the storage and distribution of these materials would be regulated by the Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF) and that the fire department and building department had reviewed and approved the plans.

*Commissioner Jacobson moved to approve item 4.3 **Review and consider a Conditional Use Permit for a Light Manufacturing use at 15897 S Axia Drive, Suites 12-17, in the M-1 Manufacturing Zone with staff's recommendations 1. Receive and agree to all recommendations from other agencies. 2. The manufacturing of explosives or the following items designated by the Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF) as destructive devices is prohibited: a. Any explosive, incendiary, or poison gas. i. Bomb, ii. Grenade, iii Rocket having a propellant charge of more than 4 ounces, iv. Missile having an explosive or incendiary charge of more than one-quarter ounce, v. Mine, or vi. Similar device (excluding devices used for the deployment, launching, or discharging of explosives or***

destructive devices. 3. The storage of gunpowder or other propellants for the manufacturing of non-lethal devices or projectiles shall be stored and secured in locations per the ATF, Fire Marshall, and local building codes. 4. Testing of firearms, firearms devices, and accessories shall be conducted in accordance with the ATF, Fire Marshall, and local building codes. 5. A Hazardous Materials (or “Hazmat”) Permit is submitted to the Unified Fire Authority (UFA) prior to the issuance of a Certificate of Occupancy.

Commissioner Rypien seconded the motion.

The vote was recorded as follows:

Commissioner Darryl Fenn	Aye
Commissioner Jackson Ferguson	Aye
Commissioner Heather Garcia	Aye
Commissioner Brody Rypien	Aye
Commissioner Adam Jacobson	Aye
Commissioner Andrea Bradford	Aye
Alternate Commissioner Forest Sickles	not voting
Alternate Preston Oberg	not voting
Alternate Terrah Anderson	not voting

The motion passed unanimously.

4.4. Review and consider Preliminary Plat Approval Extension for Laguna Pointe Subdivision (No. S2023-044) at 14860 S Juniper Crest Road in the R-1-15 Residential Zone with a Zoning Condition (ZC).

Applicant: Laguna Investment Co, LLC (property owner)

Acres: ±40.71

File No: S2025-047

Item 4.4 Staff Report

Planning Manager Spencer presented the request for an extension of the preliminary plat approval for the Laguna Point subdivision. He explained that the applicant was seeking to extend their approval to May 7, 2026, to allow time for marketing the property to a potential buyer.

He reminded the commission that the development was limited to 30 lots until a second access point could be provided. He also noted that this would be the only extension allowed, and if the subdivision was not recorded within the next year, the applicant would need to reapply.

John Lindsley, the authorized agent for Laguna Point, confirmed that they were working with a top-tier builder and needed the extra time to finalize plans and submit construction drawings.

Commissioner Rypien moved to approve item 4.4 Review and consider Preliminary Plat Approval Extension for Laguna Pointe Subdivision (No. S2023-044) at 14860 S Juniper Crest Road in the R-1-15 Residential Zone with a Zoning Condition (ZC) with staff’s recommendations 1. Resolve all remaining corrections. 2. Work with Fire Mashall to provide 2 accesses to the public street for more than 30 lots.

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.

4.5. Review and consider Preliminary Plat Approval for Rockwell Park Cove Subdivision at approximately 15928 S Rockwell Park in the M-1 Manufacturing Zone. (Public Hearing)
Applicant: Scott Thorsen (authorized agent)
Acres: ±28.47
File No: S2024-140
[Item 4.5 Staff Report](#)

Planner Hoadley presented the preliminary plat for Rockwell Park Cove Subdivision, explaining that the property had numerous easements and power lines running through it, resulting in oddly shaped lots. She noted that there were five lots in total, all over one acre in size.

Scott Thorson, the applicant, was present but did not add any additional information.

Chair Powell opened the public hearing.

No comments were offered.

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

Commissioner Ferguson moved to approve item 4.5 Review and consider Preliminary Plat Approval for Rockwell Park Cove Subdivision at approximately 15928 S Rockwell Park in the M-1 Manufacturing Zone with staff's recommendations 1. The applicant continues working with engineering staff to resolve corrections before final administrative approval of the subdivision plat. 2. The applicant shall provide a cross-access easement through Lot 2 to access Lot 1.

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>

Commissioner Heather Garcia	Aye
Commissioner Brody Rypien	Aye
Commissioner Adam Jacobson	Aye
Commissioner Andrea Bradford	Aye
Alternate Commissioner Forest Sickles	not voting
Alternate Preston Oberg	not voting
Alternate Terrah Anderson	not voting

The motion passed unanimously.

