



PLANNING COMMISSION MINUTES

Wednesday, February 18, 2026

Approved March 18, 2026

The following are the minutes of the Herriman Planning Commission meeting held on **Wednesday, February 18, 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: Vice Chair Darryl Fenn

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

Excused: Andy Powell, Andrea Bradford

Staff Present: Planner II Amanda Hamilton, Deputy Recorder Angela Hansen, Planner I Laurin Hoadley, Assistant City Attorney Matt Brooks, Communications Specialist Mitch Davis, 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)

Vice Chair Darryl Fenn called the meeting to order at 6:03 p.m.

1. Commission Business

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

Planning Director Maloy reviewed recent City Council decisions. He reported that the council had approved the fencing ordinance, though he had anticipated more discussion regarding wood fencing materials. The council asked a few questions but ultimately approved the measure. He clarified that while the city ordinance was approved, individual communities could still maintain their own HOA rules, and citizens could not override HOA restrictions by citing city approval.

Planning Director Maloy also noted that the city had begun advertising for a new alternate Planning Commission position. To date, approximately a dozen applications had been received. Councilmember Henderson, whose district currently lacks representation, had specifically requested information to share with his constituents about the vacancy.

The Accessory Dwelling Unit (ADU) ordinance was scheduled to go before the City Council the following week. He anticipated significant discussion and was uncertain whether the council would approve it with modifications or table it with instructions. He also confirmed that a rezone for a small flag lot near High Country, associated with Roger Duke, had been approved by the council.

1.2. Review of Agenda Items – Planning Staff

Staff reviewed the agenda, confirming there was only one item scheduled for the regular meeting: the Hidden Oaks Subdivision Pods 17 and 18 residential plat amendments.

Planning Director Maloy explained the unusual circumstances surrounding this application. In greenfield developments, it is common for developers to obtain preliminary plat approval, construct the subdivision infrastructure, and then record the final plat. This approach reduces bonding requirements, as developers can post a warranty bond at the time of recording rather than upfront. Ivory Homes had followed this pattern and completed construction of the subdivision, but their preliminary plat approval had expired because an extension was not submitted in time. The Planning Commission's approval was therefore needed to authorize the final plat recording, even though the infrastructure was already built. The council had authorized some changes to the development, but the commission's approval of the plat itself was still required before lots could be sold.

Commissioner Sickles inquired about landscaping requirements, noting that engineering plans indicated the city ordinance required a certain number of trees, but the plans showed zero trees due to slope constraints. Planning Director Maloy indicated that Brad Mackay from Ivory Development could address this during the presentation, noting that there may have been modifications or that the issue related to open space rather than street trees. He emphasized that Ivory had been committed to providing street trees throughout the development.

Planning Director Maloy received one public comment regarding a private easement expectation on one of the parcels, which he would address during the public hearing.

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

Planning Director Maloy informed the commission about several upcoming training opportunities available this spring. The National Planning Conference would be held in Detroit, and the city had sufficient budget to send two commissioners if there was interest. The Utah APA Spring Conference was scheduled at Ruby's Inn in Bryce Canyon, with planner Hoadley planning to attend. The Congress for the New Urbanism (CNU) conference, focused on place-making, transportation, and design, would be held in Northwest Arkansas, and Planner Hamilton was considering attending. Planning Director Maloy indicated that if fewer commissioners attended the national conferences, there would be budget available for local training. He requested that interested commissioners contact him so he could coordinate with the chair about who would attend.

Planning Director Maloy discussed the city's approach to the general plan. Herriman typically updates its general plan every five years, with the current plan adopted in 2022. As staff prepared budget proposals for fiscal years 2026-2028, He recommended to administration that instead of creating an entirely new general plan, the city make minor modifications and extend the life of the current plan. This approach seemed to make sense given recent work. The city's consultant, FFKR had been preparing the annual moderate income housing plan, had just completed the state-required water element, and was also working on an urban forestry management plan expected to come before the commission in spring. The forestry plan would enable the city to leverage additional grants and funding for urban forestry efforts. Given FFKR's ongoing relationship and familiarity with Herriman, staff anticipated that if the council approved the proposal, they would work with FFKR on updates to the existing plan rather than developing an entirely new general plan.

Commissioners discussed water capacity constraints in certain areas of the city. Planning Director Maloy confirmed that the council had been apprised that certain sections do not have water capacity for further development. Planner Hoadley clarified that this affects the majority of undeveloped areas in the city. Two tanks were being constructed in South Hills to serve that area and Panorama, which would also alleviate pressure on surrounding tanks. Two additional tanks will be built in Olympia, with an estimated 18-month to two-year timeline. Staff Engineer Petersen estimated the total capacity in the Panorama area would be approximately 3 million gallons, though the Olympia tank sizes were still in design.

