



PLANNING COMMISSION MINUTES

Wednesday, June 18, 2025

Approved July 16, 2025

The following are the minutes of the Herriman Planning Commission meeting held on **Wednesday, June 18, 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: Andrea Bradford, Darryl Fenn, Jackson Ferguson, Adam Jacobson, Alternate Forest Sickles, Alternate Preston Oberg

Excused: Brody Rypien, Heather Garcia

Staff Present: Planning Manager Clint Spencer, Planner II Sheldon Howa, City Recorder Jackie Nostrom, Planner I Laurin Hoadley, Communications Manager Jonathan LaFollette, Staff Engineer III Josh Petersen, Assistant City Manager Wendy Thomas, Community Development Director Blake Thomas, Deputy Chief of Police Cody Stromberg.

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

Chair Andy Powell called the meeting to order at 6:04 p.m.

1. Commission Business

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

Community Development Director Blake Thomas provided a few updates from the Council. He mentioned that Aaron Osmond, the owner of Copper View Plaza (formerly Mountain View Plaza), had given an update regarding the development's final building, Building 7. Developer Osmond planned to lease the entire 8,000 square feet to a sit-down restaurant called Super Salad, marking the completion of the project. Most of the plaza's spaces had been leased, though a few remained vacant, including a corner spot that they hoped to fill with a breakfast establishment.

The Council also discussed improvements to Gina Road. They directed staff to begin acquiring the necessary right-of-way to move forward with the project due to ongoing safety concerns. Budget amendments were to be prepared to fund the construction. It was noted that only one other dirt road remained in the area, which resembled more of a driveway than a true road.

Additionally, Commissioner Forrest Sickles was reappointed to the Planning Commission for another one-year term. Councilmember Terrah Anderson had been appointed to the Board of Trustees for the Salt Lake Valley Mosquito Abatement District.

1.2. Review of Agenda Items – Planning Staff

Agenda Item 4.1 - City Planner Sheldon Howa provided an update regarding the Quick Quack Car Wash project, noting that the last site plan indicated the parking strips should remain intact. He mentioned that while the developer had previously installed trees and landscaping in the area, he had not been able to verify whether the landscaping in the parking strips was completed. As a precaution, he added a condition to the presentation to ensure the parking strips were landscaped to meet city standards.

Agenda Item 4.2 – Planning Manager Clint Spencer highlighted the Commons Residential development. It was noted that due to the shallow setbacks in the development, a traditional berm screening for parking was not feasible, so the developer requested the use of shrubs or low hedges (2–3 feet high) to meet city screening standards.

Commissioner Sickles raised questions about road transitions and sidewalk crosswalks. He referenced prior discussions about raised “tabletop” crosswalks and noted that the current plans were unclear on whether these would be implemented. He also pointed out that some crosswalks were placed at the widest part of intersections rather than at narrower, more typical crossing points. Community Development Director Thomas acknowledged these issues and suggested that such comments be reserved for the formal presentation to allow for a more detailed review.

Commissioner Sickles brought up concerns about the street trees lining the outer road of the development. He questioned whether the City was mandating the use of very small trees that would require frequent replacement. It was clarified that the City had a list of approved trees but did not specifically require small varieties. It was noted that the landscape design followed a precedent set by adjacent developments as part of a master plan, which influenced the tree selection. The Commission discussed the need for consistency with the surrounding built environment, though it was noted that the Master Development Agreement likely did not specify exact tree species. Instead, the focus was on maintaining a consistent look and feel. Commissioner Sickles commented on not wanting the streetscape to mimic areas with inadequate or undersized trees.

Agenda Item 5.1. – Planner II Sheldon Howa presented a proposed ordinance amendment submitted on behalf of Strangling Brothers Haunted Circus, which sought to allow the seasonal storage of semi-trailers on-site in Herriman City. The request originated from the company's need to set up and store its haunted house attractions, which included multiple trailers and a large tent, for approximately 30–35 days during its operational season. Currently, the City's M-1 manufacturing zone does not permit such uses, prompting the applicant to request multiple text amendments to the ordinance.

Planner Howa indicated staff reviewed the proposal and recommended approval of two amendments with conditions including provisions for alternative fencing standards and temporary seasonal permits. However, staff recommended denial of the other two amendments, which would have more broadly allowed semi-trailer storage and expanded definitions of recreational vehicles. Officials raised concerns about visual impacts, long-term aesthetic effects, and the potential for such changes to attract more industrial storage uses not in line with the city's vision, especially given the proposed site's visibility along Mountain View Corridor.

