



PLANNING COMMISSION MINUTES

Wednesday, October 15, 2025

Approved November 19, 2025

The following are the minutes of the Herriman Planning Commission meeting held on **Wednesday, October 15, 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 Andrea Bradford

Commissioners Present at Work Meeting: Brody Rypien, Darryl Fenn, Andy Powell, Jackson Ferguson, Heather Garcia, Adam Jacobson, Alternate Forest Sickles, Alternate Preston Oberg

Excused:

Staff Present: Planning Manager Clint Spencer, Deputy Recorder Angela Hansen, Planner I Laurin Hoadley, Communications Specialist Garret Reynolds, Staff Engineer III Josh Petersen, Thomas, Planning Director Michael Maloy, Deputy Director of Parks, Recreation, & Events Anthony Teuscher and Communications Manager Jon LaFollette.

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

Chair Andrea Bradford called the meeting to order at 6:06 p.m.

1. Commission Business

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

Planning Manager Spencer reported on two items that were recently approved by the City Council. First, he mentioned the C-F zone was approved. Second, the Master Development

Agreement (MDA) amendment for the Crescent parcel was also approved, though with some detailed criteria after prolonged discussion.

Commissioner Powell arrived at 6:09 p.m.

Planning Director Maloy elaborated that the MDA amendment for the Crescent parcel faced concerns from adjacent neighborhoods. The Council approved it with specific conditions, including requirements that the berm must be 5 feet higher than the parking area adjacent to residential areas. He noted that since it's a conditional use, staff can recommend and require additional landscaping to provide adequate screening.

Commissioner Ferguson arrived at 6:14 p.m.

Planning Director Maloy explained that without a specific development plan, there wasn't enough predictability to address all neighborhood concerns. The Council added modifications to the MDA amendment, including requirements for landscape buffers and contaminated soil remediation standards.

Commissioner Jacobson suggested the city needs to improve communication regarding what contaminated soil actually means, noting that residents seem overly concerned about soil that, according to studies, would require significant ingestion to pose any health risk. He explained that most of these soils are typically capped under commercial developments or parks rather than removed completely.

Planning Director Maloy concluded that despite the challenging site conditions, the approved development will be a high-profile regional company and a good employment center on what has been an awkward piece of land.

1.2. Review of Agenda Items – Planning Staff

Planner Hoadley presented information about item 4.1, explaining it involves the old Serendipity building, now operated as Collect Connections Along the Way. The applicant wants to add a daycare in the area that previously planned as a coffee shop, returning half of the space to its original purpose. She addressed parking concerns, noting that the previous parking study included a 10% buffer for the other businesses in the complex, which would accommodate the daycare's needs.

Commissioner Oberg expressed concern about cars parking along 134th Street despite available parking spaces in the lot. Commissioner suggested that employee parking along the street created safety issues.

For item 4.2, Planning Manager Spencer explained that Jordan Valley Water Conservation District is expanding their facility. The expansion will increase capacity from 180 million gallons per day to 255 million gallons per day (a 40% increase). All proposed buildings will match

existing structures and comply with zoning standards. The only request from staff was that the entrances from Mountain View and 3200 West be landscaped.

For item 5.1, He presented a review of Chapter 10 regarding the landscaping ordinance. Changes included an update to the ability to hold a certificate of occupancy for landscaping, aligning it with state code requirements. Although it can be required, occupancy is not delayed; instead, a bond may be issued for it. The inclusion of artificial turf as part of the 15% hardscape allowance in front yards was evaluated. Terms were added for regulatory purposes, although a specific pile height for artificial turf was not included.

For item 5.2, Planning Director Maloy stated Susan Petheram would present the Water Use and Preservation Element of the General Plan, required by state code. Director of Public Works Justin Edwards has requested the addition of reference points to be integrated to guide readers toward related elements in the plan. Best practices, in consultation with communications, might lead to changes in images and illustrations. The plan needs approval before year-end and leverages Herriman's Water Wise strategy, in development for the last 4-5 years.

Commissioner Garcia arrived at 6:45 p.m.

