



PLANNING COMMISSION MINUTES

Wednesday, November 05, 2025

Approved January 7, 2026

The following are the minutes of the Herriman Planning Commission meeting held on **Wednesday, November 05, 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, Andy Powell, Jackson Ferguson, Adam Jacobson, Alternate Forest Sickles, Alternate Preston Oberg

Excused: Heather Garcia, Darryl Fenn

Staff Present: Deputy Recorder Angela Hansen, Communications Specialist Mitch Davis, Staff Engineer III Josh Petersen, and Planning Director Michael Maloy

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 Director Maloy discussed recent decisions made by the City Council, focusing on several key issues. The Council approved amendments on regulations for accessory structures. The Council clarified that any reduction of setbacks adjacent to open spaces would apply only to the yard side directly adjoining such spaces. However, they were not comfortable with reducing interior side yard setbacks. These decisions led to the proposal that amendments would maintain a 1 to 1 height-to-setback ratio for accessory structures. Further, the Council approved a 10 percent margin of error in height due to

construction variances, a measure taken to avoid complications during construction. However, there was discussion about possibly specifying under which conditions this margin could be applied later.

Commissioner Ferguson arrived at 6:11 p.m.

1.2. Review of Agenda Items – Planning Staff

Planning Director Maloy reviewed upcoming agenda items in detail. The first item was a conditional use permit for a new 80-foot-tall wireless cell tower. Discussions centered on evaluating different stealth designs for the tower, given the commission's emphasis on aesthetics and minimizing visual impact. Options such as a monopine, a water tower design, and a monopole with a cylindrical shield were considered, each with unique benefits and drawbacks.

Commissioners discussed what constitutes "stealth" design. Several commissioners expressed concerns that the applicant's preferred box-style solution did not adequately meet stealth requirements, with Commissioner Jacobson stating, "Paint isn't stealth" and "A box on a stick isn't stealth."

There was significant deliberation over the necessity of these stealth elements, with commissioners expressing the need for designs that blend technology with aesthetics, acknowledging the importance of maintaining the city's visual integrity.

Additionally, discussions on the multiple agenda items for the South Hills subdivisions, it was noted that the open space and acreage differ from the original pods, as the open space is now incorporated into the total acreage.

1.3. Review and discuss the Herriman City Land Development Code, Standards, Policies, and potential amendments to ensure compliance with Utah Code and implementation of the adopted General Plan – Michael Maloy, Planning Director

No discussion about this item.

2. Adjournment

Commissioner Oberg moved to adjourn the meeting at 6:52 p.m. Seconded by Commissioner Powell and all voted aye.

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

Chair Andrea Bradford called the meeting to order at 7:00 p.m.

3. Call to Order

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

Damien Stucki 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 September 17, 2025 Planning Commission Meeting

Commissioner Jacobson motioned to approve the Minutes for the September 17, 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. Review and consider approval of a Conditional Use Permit for a new 80-foot-tall wireless cell tower and utility cabinets at 3492 W Maradona Drive in the C-2 Commercial Zone.

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

Acres: ±0.78

File No: C2025-076

Planning Director Maloy presented the application for a new 80-foot-tall wireless cell tower. He explained that the city has a long history of permitting cellular infrastructure using stealth technology, primarily located on public property. This new code now allows potential location of wireless communication facilities on private property in commercial zones but requires stealth elements.

The commission had previously encouraged the applicant to study additional stealth techniques during their September meeting. The applicant provided multiple options including a monopole with a box or cylindrical shroud, a monopine (artificial tree), and city staff also modeled a water tower concept.

The applicant, Mark Williams, addressed the commission. He thanked the commission for their collaboration over the past two years and explained that the location was chosen because it meets coverage needs. He argued that their proposed design with a cylindrical shield was the most practical option: it would accommodate three carriers, would have less mass than other options, and would be more cost-effective. He explained that a monopine would stick out in an area with no similar trees, while a water tower would have significant mass and would be more difficult to place multiple carriers in.

During the discussion, Commissioner Jacobson highlighted that the proposed design scale appeared to be way off, making the structure seem like a Q-tip, which it wasn't. He noted that the actual mass of the three arrays would be significantly larger than shown in the renderings. Commissioner Ferguson suggested that having three colored shrouds could make the design more aesthetically interesting while still being stealth, proposing that the colors could include a version of the Herriman green. Several commissioners discussed the potential of making the design visually interesting by implementing a color scheme approved by staff. There was a consensus that the proposed design should integrate all three shrouds from the outset, and if the additional carriers could not be secured, the responsible party would ensure the aesthetic was maintained by installing them all within a two-year period.