The Commission discussed whether a rezone to M-2 would be more appropriate and strategic, rather than broadly amending the M-1 zone, which could have wider implications. They noted the lack of a current M-2 zone in the city but suggested that such a rezone might better accommodate freight and trailer storage while minimizing unintended consequences. They also expressed concerns about enforcement, visual screening, traffic impacts, and the potential for limited economic benefit to the city, as the site is located on its far southern edge.

It was revealed that the project began as a request for an extended temporary use permit for the haunted house but evolved into a broader push to include semi-trailer storage. The Commission wanted to consider whether such long-term changes were justified by the temporary seasonal use, especially when no current ordinances supported such storage outside of designated freight terminals.

1.3. Property Use Agreement with Utah Soccer Federation, Inc. to construct Athletic Fields and other Park Amenities – Wendy Thomas, Assistant City Manager

Assistant City Manager Wendy Thomas provided details on a proposed agreement with the Utah Soccer Federation to construct athletic fields. The agreement stipulated that the Federation would build the fields and have priority scheduling for 12 weeks each in spring and fall over a 25-year term, potentially saving the city around \$2.5 million in costs. She highlighted one change from the proposed site layout presented suggesting relocating parking to Sentinel Ridge.

Assistant City Manager Thomas indicated there would be a restroom facility and fencing or netting to contain balls around the facility. She indicated an open house revealed minimal attendance, with parking being the predominant concern. Assistant City Manager Thomas solicited feedback from the Commission, who suggested placing the restroom facility in the site's bottom right corner, using short fencing like other local parks, incorporating many trees, and considering parking along 13800 South to reduce impacts on residential areas. Community Development Director Blake Thomas highlighted the possibility of using the parking lot for school pickup/drop-off when not in use for games. Assistant City Manager Thomas confirmed the fields would be grass and unlit.

2. Adjournment

Commissioner Jacobson moved to adjourn the meeting at 6:47 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 7:00 p.m.

3. Call to Order

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

Planner I Laurin Hoadley led the audience in the Pledge of Allegiance.

3.2. Roll Call

There was a full quorum present.

3.3. Conflicts of Interest

No conflicts of interest were reported.

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>

Commissioner Fenn motioned to approve the Minutes for the May 21, 2025 Planning Commission Jacobson meeting. Commissioner 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 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>

Planner Howa presented the Quick Quack Car Wash conditional use application. He oriented the Commission to the location of the project and noted it was governed by the South Hills MDA. The proposal consisted of a 4,000 square foot automatic car wash tunnel with a maximum height of 29 feet. The exterior would use integral color split face CMU and stucco.

Planner Howa noted that parking was based on 2-3 employees for the highest shift, with 2 dedicated parking stalls provided. Additional employees could use the vacuum stalls for parking, if needed. He reviewed the elevations, showing the northeast and south views with accent colors matching the brand. The site plan could accommodate up to 24 vehicles queuing for the car wash.

Planner Howa stated that the landscape plan met City standards, except staff was recommending an additional condition to ensure the parking strip landscaping installed by the master developer was maintained to City standards. He noted that the Engineering Department had one concern about a missing water meter detail in the landscape plan.

The Commission asked about surrounding uses, with Planner Howa responded that the site was surrounded by commercial zoned lots, including a future 7-Eleven to the north.

The applicant, Russell Nelson with Lone Star Builders, stated they have worked extensively with staff to make the decision as easy as possible for the Commission. He offered to answer any questions.

Commissioner Jacobson moved to approve item 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.

Commissioner Ferguson seconded the motion.

The vote was recorded as follows:

Commissioner Darryl Fenn	Aye
Commissioner Jackson Ferguson	Aye
Commissioner Heather Garcia	Absent
Commissioner Brody Rypien	Absent
Commissioner Adam Jacobson	Aye
Commissioner Andrea Bradford	Aye
Alternate Commissioner Forest Sickles	Aye
Alternate Commissioner Preston Oberg	Aye

The motion passed unanimously.

- 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>

Planning Manager Spencer presented the Commons Residential conditional use application. He explained the proposal is for 200 residential units in 4 buildings with a clubhouse, about 15% landscaping, a raised pedestrian crossing, and 1.7 parking stalls per unit.

Spencer showed renderings of the buildings, noting they will be 49-50 feet tall with high quality materials consistent with the commercial portion of the development. He highlighted the pedestrian-scale design features and 15% landscape coverage.

Spencer stated that staff's review found the proposal compliant with the MDA and zoning ordinance, with a few issues to resolve:

- Parking screening - shrubs needed along certain areas to meet the 42-inch screening requirement
- Dumpster location and materials to be provided
- Engineering details to be worked out for final approval
- Wall seating to be between 18-30 inches
- Raised pedestrian crossing material to be confirmed

He reviewed staff's recommendations, including verifying affordable housing compliance at the building permit stage.

