



PLANNING COMMISSION MINUTES

Wednesday, January 21, 2026

Approved February 18, 2026

The following are the minutes of the Herriman Planning Commission meeting held on **Wednesday, January 21, 2026, 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, Alternate Forest Sickles, Alternate Preston Oberg

Excused: Adam Jacobson

Staff Present: Planning Manager Clint Spencer, Planner II Amanda Hamilton, Deputy Recorder Angela Hansen, Planner I Laurin Hoadley, Communications Specialist Mitch Davis, Staff Engineer III Josh Petersen, Assistant City Manager Wendy Thomas (online), Community Development Director Blake Thomas, and Planning Director Michael Maloy

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

Chair Andrea Bradford called the meeting to order at 6:05 p.m.

1. Commission Business

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

Planning Director Maloy reported that Commissioner Oberg was reappointed as an alternate. He reviewed that a commission vacancy still existed. He explained that the City Council would start the process of filling this vacancy in the following week's meeting, where they would decide who on the Council would participate in the selection process. He mentioned that while previous applicants could be considered, it had been a while since applications were received.

1.2. Review of Agenda Items – Planning Staff

The Commission reviewed the three significant agenda items scheduled for discussion during the meeting:

Item 4.1 involved reviewing a request from Rodger Duke, the property owner at 7411 West High Country Road, to amend Herriman City's official zoning map. The proposal was to change the zoning from A-1-43 Single Family Agricultural to A-1-10 Single Family Agricultural, with a specific zoning condition limiting the overall density to two dwelling units per acre. This amendment would allow Mr. Duke to create a subdivision on his property that includes a flag lot, aligning with similar adjustments made by other properties along High Country Road.

Item 4.2 considerations were given to amendments in fencing regulations, aiming to update standards in Chapter 10-21 and other relevant sections. The proposed updates were designed to eliminate redundancies and clarify existing language. Key areas of focus included introducing wood as a permitted fencing material, allowing vinyl-coated chain link for recreational areas, and ensuring security fencing options align with best practices. There was also discussion on the removal of chain link fences with vinyl slats as an acceptable screening method in certain zones, as commissioners deliberated on the aesthetic and maintenance implications of these changes.

Item 4.3 the Commission also examined a proposed ordinance to permit detached Accessory Dwelling Units (ADUs) within Herriman. This initiative aligns with the city's moderate-income housing plan and anticipates future state mandates on housing. The ordinance aims to allow ADUs on properties with a single-family home, subject to meeting specific zoning requirements, applicable building codes, and supplemental regulations. This includes stipulations around maximum size, height, design compatibility, owner occupancy, and prohibitions on short-term rentals, all designed to integrate ADUs smoothly into the existing residential framework while considering local community character and needs.

- 1.3. Review and discuss municipal land use policies, codes, standards, and best practices to ensure compliance with Utah State and Herriman City regulations – Michael Maloy, Planning Director

The commission viewed a training video and engaged in a subsequent discussion regarding the training.

2. Adjournment

Commissioner Sickles moved to adjourn the meeting at 6:52 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 7:02 p.m.

3. Call to Order

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

Planning Manager Spencer 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 December 17, 2025 Planning Commission Meeting

Commissioner Powell motioned to approve the Minutes for the December 17, 2026 Planning Commission meeting; Commissioner Garcia seconded and all voted aye.

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 to amend Herriman City's Official Zoning Map from A-1-43 Single Family Agricultural to A-1-10 Single Family Agricultural with a Zoning Condition limiting the overall density to two (2) dwelling units per acre for property located generally at 7411 W Hi Country Road. (Public Hearing)

Applicant: Rodger Duke (property owner)

Acres: ±1.06

File No: Z2025-070

Planning Manager Spencer presented the request from Roger Duke to rezone his property at 7411 West High Country Road. He explained that the applicant wanted to subdivide his property to include a flag lot, similar to what had already occurred with several other properties on that street. The property is currently zoned A-1-43, and the request would change it to A-1-10, which would create two lots of approximately 2/3 acre and 1/3 acre.

