



PLANNING COMMISSION MINUTES

Wednesday, December 17, 2025

Approved January 21, 2026

The following are the minutes of the Herriman Planning Commission meeting held on **Wednesday, December 17, 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: Darryl Fenn, Andy Powell, Heather Garcia, Alternate Forest Sickles, Alternate Preston Oberg

Excused: Adam Jacobson, Brody Rypien, Jackson Ferguson

Staff Present: Planning Manager Clint Spencer, Planner II Amanda Hamilton, Deputy Recorder Angela Hansen, Planner I Laurin Hoadley, Communications Specialist Garret Reynolds, City Engineer Bryce Terry, and Planning Director Michael Maloy

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

Chair Andrea Bradford called the meeting to order at 6:07 p.m.

1. Commission Business

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

Planning Director Maloy provided an update on recent City Council decisions. He reported that he had presented an early draft of the detached accessory dwelling unit (ADU) ordinance during a work meeting with the City Council. The draft was modeled after AARP guidelines, which have advocated for ADUs for approximately 30 years to support aging in place and provide housing options for older residents.

Director Maloy shared that Council feedback centered on mitigating potential negative impacts of ADUs. He expressed his preference for limiting the size of these units, explaining that ADUs were originally intended to be supplementary to the primary dwelling, not overwhelming it. He emphasized the distinction between an accessory dwelling unit and a full second dwelling that would be counted toward density and incur impact fees.

The Council discussion touched on the potential need for a unit legalization process for existing structures that could be converted to ADUs but might not meet new standards. Council members also leaned toward requiring separate utilities for ADUs, which raised questions about impact fees. Director Maloy noted that further research on impact fees was needed. The goal is to have the ordinance through Planning Commission and to City Council by the second meeting in February.

Director Maloy also reported that the Council approved the amendment to the Panorama Master Development Agreement (MDA) that the Planning Commission had previously recommended. This amendment included guidelines for double frontage lots drafted by Planning Manager Spencer due to practical concerns. The developer has been speaking with national builders who indicated they were comfortable with these requirements. Director Maloy mentioned the developer is planning to acquire more property from Rosecrest to incorporate into Panorama, which may require future amendments.

City Engineer Terry discussed a City Council matter involving the Extra Space Storage area near Mountain View Corridor. He explained that when the facility was built, the MDA required an emergency access gate to Black Powder Drive, a residential road, as requested by the adjacent neighborhood. The crash gate that was installed did not meet neighborhood expectations for aesthetics or security. Residents expressed concerns about pedestrian access and lighting from signage. The City Council initiated a text amendment to address the lighting concerns and staff is working with the developer on solutions.

Commissioner Oberg shared that he addressed the Council meeting, advocating for the complete opening of the gate to enhance traffic connectivity. He communicated the principle that traffic should not be filtered away from main arteries onto neighborhood roads, citing national transportation engineering guidelines. This, he argued, would reduce congestion within the neighborhood, which was a concern due to the presence of daycares, a community park, and 700 housing units with limited outlet points. Despite his reasoning, his recommendation was not well received by residents, who voiced concerns about cut-through traffic and potential dangers to children, preferring to maintain restricted access to safeguard their community.

Director Maloy introduced a new staff member, Amanda Hamilton, who has joined the planning team. She shared her background as a landscape architect with planning experience in North Carolina and Florida, having worked primarily in the private sector before joining Herriman City.

1.2. Review and discuss a proposed final draft of the Transportation Master Plan Update –
Bryce Terry, City Engineer

City Engineer Terry and Ian Macgregor from WCG Engineering presented the final draft of the Transportation Master Plan Update. They had previously presented an earlier version to gather feedback, which has now been incorporated along with input from City Council.

The presentation focused on the interactive story map developed for the plan, which is accessible on the city website. The map includes sections on connectivity, roadway functional classification with cross-sections, safety analysis, and roadway and intersection projects. The projects are broken into roadway and intersection categories, with information on responsibility, scope, location, and cost estimates.

Engineer Macgregor demonstrated the future traffic volume projections for 2035 and 2050, showing both "build" and "no build" scenarios. Engineer Terry highlighted that 12600 South presents significant traffic challenges, with projections showing it would need more than seven lanes to handle anticipated traffic volumes of 72,000 cars per day by 2050. He noted this would require more than simple widening.

They discussed the Real Vista Drive connection into Bluffdale, which has been updated to a phase one project based on feedback. While the city owns parcels to build the road, it would require permits from Bluffdale, which has been resistant to the connection. Engineer Terry mentioned that state legislation might ultimately dictate this regional connection.

Engineer Macgregor also presented smaller connectivity improvements proposed in the plan, including pathways at cul-de-sac ends for pedestrians and bicyclists. The plan addresses Senate Bill 195 requirements to identify connections between communities and potential obstacles.

Engineer Terry noted that transit recommendations from the "Fresh Look" study by Wasatch Front would be incorporated into the master plan, including potential Red Line extensions. The plan includes population projections showing Herriman growing from approximately 65,000 to 115,000 residents by 2050.

Staff indicated they would continue accepting feedback before bringing the plan to City Council work meeting in January and then back to Planning Commission for a formal recommendation.

1.3. Presentation and discussion of adopted Herriman City Land Development Code, Engineering Standards, and City Policies in the administration and implementation of the General Plan and Land Development Code to ensure compliance with the State Code – Michael Maloy, Planning Director

Planner Hoadley presented a "Herriman Planning Year in Review" highlighting 2025 accomplishments. She shared that the department processed 161 land use permits during the year, including conditional uses, subdivisions, and other applications.

She noted that Herriman has been allowing second kitchens in homes with a notice that they may not be used as rental units. The top text amendments included monopole, retaining walls and landscaping.

Planning Manager Spencer added notable developments processed during the year, including Lifetime Fitness, which went through an MDA process and conditional use permitting, Crescent Commercial MDA with Black Clover, and the Commercial Flex Zone, which has generated significant interest. The team reported that Planning Commissioners spent approximately 44 hours (2,640 minutes) in meetings throughout the year.

There was discussion about the Auto Mall development, with Planning Manager Spencer reporting that permits are being processed for Mr. Generous, a used auto group. He indicated the developer hopes to break ground in January and open by October of the following year. Staff noted that traditional car dealerships have shown less interest than anticipated, preferring locations along I-15 rather than Mountain View Corridor.

Planning Commission watched a training video for the remainder of the time.

2. Adjournment

Commissioner Garcia moved to adjourn the meeting at 7:45 p.m. Seconded by Commissioner Powell and all voted aye.

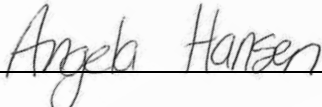
NOTICE IS HEREBY GIVEN that the
Regular Herriman Planning Commission meeting scheduled for
Wednesday, December 17, 2025 has been **CANCELLED**

Please plan to join us for the Future Meetings

Next Planning Commission Meeting: January 07, 2026

Next City Council Meeting: January 14, 2026

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 December 17, 2025. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.



Angela Hansen

Deputy City Recorder