Tom Sheldon from Pivot North Architects presented on behalf of the applicant, highlighting that the site layout was designed to create a pedestrian-friendly "heart" of the area. The plans included street design elements featuring traditional aspects like trees and on-street parking. Large balconies and ground floor patios were incorporated to activate the street, with high-quality materials used at the ground level. Each ground floor unit was planned to have a "front door" address on the street. Additionally, coordination with retailers was emphasized to ensure consistency in street trees. A raised table-top crossing was included in the design to help slow traffic.

Jeff Richardson, the landscape architect, clarified that they were matching the concrete colors and finishes used in other parts of the master development. The commission members asked questions and provided feedback. Forest suggested using larger street trees on the north and west perimeter roads. Jackson inquired about the metal panel finishes, which the applicant confirmed would use concealed fasteners. Preston suggested considering the implementation of raised crosswalks within the neighborhood. There was also a discussion about the benefits of the pedestrian-oriented design.

Commissioner Fenn moved to approve item 4.2, the consideration of approval for a conditional use on the Commons project in Herriman, subject to the staff's

recommendations with a suggestion that the perimeter trees get upsized. Commissioner Jacobson seconded the motion.

The vote was recorded as follows:

Commissioner Darryl Fenn	Aye
Commissioner Jackson Ferguson	Aye
Commissioner Heather Garcia	Absent
Commissioner Brody Rypien	Absent
Commissioner Adam Jacobson	Aye
Commissioner Andrea Bradford	Aye
Alternate Commissioner Forest Sickles	Aye
Alternate Commissioner Preston Oberg	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. 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>

Planner Howa presented a request from the Strangling Brothers Haunted Circus to amend several sections of the Herriman City Code. The applicant sought four text amendments: (1) modifying the definition of "recreational vehicle storage" to include semi-trailers; (2) allowing an 8-foot-high vinyl-coated chain link fence with privacy slats in lieu of the currently required precast masonry wall in the M-1 manufacturing zone; (3) creating a new

visibility-based exception to fencing requirements in the M-1 zone; and (4) increasing the maximum duration for temporary seasonal uses from 10 to 35 operating days per calendar year, with a provision for setup and cleanup time.

Planner Howa explained that staff recommended denial of the first and third amendments. The storage of semi-trailers raised concerns about visual blight, enforcement difficulties, traffic congestion, and noise pollution, particularly since trailers could be misused for freight activities, which the amendment prohibited but would be difficult to monitor. Staff felt this type of use would be better suited for the more intensive M-2 industrial zone. Regarding the visibility-based fencing exception, staff cited safety risks, potential for trespassing or vandalism, and challenges in maintaining landscaping-based screening year-round. Without clear standards, the proposed language appeared to give too much discretion to the property owner.

For the second amendment, staff recommended approval with conditions. There were conflicting sections in city code about chain link fencing, and while exceptions could be allowed in the M-1 zone under certain conditions, staff suggested standards be developed collaboratively between staff and the applicant, with Planning Commission oversight.

The fourth amendment request, extending temporary use duration, received a positive recommendation from staff. It was noted that longer seasonal events could benefit the community through economic activity, job creation, and increased recreational opportunities. However, staff recommended that the 35 days be consecutive and occur only once per year. Additional review would be required for high-traffic events.

Commissioner Preston Oberg raised concerns about whether the 35-day limit would restrict creative or longer-term pop-up events, such as a seasonal putt-putt attraction like “Pixar Putt” in Riverton. He questioned if the City had a mechanism for allowing longer or multiple seasonal events without imposing an economic burden on businesses. Planner Howa responded that the 35-day proposal originated from the applicant and could potentially be revised or extended through a separate application process, though a variance might not apply in this context.

Applicant Zac Tillotson from Strangling Brothers clarified their operation: a portable haunted house built into semi-trailers and operated seasonally. He noted that their model relies on storing these trailers onsite for security and setup reasons, sometimes over several years. He proposed that exceptions be considered for trailers used strictly for operations or storage, not freight, and offered to screen them appropriately. Mr. Tillotson emphasized the benefits his operation would bring to Herriman, including seasonal jobs for youth, increased tax revenue, and community-friendly entertainment.

Planning Commissioner Adam Jacobson expressed strong opposition to the proposed fencing amendment, emphasizing his longstanding stance against replacing precast walls with chain link fencing. He believed any shift toward allowing chain link, even with slats, would be a visual and structural downgrade for the City. Regarding the use of semi-trailers, Commissioner Jacobson suggested that the M-2 zone might be a more appropriate fit for such uses rather than altering the M-1 zone broadly. He supported revisiting the City's temporary use ordinance as a whole rather than adjusting it piecemeal.

