



PLANNING COMMISSION MINUTES

Wednesday, February 04, 2026

Approved as Corrected March 04, 2026

The following are the minutes of the Herriman Planning Commission meeting held on **Wednesday, February 4, 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, Adam Jacobson, Alternate Forest Sickles, Alternate Preston Oberg

Excused:

Staff Present: Planning Manager Clint Spencer, Planner II Amanda Hamilton, Deputy Recorder Angela Hansen, Planner I Laurin Hoadley, Assistant City Attorney Matt Brooks, Communications Specialist Garret Reynolds, Staff Engineer III Josh Petersen, Assistant City Manager Wendy Thomas (online) and Planning Director Michael Maloy

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

Chair Andrea Bradford called the meeting to order at 6:11 p.m.

1. Commission Business

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

Planning Director Maloy reported that the City Council had initiated the process for advertising the vacant alternate position on the Planning Commission. He indicated communications would

go out through typical channels, though no specific timeline had been established yet. The Council had selected Terrah Anderson to be the Council representative along with the Mayor and someone representing administration in the selection review process. The Council expressed interest in having someone from District 1, but applications would not be limited to that district.

Director Maloy also reported that the Council had approved amendments to the sign ordinance, which included added standards for the new commercial flex zone and stricter regulations on lighting associated with signage adjacent to residential districts. These changes were approved as proposed by the Planning Commission.

1.2. Review of Agenda Items – Planning Staff

Planner Hoadley presented information on item 4.1 the Copper View Plaza Building 7. She noted this building had previously come before the Commission once for an amendment related to an event space or larger restaurant, but interest in those uses had moved elsewhere in the city. The current proposal was for a 5-tenant retail building.

During the discussion of item 5.1, the Commission delved deeply into potential modifications to the ADU ordinance. They specifically focused on key areas such as minimum lot size, debating whether increasing it from the proposed 6,000 square feet to 7,000 or even 8,000 square feet would be more suitable. Concerns were raised about the practicality of fitting ADUs on smaller lots, given setback requirements and the potential for smaller backyard space, especially in Herriman where homes tend to be larger than average.

Regarding maximum floor area, the draft originally proposed a cap of 1,000 square feet or 50% of the primary dwelling's size, whichever was less. However, the Commission considered simplifying this by allowing a straight 1,000 square feet maximum, irrespective of the primary dwelling's size. This change was intended to support more flexible design options for property owners.

Height restrictions were another significant point of debate. While the draft increased the maximum height from 20 feet to 25 feet, the Commission discussed further modifications, such as removing the condition that tied the ADU height to the height of the principal dwelling. This would accommodate owners wishing to build a two-story ADU, like those with a garage below.

Setbacks also saw considerable discussion, with suggestions to align them with existing accessory structure requirements for simplicity and consistency. This would mean adopting setbacks already familiar to residents, thus easing the transition for those considering adding an ADU to their property.

Utility connection guidelines prompted Commissioner Jacobson to raise the issue of road cuts associated with installing utility connections for ADUs. He proposed either imposing restrictions or implementing impact fees to mitigate the potential for road damage. The concern was that additional road cuts could lead to long-term damage to road infrastructure, resulting in costly

repairs and maintenance. His suggestion aimed to alleviate these impacts while ensuring that the city's infrastructure remained intact.

- 1.3. Review and Discuss Land Development Codes, Standards, Policies, Best Practices, and Potential Amendments to Ensure Compliance with Utah State and Herriman City Regulations– Michael Maloy, AICP, Planning Director

No discussion of this item.

2. Adjournment

Commissioner Jacobson moved to adjourn the meeting at 6:54p.m. Seconded by Commissioner Sickles and all voted aye.

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

3. Call to Order

Chair Andrea Bradford called the meeting to order at 7:03 p.m.

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

Angela Hansen led the audience in the Pledge of Allegiance.

- 3.2. Roll Call

Full quorum present.

- 3.3. Conflicts of Interest

No conflicts of interest were noted.

- 3.4. Approval of Minutes for January 7, 2026, Planning Commission Meeting

Commissioner Garcia motioned to approve the Minutes for the January 7, 2026, 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. **Re-consideration of final building elevations and landscape plans for commercial development in Copper View Plaza Building 7 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

Planner Hoadley presented the proposed elevations for Building 7 in Copper View Plaza. She noted the building would primarily be 20 feet tall with peaks at 24 feet for architectural features. She showed the sides of the building, including the side with a patio. She presented the overall site image including landscaping, which was consistent with the rest of the site and the overall plan.

Planner Hoadley confirmed all zoning and engineering standards had been met. She highlighted item number 4 in the list of approvals, which requested an updated parking study. Staff had asked for this to ensure compliance with parking requirements as new uses come in.

Aaron Osman, representing Copper View Plaza, explained they had originally planned for a two-story building with an events center on top. Despite trying for a full year, they were unsuccessful in finding interested tenants for this concept. They determined office space was not appropriate for current needs, so they returned with a plan consistent with what has been working elsewhere in their complex.

Commissioner Oberg noted the proposal appeared to match the language of the rest of the area.

