



PLANNING COMMISSION AGENDA

Wednesday, July 16, 2025

***Amended July 11, 2025 @ 11:30 a.m.**

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. Review and Discuss Juniper Canyon Trailhead and Bike Jump Park – Bryce Terry, City Engineer and Wendy Thomas, Assistant City Manager
<https://herrimancity-meeting-files-pc.s3.us-west-1.amazonaws.com/7-16-25/Item+1.3.pdf>
- 1.4. ***Discussion regarding a proposed fitness center development located at 4684 West 12600 South – Blake Thomas, Community Development Director**
https://herrimancity-meeting-files-pc.s3.us-west-1.amazonaws.com/7-16-25/Item+1.4+Staff+Report_Lifetime.pdf

2. Adjournment

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

3. Call to Order

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(801) 446-5323 office • herriman.gov

- 3.1. Invocation, Thought, Reading and/or Pledge of Allegiance
- 3.2. Roll Call
- 3.3. Conflicts of Interest
- 3.4. Approval of Minutes for the June 18, 2025 Planning Commission Meeting
<https://herrimancity-meeting-files-pc.s3.us-west-1.amazonaws.com/7-16-25/Item+3.4.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 an amendment of the Conditional Use for Main Street Meats at 2342 W Porter Point Cove in the M-1 Manufacturing Zone.**
Applicant: Brandon Lundeen (Authorized agent)
Acres: ±2.53
File No: C2025-077
<https://herrimancity-meeting-files-pc.s3.us-west-1.amazonaws.com/7-16-25/Item+4.1.pdf>
- 4.2. **Consideration of a Conditional Use Permit amending the building footprint and elevations for the Colonial Flag building located at approximately 15928 S Rockwell Park (Lot 1, Rockwell Park Cove Subdivision) in the M-1 Manufacturing Zone.**
Applicant: Reid Wintersteen (Authorized agent)
Acres: ±8.06
File Number: C2025-084
<https://herrimancity-meeting-files-pc.s3.us-west-1.amazonaws.com/7-16-25/Item+4.2.pdf>
- 4.3. **Consideration of an amendment of a Conditional Use site plan to modify the building elevations of a multi-tenant structure in the Garage Plaza Development located at 12543 S Herriman Auto Mall Row in the C-2 Commercial Zone.**
Applicant: Steve Pruit / AGP HGP 2 LC (Owner/Agent)
Acres: ±1.42
File No: C2025-085
<https://herrimancity-meeting-files-pc.s3.us-west-1.amazonaws.com/7-16-25/Item+4.3.pdf>
- 4.4. **Consideration of an amended Plat for Joshua Tree at Olympia Phase 1, at 6660 W Pine Trail Ln in the Large Project Master Plan Community (LPMPC) known as Olympia.**
Applicant: Wright & Associates LLC (Owner)

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Acres: ±4.216

File No: S2025-080

<https://herrimancity-meeting-files-pc.s3.us-west-1.amazonaws.com/7-16-25/Item+4.4.pdf>

- 4.5. Consideration of a Preliminary Plat for a twenty-seven (27) lot residential subdivision known as the Homestead at Butterfield Subdivision located generally at 13255 S Rose Canyon Road in the A-1-10 Agricultural Single-Family Zone. (Public Hearing)

Applicant: Jeff Neal (Property owner)

Acres: ±14.337

File No: S2025-022

<https://herrimancity-meeting-files-pc.s3.us-west-1.amazonaws.com/7-16-25/Item+4.5.pdf>

- 4.6. Consideration of a Conditional Use for a 7-11 gas station and convenience store located at approximately 14752 S Academy Pkwy in the C-2 Commercial Zone.

Applicant: Elliot Smith, TerraForm Companies, LLC (Authorized agent)

Acres: ±1.65

File Number: C2025-065

<https://herrimancity-meeting-files-pc.s3.us-west-1.amazonaws.com/7-16-25/Item+4.6.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 Title 10 of the Land Development Code to modify the definition and associated standards that regulate the design and placement of retaining walls and subdivision walls in Herriman.

Applicant: Sheldon Howa, Planner II, Herriman City

File No: Z2025-087

<https://herrimancity-meeting-files-pc.s3.us-west-1.amazonaws.com/7-16-25/Item+5.1.pdf>

- 5.2. Review and consider a recommendation to amend Title 10 Land Development Code to expand telecommunication services by modifying the location criteria and related standards for the construction and operation of wireless communication facilities, including monopole structures, on non-residential property.

Applicant: Mark Williams, Taft, Sherman & Howard (attorney and authorized agent)

File No: Z2024-125

<https://herrimancity-meeting-files-pc.s3.us-west-1.amazonaws.com/7-16-25/Item+5.2.pdf>

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6. Chair and Commission Comments

7. Future Meetings

7.1. Next Planning Commission Meeting: August 6, 2025

7.2. Next City Council Meeting: August 13, 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 10th day of July 2025 Angela Hansen, Deputy City Recorder