Planning Manager Spencer confirmed that the request complied with the General Plan's Neighborhood Residential 1 designation. Staff recommended approval with the condition that overall density be limited to two dwelling units per acre, which would maintain consistency with the character of the area.

The property owner, Roger Duke, was present but did not provide additional comments.

Chair Bradford opened the public hearing.

No comments were offered.

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

During discussion, commissioners noted that the A-1-10 zoning was necessary because the placement of the current home prevented the creation of two equal-sized lots. Commissioner Garcia confirmed with the applicant that the neighboring property to the west had no animals. The Commission agreed that the staff recommendation to limit the property to two lots total was appropriate.

Commissioner Fenn moved to forward a positive recommendation of approval to City Council of item 4.1

Review and consider a recommendation to amend Herriman City’s Official Zoning Map from A-1-43 Single Family Agricultural to A-1-10 Single Family Agricultural with a Zoning Condition limiting the overall density to two (2) dwelling units per acre for property located generally at 7411 W Hi Country Road with staff’s recommendation 1. The maximum density of the development shall not exceed two (2) units per acre.

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>Absent</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>Aye</i>

The motion passed unanimously.

**4.2. Review and consider a recommendation to amend Chapter 10-21 Fencing, and other Chapters in Title 10 Land Development Code, to update standards for fencing in Herriman. (Public Hearing)
 Applicant: Herriman City
 File No: Z2026-001**

Planning Director Maloy presented proposed amendments to the city's fencing regulations. He explained that the code structure included a specific chapter on fencing (Chapter 10-21) as well as references to fencing in various zone-specific sections of the code. After analysis, staff determined it was best to maintain this structure rather than consolidate all fencing standards into one chapter. The key changes included clarifying language throughout, maintaining current height and location standards, adding wood as a permitted fencing material with requirements for durability, specifying vinyl-coated chain link for recreational uses, proposing removal of chain link with vinyl slats as a screening option in certain zones, and adding language to allow security fencing with defensive features for public utilities.

Chair Bradford opened the public hearing.

No comments were offered.

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

During the commission discussion, commissioners debated the merits of allowing wood fencing. Some expressed concerns about maintenance and appearance, while others noted that wood fencing is common in other cities and could offer aesthetic benefits. Commissioner Bradford questioned why wood fencing hadn't been allowed previously and whether its inclusion might lead to undesirable fence designs.



Commissioner Ferguson suggested the possibility of allowing a certain percentage of wood as an accessory to other materials, which could provide decorative options while addressing quality concerns. The Commission also discussed fence color requirements, noting that the current language specifies "beige, white, or neutral color" for vinyl fences. Some commissioners questioned whether this was too restrictive, especially with newer materials and design trends favoring darker colors. After deliberation, most commissioners supported the changes, including the addition of wood fencing, with the understanding that maintenance requirements would apply to all fence types.

Commissioner Powell moved to forward a positive recommendation of approval to City Council of item 4.2 Review and consider a recommendation to amend Chapter 10-21 Fencing, and other Chapters in Title 10 Land Development Code, to update standards for fencing in Herriman with staff's recommendations 1. Public utilities may be screened by non-climbable fencing or walls, including vinyl-coated chain-link with security wire that may exceed 6 feet in height upon demonstrated compliance with applicable administrative review and city engineering standards.

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>No</i>
<i>Commissioner Heather Garcia</i>	<i>Aye</i>
<i>Commissioner Brody Rypien</i>	<i>Aye</i>
<i>Commissioner Adam Jacobson</i>	<i>Absent</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>Aye</i>

The motion passed with a vote of 5:1

**4.3. Review and consider a recommendation to amend Title 10 Land Development Code to permit detached Accessory Dwelling Units on properties that contain a single-family home, subject to compliance with specific additional zoning regulations, applicable building codes, and adopted engineering standards, if approved by the Herriman City Council (Public Hearing)
 Applicant: Herriman City
 File No: Z2026-002**

Planning Director Maloy presented a draft ordinance to permit detached Accessory Dwelling Units (ADUs) in Herriman. He explained that this initiative aligned with the city's moderate-income housing plan and anticipated potential state legislation on the matter. The proposed ordinance would allow ADUs citywide where single-family homes exist, require a minimum lot size of 6,000 square feet, limit ADU size to 1,000 square feet or 50% of the primary dwelling's size, set a maximum height of 20 feet (measured to the ridge line), require design compatibility with the primary residence, mandate owner occupancy (in either the main dwelling or ADU), and prohibit short-term rentals (less than 30 days).

