



PLANNING COMMISSION AGENDA

Wednesday, August 06, 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.** Annual Election of Planning Commission Chair and Vice-Chair for a One-Year Term.
- 1.2.** Review of City Council Decisions – Michael Maloy, Planning Director
- 1.3.** Review of Agenda Items – Planning Staff
- 1.4.** Discussion Regarding the Transportation Master Plan Update – Bryce Terry, City Engineer

<https://www.herriman.gov/uploads/files/5661/Item-1.4-TMP-Staff-Report.pdf>

- 1.5.** Review and Discuss Land Development Code Standards, Policies, and Best Practices for Herriman City – Michael Maloy, Planning Director

2. Adjournment

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

3. Call to Order

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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 July 2, 2025 Planning Commission Meeting

<https://www.herriman.gov/uploads/files/5662/Item-3.420250702-PC-Minutes-Draft.pdf>

4. 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.

**4.1. Review and consider a recommendation for a Master Development Agreement with LTF Real Estate Company, Inc. for a commercial development located at 4684 West 12600 South (Public Hearing) – Blake Thomas, Community Development Director
Applicant: Nate Walter (authorized agent)
Acres: ±13.6
File No: M2025-093**

<https://www.herriman.gov/uploads/files/5664/Item-4.1-Lifetime-MDA.pdf>

5. 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.

**5.1. Review and consideration of a Preliminary Subdivision Plat for two (2) commercial lots known as Life Time Herriman Subdivision located generally at 4684 W 12600 South in the C-2 Commercial Zone. (Public Hearing)
Applicant: Nate Walter (authorized agent)
Acres: ±13.6
File No: S2025-072**

<https://www.herriman.gov/uploads/files/5663/Item-5.1-Lifetime-Subdivision.pdf>

**5.2. Review and consideration of a Conditional Use permit for the site plan approval for an Indoor Recreational use known as Life Time located generally at 4684 W 12600 South in the C-2 Commercial Zone.
Applicant: Nate Walter (authorized agent)
Acres: ±12.6
File No:C2025-067**

<https://www.herriman.gov/uploads/files/5667/Item-5.2-Lifetime-CUP.pdf>

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5.3. Consideration of a Preliminary Subdivision Plat for Herriman Business Park located approximately at 15103 Mountain View Corridor in the C-2 Commercial Zone. (Public Hearing)

Applicant: Dan Ford (Owner)

Acres: ±5.27

File No: S2024-022

<https://www.herriman.gov/uploads/files/5665/Item-5.3-Herriman-Business-Park-Subdivision.pdf>

5.4. (Continued from the July 16, 2025 Planning Commission Meeting) Review and consider a Preliminary Subdivision Plat for thirty-one (31) residential lots 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: ±16.337

File No: S2025-022

<https://www.herriman.gov/uploads/files/5666/Item-5.4-Homestead-at-Butterfield-Subdivision.pdf>

5.5. Review and consider final commercial elevations and landscape plans for Building 7 in Copper View Plaza at 12252 S Herriman Auto Row in the C-2 Commercial Zone.

Applicant: Aaron Osmond, Mountain View Plaza LLC (property owner)

Acres: ±0.5

File No: C2025-082

<https://www.herriman.gov/uploads/files/5668/Item-5.5-CVP-Bldg-7-Elev-LS.pdf>

5.6. Consideration of an extension for the Preliminary Plat for Malibu Laguna Subdivision located approximately at 4700 West Juniper Crest Road in the FR-2.5 Forestry Recreation Zone.

Applicant: Troy Lashley (owner)

Acres: ±822.25

File No: S2025-059

<https://www.herriman.gov/uploads/files/5669/Item-5.6-Laguna-Malibu-Subdivision-Approval-Extension.pdf>

6. Chair and Commission Comments

7. Future Meetings

7.1. Next City Council Meeting: August 13, 2025

7.2. Next Planning Commission Meeting: August 27, 2025

8. Adjournment

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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 31st day of July, 2025 Angela Hansen, Deputy City Recorder