Commissioner Ferguson moved to approve item 4.1 Review and consider approval of a Conditional Use Permit for a new 80-foot-tall wireless cell tower and utility cabinets at 3492 W Maradona Drive in the C-2 Commercial Zone with staff recommendations 1. Building permit application shall comply with all applicable standards specified in Herriman City Code, especially Chapter 10-35 Wireless

Communication Facilities on private commercial property. 2. Applicant shall provide an updated off-street parking calculation for the subject property and replace any displaced parking stalls if required to maintain compliance with City Code. 3. the installation of all three box arrays be installed within 2 years 4. a color scheme for the boxes can be approved by staff. 4. Requiring the wall containing the compound meets standards of the business park as approved by staff.

Commissioner Rypien seconded the motion.

The vote was recorded as follows:

<i>Commissioner Darryl Fenn</i>	<i>Absent</i>
<i>Commissioner Jackson Ferguson</i>	<i>Aye</i>
<i>Commissioner Heather Garcia</i>	<i>Absent</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>Aye</i>
<i>Alternate Commissioner Preston Oberg</i>	<i>Aye</i>

The motion passed unanimously.

4.2. Review and consider approval of a Conditional Use Permit for a Planned Center Sign located at 3512 W Maradona Drive in the C-2 Commercial Zone.

Applicant: Damian Stucki (authorized agent)

Acres: ±4.5

File No: C2025-139

Planning Director Maloy presented the application for a planned center sign at 3512 W Maradona Drive. He noted that the proposed sign is intended to be taller than a standard monument sign, thereby enhancing visibility, but would not be as large as signs typically seen in other major corridors. This increase in height is designed to address the issue of businesses in the area being set back from the road, making them difficult to see from Academy Parkway until drivers are quite close. In addition, the sign will require an encroachment permit as it will encroach on a public utility easement. The commissioners noted that if utility work necessitates moving the sign, the cost would likely fall to the property owner or business responsible for the sign. This permit ensures that any future utility installations can be accommodated, while still allowing for the necessary business visibility in the present.

The applicant, Damian Stucki, explained that the sign was needed because the businesses in the area sit back from the road and are not visible until drivers pull into the gas station. He noted that some potential tenants, including Domino's Pizza, had indicated they might not lease space in the building if they couldn't be seen from the road. He emphasized the importance of the sign for providing much-needed exposure to the businesses at this location, potentially even offering visibility from Mountain View Corridor.

Commissioner Jacobson moved to approve item 4.2 Review and consider approval of a Conditional Use Permit for a Planned Center Sign located at 3512 W Maradona Drive in the C-2 Commercial Zone with staff's recommendations 1. Agree to all other requirements. 2. No higher than 16'. 3. Not in "clear view zone". 4. Move sign OR a. Encroachment permit b. PUE Waiver

Commissioner Oberg seconded the motion.

The vote was recorded as follows:

<i>Commissioner Darryl Fenn</i>	<i>Absent</i>
<i>Commissioner Jackson Ferguson</i>	<i>Aye</i>
<i>Commissioner Heather Garcia</i>	<i>Absent</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>Aye</i>
<i>Alternate Commissioner Preston Oberg</i>	<i>Aye</i>

The motion passed unanimously.

4.3. Review and consider approval of a Preliminary Plat for South Hills Pod 14 Subdivision at 15898 Mountain View Corridor Hwy in the R-2-15 Residential Zone. (Public Hearing)
Applicant: Leif Smith, Wasatch Commercial (property owner)
Acres: ±24.39
File No: S2025-107

Planning Director Maloy presented the application for the preliminary plat for South Hills Pod 14, which is part of a larger master planned community. The subdivision complies with the standards in the Amended and Restated Master Development Agreement (ARMDA) and has fewer units than initially anticipated. The acreage is larger than shown in the original master development agreement because it now includes open space.

Staff recommended approval with the condition that no certificate of occupancy would be issued until water service is provided to the site, as the water infrastructure is currently being developed. This would allow the developer to proceed with construction of model homes.

Lief Smith, representing Wasatch Commercial, stated that they have complied with every request from the commission, council, and staff over many years and were excited to begin building "beautiful multi-million-dollar homes on the hillside."

Chair Bradford opened the public hearing.

No comments were offered.

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

*Commissioner Jacobson moved to approve item 4.3 **Review and consider approval of a Preliminary Plat for South Hills Pod 14 Subdivision at 15898 Mountain View Corridor Hwy in the R-2-15 Residential Zone with staff's recommendations 1. Resolve remaining corrections. 2. No Certification of Occupancy until water service provided.***

Commissioner Powell seconded the motion.

The vote was recorded as follows:

<i>Commissioner Darryl Fenn</i>	<i>Absent</i>
<i>Commissioner Jackson Ferguson</i>	<i>Aye</i>
<i>Commissioner Heather Garcia</i>	<i>Absent</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>Aye</i>
<i>Alternate Commissioner Preston Oberg</i>	<i>Aye</i>

The motion passed unanimously.