Commissioner Garcia moved to approve item 4.1 Re-consideration of final building elevations and landscape plans for commercial development in Copper View Plaza Building 7 at 12252 S Herriman Auto Row in the C-2 Commercial Zone with staff recommendations 1. Applicant shall comply with additional comments from the City. 2. Applicant shall screen all utilities as required by the MDA. 3. Applicant shall provide a legend for the final landscape plan that shows the types and quantities of planting and mulch, as well as the sizes of the plants, to verify compliance with City Code. 4. Applicant shall provide an updated parked study for Copper View Plaza.

Commissioner Ferguson 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. (Continued from January 21, 2026 Meeting) 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.**
Applicant: Herriman City
File No: Z2026-002

Planning Director Maloy presented the continued item regarding detached Accessory Dwelling Units (ADUs). He noted he had made several adjustments to the draft based on the Commission's previous feedback.

He explained that studying and identifying the appropriateness of a detached ADU ordinance was an element of the city's moderate income housing plan. He noted that ADUs, sometimes called mother-in-law apartments or granny flats, have historically existed in communities but often without proper permitting.

The draft proposed that compliant detached ADUs would be permitted uses, not requiring conditional use permits, meaning they could be approved administratively if meeting all standards. The proposal included a 6,000 square foot minimum lot size, though it was acknowledged that on smaller lots it might be difficult to fit an ADU while meeting all requirements.

Planning Director Maloy outlined other key elements of the draft: maximum size of 1,000 square feet or 50% of the primary dwelling (whichever is less), maximum height of 25 feet (increased from 20 feet in previous draft), setbacks of 10 feet (rear) and 8 feet (side), design compatibility with the main home, flexibility for planning commission review of modification requests, owner occupancy requirement (with strengthened language defining "owner occupant"), and no short-term rentals allowed (must be longer than 30 days).

During discussion, Commissioner Oberg expressed concern about allowing both internal and external ADUs on a single lot, citing potential issues with density and parking. He noted that having a basement ADU and a detached ADU on the same property could potentially lead to six or more vehicles associated with just the ADUs, excluding the main dwelling's cars, especially on a smaller lot. Commissioner Garcia acknowledged a split among the commission regarding this issue, with some members comfortable with it if the property is owner-occupied.

Commissioner Sickles noted that situations differ, such as families living together, and expressed that his next-door neighbor, for instance, is a multi-generational family that could mirror a similar setup without technical ADU classification.

Several commissioners discussed the practicality of whether many property owners would actually be able to fit detached ADUs on smaller lots given the setback requirements. They noted that many 6,000-8,000 square foot lots are in HOAs that may already prohibit ADUs, reducing

concerns about widespread implementation in those areas. The discussion also touched on lot configurations and how certain larger lots might handle both internal and external ADUs more effectively due to additional space. Commissioner Powell mentioned the allowances for detached ADUs should perhaps not be overly restricted, suggesting leniency for property owners willing to make such investments, especially in terms of parking.

The Commission debated height restrictions, with some suggesting removing the provision that tied the ADU height to the primary dwelling, allowing a straight 25-foot maximum instead. This would accommodate situations where a homeowner has a single-story house but desires to construct a two-story ADU over a garage. There was additional conversation about scenarios where a taller detached ADU might fit aesthetically, provided height is balanced with setbacks or architectural enhancements approved by the commission.

Commissioner Jacobson raised concerns about road cuts for utility connections. He suggested the Commission should recommend that the City Council consider implementing restrictions or impact fees for separate utility connections to minimize road damage. He emphasized the lasting impacts of road cuts, indicating that once a road is cut, it creates a permanent disruption often leading to further maintenance challenges. Discussion surrounding utility connections also touched on options for homeowners to tie into existing meters where feasible, as an alternative to avoid unnecessary roadway impacts.

After extensive discussion about setbacks, lot sizes, height restrictions, and parking requirements, the Commission reached consensus on several modifications to the proposed ordinance.

Commissioner Jacobson moved to forward a positive recommendation of approval to City Council of item 5.1 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 with staff recommendations 1. Combine detached and internal accessory dwelling unit regulations into one chapter of the Land Development Code to improve administration and implementation of the ordinance and adding adjust minimum lot size to 7,000 square feet, maximum floor area 1,000 square feet (removing the 50% restriction), maximum height 25 feet (removing the tie to principal dwelling height), Rear and Side yard Setbacks match accessory unit requirements, avoid cutting roads for utilities and charge impact fees if needed, require owner occupancy, allow one internal and one external accessory dwelling, and require one additional off-street parking.

Commissioner Ferguson 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

Commissioners expressed their appreciation for Planning Manager Clint Spencer, who was leaving after five years of service to take a position in another city.

7. Future Meetings

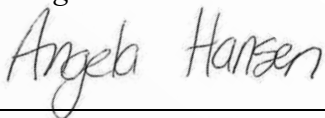
7.1. Next City Council Meeting: February 11, 2026

7.2. Next Planning Commission Meeting: February 18, 2026

8. Adjournment

Commissioner Powell moved to adjourn the meeting at 8:07p.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 February 04, 2026. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.



Angela Hansen
Deputy City Recorder