1.3. Update on Parks, Trails, and Open Space Master Plan – Anthony Teuscher, Deputy Director of Parks, Events, and Recreation

Anthony Teuscher, Deputy Director of Parks, Events, and Recreation, introduced the update on the Parks, Trails, and Open Space Master Plan. The city has been working with Landmark Design for about six months on this update, conducting public outreach through focus groups, a booth at town days, and a survey.

Kyrene Gibb from Y2 Analytics presented the survey findings:

1. Overall quality of life in Herriman remains stable at 77 out of 100, though longer-term residents (10+ years) tend to rate quality of life lower than newer residents.
2. Park usage has increased since 2019, with more residents frequently visiting parks, while trail usage shows more moderate use patterns.
3. Residents are generally satisfied with the number of parks and recreational amenities but prioritize: Improved trail connectivity, Additional park features (restrooms, pet waste stations, signage, and parking), Maintenance and upgrades to existing facilities
4. About 80% of residents consider having a park close to home "very important," with proximity being the primary factor in which parks they visit.
5. The most visited park is Butterfield Park, followed by J. Lynn Crane Park, and the most used trails include Rose Creek, various urban trails, and Midas Creek Trail.

6. For community events, over half of residents attended Fort Herriman Town Days and 45% attended food truck roundups. Residents expressed interest in more outdoor concerts, markets, and family-friendly activities.
7. Arts Council awareness is relatively low, with only about a third of residents reporting having heard of it and only 3% participating in events.
8. When asked about special use facilities, residents showed strong interest in an outdoor amphitheater, followed by pickleball courts.
9. For budget allocation, residents would spend the most on walking and bike trails (17.7% of budget), followed by parks and playgrounds (15%).

Commissioner Jacobson asked about senior programming, noting that while Herriman is a relatively young city demographically, planning for the future aging population should be considered. Deputy Director of Parks Teuscher mentioned that the events department has focused on adding more senior events over the past year.

Commissioners discussed various ways to better reach seniors, including newsletters, mailers, and even social media, which some seniors are increasingly using.

- 1.4. Review and discuss the Herriman City Land Development Code, Standards, Policies, and “Best Practices” to ensure compliance with State Code and implement the General Plan – Michael Maloy, AICP, Planning Director

No discussion of this item.

2. Adjournment

Commissioner Sickles moved to adjourn the meeting at 7:06 p.m. Seconded by Commissioner Garcia and all voted aye.

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

Chair Andrea Bradford called the meeting to order at 7:12 p.m.

3. Call to Order

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

Planner Laurin Hoadley 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 August 20, 2025 and September 03, 2025 Planning Commission Meetings

Commissioner Garcia motioned to approve the Minutes for the August 20, 2025 and September 03, 2025 Planning Commission meeting; Commissioner Rypien 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. Review and consider a Conditional Use Permit Amendment to remove “Restaurant, Fast Food,” and add “Daycare” or “Preschool” services alongside “Personal Instruction Service” and “Personal Care Service” within an existing commercial building located at 5746 W 13400 South in the C-2 Commercial Zone.

Applicant: Yury Fernanda Murcia Salamanca (authorized agent)

Acres: ±1.56

File No: C2025-129

Planner Hoadley presented the conditional use permit amendment for a property located on 13400 South. The application would change the previous plans for a coffee shop and prep kitchen area to daycare while maintaining the personal services on the right side of the building. She explained that staff initially had concerns about parking, but after reviewing the previous parking study, they determined that the 10% buffer along with the 51 stalls required for other businesses would allow the necessary parking to still fit within the 74 stalls in the parking lot.

The applicant, Yury Murcia, introduced herself as representing Montessori Learning Center. She explained that they plan to operate from 7 a.m. to 6 p.m. with drop-off times from 7 a.m. to 8:30 a.m., meaning parents would arrive at staggered times. She noted they would have three designated stalls for drop-off and pickup that would return to regular use outside those times. The facility would have a maximum capacity of 65-70 children, which is about half the 140-child capacity of the previous daycare that operated in the entire building.

Commissioner Jacobson expressed concerns about employee parking along 134th Street, which had been a safety issue with the previous daycare operation. Staff noted that while they couldn't prohibit parking on a public street, the parking analysis showed adequate spaces in the lot.