4.6. Review and consider a Conditional Use Permit to develop Rockwell Park Cove for Office, Warehouse, and Light Manufacturing uses at approximately 15928 S Rockwell Park in the M-1 Manufacturing Zone and the Rockwell Landing Business Park.

Applicant: Scott Thorsen (authorized agent)

Acres: ±28.47

File No: C2024-144

[Item 4.6 Staff Report](#)

Planner Hoadley continued her presentation, explaining that lots 1 and 4 of the Rockwell Park Cove subdivision had planned tenants. She noted that a previous conditional use approval for the area required any outdoor storage to be approved by the Planning Commission.

She pointed out that a portion of lots 1 and 4 would be left native due to steep grades and power line easements.

*Commissioner Rypien moved to approve item 4.6 **Review and consider a Conditional Use Permit to develop Rockwell Park Cove for Office, Warehouse, and Light Manufacturing uses at approximately 15928 S Rockwell Park in the M-1 Manufacturing Zone and the Rockwell Landing Business Park with staff's recommendations 1. Applicant receives and agrees to all required corrections and standards of the City. 2. Applicant must provide bicycle parking on each lot. 3. Applicant shall specify all exterior building materials for final review and approval by Planning staff. 4. Applicant shall specify all exterior light fixtures and provide product specifications for staff review to ensure compliance with adopted lighting requirements that prohibit light glare and measurable light pollution beyond property lines. 5. Applicant shall provide locations and materials for dumpster enclosures. 6. Applicant revises the proposed landscape plan with the following: a. Provide a landscape island for every ten stalls within lots 1 and 4.***

Commissioner Garcia seconded the motion.

The vote was recorded as follows:

Commissioner Darryl Fenn	Aye
Commissioner Jackson Ferguson	Aye
Commissioner Heather Garcia	Aye
Commissioner Brody Rypien	Aye
Commissioner Adam Jacobson	Aye
Commissioner Andrea Bradford	Aye
Alternate Commissioner Forest Sickles	not voting

Alternate Preston Oberg

not voting

Alternate Terrah Anderson

not voting

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 approve the 2023 recodification of Title 10 of the Herriman City Municipal Code. (Public Hearing)

Applicant: Jackie Nostrom, City Recorder

File No: Z2025-049

Item 5.1 Staff Report

City Recorder Nostrom presented the recodification of Title 10 of the Herriman City Municipal Code. She explained that the process began in 2022 to update references to state law, resolve conflicting codes, and ensure consistent formatting and numbering throughout the code.

She emphasized that the intent was not to change the regulatory intent of any portion of the code, but to remove redundancies, update state law references, and achieve consistent numbering.

The commission discussed concerns about potentially omitted sections and the process of addressing any inadvertent removals. City Recorder Nostrom assured the commission that scrivener's errors could be fixed without issue.

Chair Powell opened the public hearing.

No comments were offered.

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

The commission expressed appreciation for the effort to clean up and streamline the code. They discussed the removal of certain sections, such as appeal processes, and were reassured that these processes were still in place through references to state code.

Commissioner Fenn moved to forward a positive recommendation of approval to City Council of item 5.1 Review and consider a recommendation to approve the 2023 recodification of Title 10 of the Herriman City Municipal Code.

Commissioner Jacobson seconded the motion.

The vote was recorded as follows:

Commissioner Darryl Fenn

Aye

Commissioner Jackson Ferguson

Aye

Commissioner Heather Garcia

Aye

Commissioner Brody Rypien

Aye

Commissioner Adam Jacobson	Aye
Commissioner Andrea Bradford	Aye
Alternate Commissioner Forest Sickles	Not Voting
Alternate Preston Oberg	Not Voting
Alternate Terrah Anderson	Not Voting

The motion passed unanimously.

6. Chair and Commission Comments

Commissioner Ferguson expressed concern about a trail that would be affected by the Laguna Point development. It was clarified that the trail in question was on private property.

7. Future Meetings

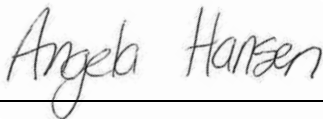
7.1. Next City Council Meeting: May 14, 2025

7.2. Next Planning Commission Meeting: May 21, 2025

8. Adjournment

Commissioner Rypien moved to adjourn the meeting at 7:43 p.m. Seconded by Commissioner Garcia 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 May 07, 2025. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.



Angela Hansen

Deputy City Recorder