- 4.4. Review and consider approval of a Preliminary Plat for South Hills Pod 15 Subdivision at 15898 Mountain View Corridor Hwy in the R-2-15 Residential Zone. (Public Hearing)**
Applicant: Leif Smith, Wasatch Commercial (property owner)
Acres: ±19.73
File No: S2025-108

Planning Director Maloy presented the application for the preliminary plat for South Hills Pod 15, adjacent to Pod 14. Like the previous item, this subdivision will have fewer units than originally projected (22 units instead of 34) and includes additional open space. The same water service restriction would apply, with no certificate of occupancy until water is available.

Commissioner Forrest Sickles asked whether Camp Williams would need to review the plats. Planning Director Maloy confirmed that certain requirements for properties within a half-mile of Camp Williams were already covered in the ARMDA.

Chair Bradford opened the public hearing.

No comments were offered.

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

*Commissioner Jacobson moved to approve item 4.4 **Review and consider approval of a Preliminary Plat for South Hills Pod 15 Subdivision at 15898 Mountain View Corridor Hwy in the R-2-15 Residential Zone with staff's recommendations 1. Resolve remaining corrections. 2. No Certificate of Occupancy until water service is provided.***

Commissioner Oberg seconded the motion.

The vote was recorded as follows:

<i>Commissioner Darryl Fenn</i>	<i>Absent</i>
<i>Commissioner Jackson Ferguson</i>	<i>Aye</i>
<i>Commissioner Heather Garcia</i>	<i>Absent</i>
<i>Commissioner Brody Rypien</i>	<i>Aye</i>

Commissioner Adam Jacobson Aye
 Commissioner Andy Powell Aye
 Alternate Commissioner Forest Sickles Aye
 Alternate Commissioner Preston Oberg Aye

The motion passed unanimously.

4.5. Review and consider approval of a Preliminary Plat for South Hills Pod 8A Subdivision at 15590 Mountain View Corridor Hwy in the R-2-10 Residential Zone. (Public Hearing)
Applicant: Leif Smith, Wasatch Commercial (property owner)
Acres: ±17.59
File No: S2025-109

Planning Director Maloy presented the application for the preliminary plat for South Hills Pod 8A, which extends along the same roadway as Pods 14 and 15. The proposal includes 59 single-family lots, fewer than the 65 originally intended. The same water service restriction would apply. Commissioner Powell asked about emergency access, noting that it appeared there was only one access point from Mountain View Corridor for all these developments.

Applicant Lief Smith explained that there were actually multiple access points: a road that continues through Pod 19 (currently in road base form), a road through a neighbor's property connecting to Porter Rockwell (currently barricaded but could be opened with a gate controlled by Unified Fire), and a mining company haul road along the Camp Williams border that is maintained year-round. He also noted that the development would improve the aesthetics of what has been an active mining site for decades. He mentioned that the project would include trail connections to Juniper Canyon Recreation Area and the Bonneville Shoreline Trail, and a mountain bike park.

Chair Bradford opened the public hearing.

No comments were offered.

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

Commissioner Jacobson moved to approve item 4.5 Review and consider approval of a Preliminary Plat for South Hills Pod 8A Subdivision at 15590 Mountain View Corridor Hwy in the R-2-10 Residential Zone with staff's recommendations 1. Resolve remaining corrections. 2. No Certificate of Occupancy until water service provided. 3. Landscape plan for open space.

Commissioner Rypien seconded the motion.

The vote was recorded as follows:

Commissioner Darryl Fenn Absent
 Commissioner Jackson Ferguson Aye
 Commissioner Heather Garcia Absent
 Commissioner Brody Rypien Aye
 Commissioner Adam Jacobson Aye

Commissioner Andy Powell Aye
Alternate Commissioner Forest Sickles Aye
Alternate Commissioner Preston Oberg Aye

The motion passed unanimously.

5. Chair and Commission Comments

Chair Bradford asked about adding an item for public comment on every agenda. Planning Director Maloy indicated they would review procedures and could bring that to the next meeting.

Planning Director Maloy announced that the city had received a response from the state on its moderate-income housing report. The report was accepted, and because the city had identified more than the minimum required strategies, Herriman maintained its priority status for transportation funding.

6. Future Meetings

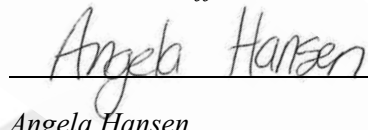
6.1. Next City Council Meeting: November 12, 2025

6.2. Next Planning Commission Meeting: November 19, 2025

7. Adjournment

Commissioner Powell moved to adjourn the meeting at 7:59 p.m. Seconded by Commissioner Jacobson 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 November 05, 2025. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.



Angela Hansen

Deputy City Recorder