*Commissioner Jacobson moved to approve item 4.1 **Review and consider a Conditional Use Permit Amendment to remove “Restaurant, Fast Food,” and add “Daycare” or “Preschool” services alongside “Personal Instruction Service” and “Personal Care Service” within an existing commercial building located at 5746 W 13400 South in the C-2 Commercial Zone***

with staff recommendation 1. Applicant receives and agrees to all recommendations from other agencies.

Commissioner Garcia 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>Aye</i>
<i>Commissioner Andy Powell</i>	<i>Aye</i>
<i>Alternate Commissioner Forest Sickles</i>	<i>not voting</i>
<i>Alternate Commissioner Preston Oberg</i>	<i>not voting</i>

The motion passed unanimously.

4.2. Review and consider a Conditional Use Permit to retrofit and expand a Major Utility known as Jordan Valley Water Conservancy District, located at 15305 S 3200 West in the A-1-43 Agricultural Zone.

Applicant: David McLean, Jordan Valley Water Conservancy District (property owner)

Acres: ±110.88

File No: C2025-114

Planning Manager Spencer presented the application for Jordan Valley Water Conservancy District, located in the southeastern part of the city. The proposal involves expanding their existing facilities to increase water treatment capacity by 40%. He emphasized that they are not introducing new operations rather, adding new facilities for existing processes to expand capacity without bringing more employees or people to the site.

The proposed buildings include a PAC (powdered activated carbon) building, chlorine building, caustic soda building, and backwash tank. All buildings comply with zoning standards, with staff recommending only that the entrances from Mountain View and 3200 West be landscaped with 50% live growth coverage, which the applicant had requested a waiver for.

David McLean, representing Jordan Valley Water Conservancy District, explained they have operated at this location since 1971. He detailed that the expansion would add 70 million gallons per day capacity to handle growing water needs in the southwest part of the valley. He described the purpose of each new building:

- PAC building: Stores powdered activated carbon to remove taste, odors, or contaminants from water

- Chlorine building: Houses disinfection systems
- Caustic soda building: For pH adjustment to stabilize water in the distribution system

He expressed willingness to comply with the landscaping requirements, noting they had been improving landscaping incrementally.

*Commissioner Powell moved to approve item 4.2 **Review and consider a Conditional Use Permit to retrofit and expand a Major Utility known as Jordan Valley Water Conservancy District, located at 15305 S 3200 West in the A-1-43 Agricultural Zone with staff's recommendations 1. Agree to all other requirements. 2. Provide updated landscaping along 3200 West.***

Commissioner Jacobson 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>Aye</i>
<i>Commissioner Andy Powell</i>	<i>Aye</i>
<i>Alternate Commissioner Forest Sickles</i>	<i>not voting</i>
<i>Alternate Commissioner Preston Oberg</i>	<i>not voting</i>

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 Chapter 10 of the Herriman City Land Development Code regarding landscaping requirements for all areas of the City. (Public Hearing) Applicant: Herriman City File No: Z2025-120

Planning Manager Spencer presented the proposed amendments to the landscaping ordinance, which has been in development for some time with changes occurring as state regulations evolved. The ordinance aims to improve landscaped areas, increase clarity, maintain state law compliance, and align with Jordan Valley Water requirements.

Key points of the ordinance include: Clarification of the 50% live growth coverage requirement in landscaped areas; Provisions for artificial turf with specific requirements: Must be water

permeable, cannot have striped material, reused material, obvious seams, or be poorly maintained, minimum pile height of 1.5 inches, cannot be directly adjacent to live turf, must be in a designated amenity area; Buffer requirements between residential and commercial areas reduced from 20 feet to 15 feet on center for evergreen trees; Requirements for any changes to approved landscape plans to be reviewed by the landscape architect and city staff; Protection for future homeowners by requiring developers who don't install landscaping to provide notice about requirements and costs; Increased minimum size for parking lot tree islands and requirement for two trees per island.

Extensive discussion ensued about artificial turf allowances. Concerns were raised about the potential for heat generation, with discussions acknowledging that artificial turf can become significantly hotter than natural grass.

