



PLANNING COMMISSION AGENDA

Wednesday, June 18, 2025

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

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

1. Commission Business

- 1.1. Review of City Council Decisions – Michael Maloy, Planning Director
- 1.2. Review of Agenda Items – Planning Staff
- 1.3. Property Use Agreement with Utah Soccer Federation, Inc. to construct Athletic Fields and other Park Amenities – Wendy Thomas, Assistant City Manager

2. Adjournment

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

3. Call to Order

- 3.1. Invocation, Thought, Reading and/or Pledge of Allegiance
- 3.2. Roll Call
- 3.3. Conflicts of Interest

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(801) 446-5323 office • herriman.gov

- 3.4. Approval of Minutes for the May 21, 2025 Planning Commission Meeting
<https://www.herriman.gov/uploads/files/5540/Item-3.4-20250521-PC-Minutes-Draft.pdf>

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 approval for a Conditional Use site plan for Quick Quack Car Wash located at 14743 S Marketplace Drive in the C-2 Commercial Zone.
Applicant: Brandon Denison/Lonestar Builders (authorized agent)
Acres: ±1.25
File No: C2025-032
A - <https://www.herriman.gov/uploads/files/5541/Item-4.1-Car-Wash-CUP-Attachment-A.pdf>
B - <https://www.herriman.gov/uploads/files/5542/Item-4.1-Car-Wash-CUP-Attachment-B.pdf>
C - <https://www.herriman.gov/uploads/files/5544/Item-4.1-Car-Wash-CUP-Attachment-C.pdf>
Staff report - <https://www.herriman.gov/uploads/files/5543/Item-4.1-Car-Wash-CUP-Staff-Report.pdf>
- 4.2. Consideration of approval for a Conditional Use for The Commons Residential at 4950 W Herriman Rose Blvd in the MU-2 Mixed Use Zone.
Applicant: Phillip Richards, Chartway Federal Credit Union (property owner)
Acres: ±6.64
File No: C2025-066
A - <https://www.herriman.gov/uploads/files/5545/Item-4.2-Commons-Housing-Attachment-A.pdf>
B - <https://www.herriman.gov/uploads/files/5547/Item-4.2-Commons-Housing-Attachment-B.pdf>
C - <https://www.herriman.gov/uploads/files/5546/Item-4.2-Commons-Housing-Attachment-C.pdf>
D - <https://www.herriman.gov/uploads/files/5548/Item-4.2-Commons-Housing-Attachment-D1.pdf>
D2 - <https://www.herriman.gov/uploads/files/5549/Item-4.2-Commons-Housing-Attachment-D2.pdf>
E - <https://www.herriman.gov/uploads/files/5551/Item-4.2-Commons-Housing-Attachment-E.pdf>
Staff Report - <https://www.herriman.gov/uploads/files/5550/Item-4.2-Commons-Housing-Staff-Report.pdf>

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 amend subsection §10-3-6(E) of the Herriman City Code to include the storage of semi-trailers in the definition of “Recreational Vehicle Storage Yard”, amend subsection §10-13-4 of Herriman City Code to allow for an alternate fencing material and a fencing exception in the Manufacturing and Commercial Zones, and to amend subsection §10-30-5 of Herriman City Code to allow for an extension of time for “Temporary Uses” for seasonal attractions. (Public Hearing)

Applicant: Scott Knight, Strangling Brother’s Haunted Circus (authorized agent)

File No: Z2025-062

Code Amendments - <https://www.herriman.gov/uploads/files/5554/Item-5.1-Code-Amendments.pdf>

A - <https://www.herriman.gov/uploads/files/5553/Item-5.1-Code-Amendments-Attachment-A.pdf>

B - <https://www.herriman.gov/uploads/files/5552/Item-5.1-Code-Amendments-Attachment-B.pdf>

6. Chair and Commission Comments

7. Future Meetings

7.1. Next City Council Meeting: June 25, 2025

7.2. Next Planning Commission Meeting: July 2, 2025

8. 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 City Council may participate electronically via telephone, Skype, or other electronic means during this meeting.

PUBLIC COMMENT POLICY AND 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 the City Recorder. In general, the chair will allow an individual three 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, Angela Hansen, certify the foregoing agenda was emailed to at least one newspaper of general circulation within the geographic jurisdiction of the public body, at the principal office of the public body, on the Utah State Public Notice website www.utah.gov/pmn/index.html and on Herriman City’s website at www.herriman.gov, Posted and dated this 12th day of June, 2025 Angela Hansen, Deputy City Recorder

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