Chair Bradford opened the public hearing.



During the public hearing, two residents spoke:

Clint Underwood expressed opposition, citing concerns about effective zoning, privacy impacts, parking, occupancy limit, emergency vehicle access, and maintenance.

Joe Darger supported the ordinance but suggested modifications to the height restriction to better accommodate two-story designs and requested clarification on the owner-occupancy requirement.

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

Following extensive discussion, the Commission identified several areas for refinement regarding the proposed ordinance to permit detached Accessory Dwelling Units (ADUs) in Herriman.

On height restrictions, while the original proposal set a 20-foot limit, commissioners discussed the potential to expand this to 25 feet or align with the height of the primary residence, whichever is less, to allow for more architectural flexibility, particularly to accommodate garage-under designs. This change was suggested to make the construction of two-story ADUs feasible while keeping in harmony with the surrounding neighborhood.

Window placement and privacy stirred considerable debate, focusing on the balance between privacy for existing neighbors and design freedom for property owners. Some members advocated imposing restrictions on second-story windows that directly face neighboring properties to protect privacy, suggesting that windows be positioned or designed to mitigate intrusive sight lines. However, others cautioned against overly restricting architectural options, arguing that those living on smaller lots might expect less privacy inherently due to closer proximity to neighbors. A nuanced approach was proposed, considering setback distances as a factor to determine window placement restrictions.

Regarding parking requirements, the ordinance proposed a requirement for one additional off-street parking space. Commissioners discussed whether this provision was adequate, given potential scenarios where ADUs might lead to increased vehicle numbers in residential areas, particularly on smaller lots where parking capacity is naturally limited.

The question of fencing arose, especially concerning smaller lots. The Commission debated whether to mandate property fencing where ADUs are implemented, highlighting concerns about privacy and safety for both the ADU occupants and neighbors. This discussion acknowledged that while fencing can address privacy and trespassing issues, such a requirement could add to construction costs, potentially impacting affordability.

Questions around access requirements focused on ensuring clear emergency pathways to ADUs. Commissioners suggested that the draft ordinance should specify required access paths, possibly involving paved routes to facilitate emergency services' access without hindrance.

Ownership considerations were also crucial, with the Commission seeking clarity on the owner-occupancy requirements, particularly regarding properties held in trusts or owned by LLCs. This raised

questions about how ownership is defined in legal terms, especially when a family member resides in either the main dwelling or the ADU.

Due to the multitude of potential amendments and the need for thorough consideration, the Commission elected to continue the item. This decision will allow staff to integrate the discussed revisions into the draft ordinance, ensuring a comprehensive framework that aligns with both community values and anticipated state mandates.

*Commissioner Ferguson moved to Continue to the February 4, 2026 meeting item 4.3 **Review and consider a recommendation to amend Title 10 Land Development Code to permit detached Accessory Dwelling Units on properties that contain a single-family home, subject to compliance with specific additional zoning regulations, applicable building codes, and adopted engineering standards, if approved by the Herriman City Council.***

Commissioner Powell 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>Absent</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>Aye</i>

The motion passed unanimously.

5. Chair and Commission Comments

Commissioner Garcia emphasized that the Commission was not seeking to increase density but was trying to proactively address an anticipated state mandate while maintaining local control.

Commissioner Rypien noted research showing ADUs can benefit neighborhoods by allowing young families to grow up in established areas, enabling aging in place for seniors, and helping revitalize neighborhoods.

6. Future Meetings

6.1. Next City Council Meeting: January 28, 2026

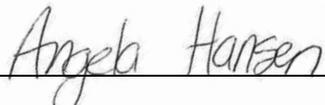
6.2. Next Planning Commission Meeting: February 4, 2026

7. Adjournment

Commissioner Powell moved to adjourn the meeting at 8:20 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 January 21, 2026. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.



Angela Hansen
Deputy City Recorder