Commissioners also voiced concerns about the sustainability of artificial turf, with Commissioner Jacobson mentioning the potential environmental impact of producing and eventually disposing of the synthetic material. Additionally, Planning Manager Spencer noted that artificial turf doesn't biodegrade, posing long-term environmental concerns.

Despite these concerns, Commissioner Rypien argued that well-installed artificial turf can still be a better option compared to poorly maintained natural yards or areas left as bare dirt. This consideration was particularly relevant considering smaller lot sizes, where the high-quality thicker pile artificial turf might offer an aesthetically pleasing and maintenance-friendly solution. Commissioners also discussed the possibility of allowing artificial turf as part of the 35% live turf allowance, rather than restricting it to the 15% hardscape allowance, to provide more flexibility for homeowners, especially in light of new landscaping standards and changing water efficiency requirements in Herriman.

Chair Bradford opened the public hearing.

No comments were offered.

Commissioner Jacobson moved to close the public hearing, Seconded by Commissioner Garcia and all voted Aye.

*Commissioner Powell moved to forward a positive recommendation of approval to City Council of item 5.1 **Review and consider a recommendation to amend Chapter 10 of the Herriman City Land Development Code regarding landscaping requirements for all areas of the City with a change to allow the 35% allowance of turf grass to be artificial turf for residential only.***

Commissioner Jacobson 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>Aye</i>
<i>Commissioner Andy Powell</i>	<i>Aye</i>
<i>Alternate Commissioner Forest Sickles</i>	<i>Not Voting</i>
<i>Alternate Commissioner Preston Oberg</i>	<i>Not Voting</i>

The motion passed unanimously.

5.2. Review and consider a recommendation to amend the Herriman City General Plan by adopting a “Water Use and Preservation Element” as required by Utah State Code.

(Public Hearing)

Applicant: Herriman City

File No: G2025-135

Planning Director Maloy introduced this item, explaining it was in response to a state requirement for cities to have a water conservation element in their general plan. The format is consistent with the current general plan, including references to existing objectives and goals.

Susan Petheram, the consultant from FFKR Architects, provided an overview of the Water Use and Preservation Element. She explained that state code requires addressing four key components: understanding the effect of permitted development on water demand and infrastructure, methods for reducing water demand in existing development, methods for reducing water demand in future development, and considering modifications to city operations and facilities to support water-efficient practices. The plan highlights Herriman's current water profile, noting that average water use is 152 gallons per capita per day (2023). Water sources include 5 wells, springs, secondary water, with 75% coming from Jordan Valley. There are about 15,000 culinary water connections, with 4,500 secondary connections, and Herriman is already ahead of regional conservation goals.

The plan includes policies and strategies in seven categories: community character, education and engagement, incentives and recognition, leading by example, regulations and standards, monitoring and measurement, and collaboration.

Chair Bradford opened the public hearing.

No comments were offered.

Commissioner Jacobson moved to close the public hearing, Seconded by Commissioner Powell and all voted Aye.

Commissioners discussed the value of education about proper watering practices and noted that smart irrigation controllers had made a significant difference for those who installed them. Discussions also touched on partnerships with local water districts to offer rebates and incentives for smart irrigation technology. They acknowledged the importance of increasing public awareness and making information about these tools readily accessible to homeowners.

*Commissioner Jacobson moved to forward a positive recommendation of approval to City Council of item 5.2 **Review and consider a recommendation to amend the Herriman City General Plan by adopting a “Water Use and Preservation Element”** as required by Utah State Code.*

Commissioner Rypien 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>Aye</i>
<i>Commissioner Andy Powell</i>	<i>Aye</i>
<i>Alternate Commissioner Forest Sickles</i>	<i>Not Voting</i>
<i>Alternate Commissioner Preston Oberg</i>	<i>Not Voting</i>

The motion passed unanimously.

6. Chair and Commission Comments

7. Future Meetings

7.1. Next City Council Meeting: October 22, 2025

7.2. Next Planning Commission Meeting: November 05, 2025

8. Adjournment

Commissioner Jacobson moved to adjourn the meeting at 8:52 p.m. Seconded by Commissioner Garcia 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 October 15, 2025. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.



Angela Hansen

Deputy City Recorder