The Commission agreed that temporary uses warranted more flexibility but also felt that creating a broader framework or permit process tailored to different types of seasonal events might be more effective than a flat 35-day provision.

Chair Powell opened the public hearing.

No comments were offered.

Commissioner Jacobson moved to close the public hearing. Commissioner Sickles seconded the motion, and all vote aye.

Commissioner Jackson Ferguson expressed that making sweeping changes to the M-1 zone could invite unintended consequences, such as turning Herriman into a place cluttered with semi-trailers similar to those seen in farm fields along the freeway. He was particularly wary of how this might degrade the visual appeal of key entry points to the city, especially with the Mountain View Corridor increasing visibility in the area.

Commissioner Jacobson agreed with Commissioner Ferguson, warning against conflating RVs with semi-trailers and suggesting that doing so could lead to widespread misuse of the M-1 zone. He recommended considering a rezone to M-2 for this particular property, where the intended use might be a better fit with some adjustments. Commissioner Jacobson further stressed that rather than adjusting the code broadly, the City should allow temporary uses to be application-driven, reviewed individually based on their scale, impact, and context. He emphasized that not all projects should be judged by a blanket standard and that the temporary and permanent aspects of the request, such as storage versus short-term events, should be separated and reviewed differently.

Commissioner Oberg discussed the idea that certain temporary events, like a seasonal haunted house, could utilize themed fencing (e.g., chain link with a spooky aesthetic) that would be appropriate for the short duration. Commissioner Oberg noted that flexibility should exist, but only with clearly defined parameters to avoid abuse of the system. The Commission agreed that the 10-day limitation on temporary uses was too restrictive, but that

simply increasing the number to 35 days without a framework could create more problems than it solved.

Commissioner Ferguson reiterated that this was a classic example of potential unintended consequences, pointing out that the Commission hadn't yet fully understood all possible outcomes. He also questioned whether the trailers could be stored within the haunted house tent structure itself, to which staff responded that the tent would not be large enough. Chair Powell noted that if trailers were completely screened or stored in covered structures like pole barns, they might be more acceptable but acknowledged that this would be logistically complex.

Commissioner Sickles echoed previous concerns, saying he understood the applicant's intent and desire to operate in Herriman but cautioned against amending the entire M-1 zone to accommodate one business. He referenced the City's recent contentious debate over recreational vehicle storage, calling it a painful community experience, and warned that these proposed changes could trigger similar issues. Commissioner Sickles also emphasized the importance of maintaining a positive visual impression for those entering Herriman from the south via the Mountain View Corridor.

The Commission coalesced around the idea that the temporary use issue warranted its own review and should not be mixed with unrelated storage and fencing concerns. They expressed a desire to craft a separate, flexible code section dedicated to temporary uses, with application-specific evaluations rather than a universal standard. Commissioner Jacobson reiterated his position that while temporary events like haunted houses or pop-up attractions could benefit the City, their allowances should be determined on a case-by-case basis rather than by code amendments that could alter the nature of the M-1 zone permanently. The group concluded the discussion with consensus on preserving the integrity of the M-1 zone while finding more tailored solutions through potential M-2 rezoning and a standalone temporary use process.

Commissioner Jacobson moved to recommend denial of all of the proposed changes 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, with the reasoning that M-2 storage should be addressed separately, fencing adjustments should not be made, and the City should develop a separate temporary use permit process.

Commissioner Oberg seconded the motion.

The vote was recorded as follows:

Commissioner Darryl Fenn

Aye

Commissioner Jackson Ferguson	Aye
Commissioner Heather Garcia	Absent
Commissioner Brody Rypien	Absent
Commissioner Adam Jacobson	Aye
Commissioner Andrea Bradford	Aye
Alternate Commissioner Forest Sickles	Aye
Alternate Commissioner Preston Oberg	Aye

The motion passed unanimously.

6. Chair and Commission Comments

7. Future Meetings

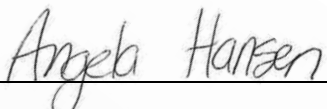
7.1. Next City Council Meeting: June 25, 2025

7.2. Next Planning Commission Meeting: July 2, 2025

8. Adjournment

Commissioner Jacobson moved to adjourn the Planning Commission meeting at 8:08 p.m. Commissioner Sickles seconded the motion 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 18, 2025. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.



Angela Hansen
Deputy City Recorder