



PLANNING COMMISSION MINUTES

Wednesday, June 04, 2025

*Amended June 03, 2025

Approved July 02, 2025

The following are the minutes of the Herriman Planning Commission meeting held on **Wednesday, June 04, 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, Alternate Forest Sickles, Alternate Preston Oberg

Excused: Adam Jacobson

Staff Present: Planning Manager Clint Spencer, Planner II Sheldon Howa, Deputy Recorder Angela Hansen, Planner I Laurin Hoadley, Assistant City Attorney Matt Brooks, Communications Specialist Mitch Davis, Staff Engineer III Josh Petersen, Planning Director Michael Maloy, and Building Official Catherine Nelson

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

Chair Andy Powell called the meeting to order at 6:03 p.m.

1. Commission Business

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

Planning Director Maloy reported that there was no land use items at the city council meeting the previous week. He mentioned that there had been public comments about Gina Road and a recent accident involving a speeding vehicle that rolled but didn't seriously injure anyone or damage

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property. The council heard concerns about road improvements and safety, and the administration is looking into potential actions.

1.2. Review of Agenda Items – Planning Staff

Planning Manager Spencer discussed the agenda item highlighting the consideration of a Conditional Use amendment for Rockwell Landing. The site will be used for the storage of vehicles and equipment by a landscaping contractor, with plans for a 6-foot masonry fence and access improvements

1.3. Presentation and discussion of potential amendments in Title 10 Land Development Code regulating wireless telecommunication facilities in Herriman – Michael Maloy, AICP, Planning Director

Planning Director Maloy provided background on a proposed text amendment for wireless telecommunications facilities. He explained that an application was received about 6 months ago from a wireless telecom company represented by an attorney. The city attorney worked with the applicant's attorney and engaged a specialist legal counsel due to federal regulations involved.

He noted that both parties have worked well together to improve services, addressing concerns about dead spots in the community. He mentioned that the industry still favors taller monopoles for greater coverage, despite previous expectations of relying more on shorter 5G poles.

Commissioner Ferguson arrived at 6:20 p.m.

The current city standard restricts these facilities to public or quasi-public property. Planning Director Maloy explained that as the city has been building out, most land uses are either residential or commercial, with few institutional uses available. He suggested there may be a need to consider allowing facilities in other areas where service is demonstrated to be lacking.

He assured the commission that the city attorney's office is comfortable with the proposal, which has been negotiated from the applicant's initial request. He noted that a public hearing and presentation from the applicant would be scheduled for the next meeting.

1.5 *Presentation and discussion of The Commons Residential (C2025-066) development at approximately 4950 W Herriman Rose Blvd.

This item was discussed prior to item 1.4

Planning Manager Spencer introduced the Commons Residential development, consisting of 200 units across four 50-unit buildings and a clubhouse. He highlighted features such as extensive landscaping, a pedestrian tabletop crossing, street trees, dog areas, clubhouse, and bicycle parking rooms in each building.

The development team, including Chad Gearhart and Tom Sheldon from Pivot North, presented the site plan and elaborated on the design concepts. They emphasized creating a strong urban street corridor leading to the retail sector, with features like tree-lined streets, residential stoops, and pedestrian-friendly designed to encourage traffic to slow down. This concept was developed to foster a neighborhood feel, where residents are encouraged to engage with their environment and neighbors.

Commission members discussed various aspects of the project, including:

- Parking arrangements and ratios
- Building materials and architectural requirements
- Amenities such as a dog park, pool, and fire pit
- The potential for live-work units or small commercial spaces
- Enhanced paving materials for pedestrian areas

The commission expressed overall approval of the design and looked forward to seeing more detailed plans at the next meeting.

1.4. Presentation and discussion of potential amendments in Title 10 Land Development Code to permit and regulate detached accessory dwelling units (ADUs) in Herriman – Michael Maloy, AICP, Planning Director

Planner Hoadley presented options for regulating detached Accessory Dwelling Units (ADUs) in Herriman. She explained that regulations could be based on zoning or square footage, with square footage allowing for more flexibility in addressing smaller lots.

Visual representations were shown to illustrate the potential impact of allowing ADUs based on different minimum lot sizes. She noted that starting with larger lots and potentially amending the ordinance in the future for the smaller lots could be an option.

Building code requirements were discussed, including minimum habitable area sizes and the possibility of creating studio apartments as small as 150 square feet. Commission members expressed concern about such small living spaces, suggesting a minimum size between 350-600 square feet.

Other topics discussed included:

- Parking requirements, noting state regulations for internal ADUs
- Maximum occupancy limits
- Terminology to distinguish between internal and external ADUs
- Limiting ADUs to one per residential lot
- Potential future considerations such as tiny homes and short-term rentals

The commission agreed to revisit the topic at the June 18th meeting and requested additional information to review before then. Planning Director Maloy mentioned that Community Development Director Thomas would have a similar conversation with the city council to gather their concerns and interests.

2. Adjournment

Commissioner Garcia moved to adjourn the meeting at 7:01 p.m. Seconded by Commissioner Ferguson and all voted aye.

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

Chair Andy Powell called the meeting to order at 7:05 p.m.

3. Call to Order**3.1. Invocation, Thought, Reading and/or Pledge of Allegiance**

Matt Brooks 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 May 7, 2025, Planning Commission Meeting

Commissioner Garcia motioned to approve the Minutes for the May 07, 2025 Planning Commission meeting; Commissioner Sickles 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 approval for a Conditional Use amendment for Rockwell Landing at 15932 S Rockwell Park Cove in the M-1 Manufacturing Zone.

Applicant: Braiden Rindlisbacher (property owner)

Acres: ±0.72

File No: C2025-053

Planning Manager Spencer presented the conditional use amendment for Rockwell Landing. He explained that the application was necessary due to a condition in the original approval requiring conditional use for outdoor storage. The site would be used by a landscaping contractor for storing trucks and equipment.

The site plan included:

- One entrance on an existing access easement
- 6-foot masonry fence
- Native ground for the storage area
- Track out pads for vehicles
- Landscaping improvements along the street frontage

Staff recommended approval with one condition: extending the public sidewalk on the southern part of the cul-de-sac for future development connectivity.

The applicant confirmed they had no concerns with the staff's recommendations and noted that the site was encumbered by numerous easements, limiting its potential uses.

Commission members discussed the proposal, agreeing it was a good use for the oddly shaped and encumbered piece of land.

Commissioner Rypien moved to approve item 4.1 Consideration of approval for a Conditional Use amendment for Rockwell Landing at 15932 S Rockwell Park Cove in the M-1 Manufacturing Zone with staff's recommendations 1. Continue public sidewalk. 2. Update landscape plan.

Commissioner Ferguson 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>Absent</i>
<i>Commissioner Andrea Bradford</i>	<i>Aye</i>
<i>Alternate Commissioner Forest Sickles</i>	<i>Aye</i>
<i>Alternate Commissioner Preston Oberg</i>	<i>Not Voting</i>

The motion passed unanimously.

5. Chair and Commission Comments

6. Future Meetings

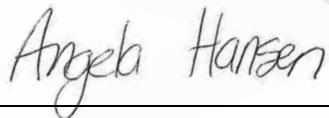
6.1. Next City Council Meeting: June 11, 2025

6.2. Next Planning Commission Meeting: June 18, 2025

7. Adjournment

Commissioner Garcia moved to adjourn the meeting at 7:10 p.m. Seconded by Commissioner Sickles 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 June 04, 2025. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.



Angela Hansen
Deputy City Recorder