Planning Director Maloy clarified this was not a moratorium per se but rather notice that the city was at capacity with current infrastructure. Developers wanting to proceed would need to build water tank capacity themselves. The city could not approve subdivisions without that infrastructure in place. At the last council meeting, the engineering department discussed potentially allowing staff to review and approve certain plats within affected Master Development Areas (MDAs) but not record them until water service became available. This would allow developers to proceed with infrastructure work at their own risk while preventing

lot sales until water service was confirmed. The council had agreed to allow this under certain conditions.

Commissioner Jacobson asked about the financial impact, given that the city relies on building permit revenue for staffing. Planning Director Maloy noted that the current administration had been more involved in the details of how the city receives funds for expenses and was making various adjustments. Interestingly, building permits had actually increased this year due to larger MDAs and new developments in Olympia where capacity existed. They were up over the previous year, though it remained to be seen how this would hold through the summer. He indicated the city was becoming less dependent on building permit revenue in general.

Commissioner Jacobson expressed concern about the potential for development to screech to a halt, noting that water tanks are not built quickly. Planner Hamilton clarified that some areas had already been allocated water, so not everything was stopping entirely. Previously subdivided developments had already been included in engineering calculations and were allocated and cleared to proceed. Planning Director Maloy confirmed that commitments had been made to developments like Creek Ridge, which was already accounted for.

The commission spent time viewing a training video.

Commissioner Jacobson expressed ongoing concern about code enforcement, though he acknowledged not knowing how to address it. Planner Hoadley explained that both code enforcement officers had left and one police officer had been filling in temporarily. The city had just hired one code enforcement officer, but a police officer was still assisting. Commissioner Jacobson worried that the complaint-driven system might not be adequate, noting that most complaints he heard were from people asking what could be done about deteriorating conditions rather than people wanting to turn in their neighbors. He observed areas where conditions were declining, and once that happened, they didn't come back quickly.

Assistant City Attorney Brooks explained that during the extended period with only one person handling code enforcement, the department had fallen behind. He cited the example of encroachment cases, where they had worked through approximately 85 violations, but it took considerable time. With staffing constraints, they stayed behind. However, with a second person now hired and police department assistance, he expected they would catch back up. He confirmed that code enforcement remained complaint driven.

Commissioner Jacobson expressed particular concern about xeriscaping requirements, noting that in tough economic times, shutting off irrigation to grass is often the first thing homeowners do. He had observed this pattern in Hamilton Farms subdivision, where large homes on big lots were showing signs of neglect. He worried that certain parts of the city might reach a point where they become completely blighted and impossible to recover. He acknowledged this wasn't solely a city staff problem but believed it would create zones that wouldn't come back. He noted one neighborhood where a resident had complained daily for almost a year about one property owner who still hadn't addressed issues.

Planner Hoadley responded that staff was working to ensure that codes being written and updated were enforceable, though this was difficult. Commissioner Jacobson suggested the city might benefit from more public awareness campaigns, similar to the educational video they had watched, teaching citizens how to help code enforcement zero in on problems through anonymous reporting. He noted that many people complain about problems but never submit formal complaints through the portal. Planner Hamilton confirmed that until complaints were submitted through the anonymous reporting portal, there was limited action staff could take from an enforcement perspective.

Planner Hoadley clarified that the police department does not like anonymous submittals and advised that residents who wish to remain anonymous should still provide a phone number. Code enforcement had encountered many issues with complaints containing only a sentence or two without enough information to understand the problem. Providing a phone number allowed code enforcement to ask follow-up questions while still maintaining confidentiality—the police department does not give out complainant information even if requested. Commissioner Ferguson asked whether a GRAMA request could obtain the phone number from an anonymous tip, and Planner Hoadley confirmed it could not.

Planning Director Maloy explained that anonymous reports simply provide an opportunity for the city to verify whether a violation exists, whether the city is taking enforcement action, not the individual complainant. He noted that code enforcement had previously presented to the commission and suggested they could provide an update within the next few months given the transition. He also noted that coordination meetings between Code Enforcement and other city departments had previously been conducted, and that Planner Hoadley is now handling them on a monthly basis, though meetings are sometimes canceled when there aren't enough items to discuss.

2. Adjournment

Commissioner Jacobson moved to adjourn the meeting at 7:01 p.m. Seconded by Commissioner Sickles and all voted aye

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

3. Call to Order

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

Rebecca Howell 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 January 21, 2026 Planning Commission Meeting

Commissioner Garcia motioned to approve the Minutes for the January 21, 2026 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 residential plat amendments within the Hidden Oaks Subdivision Pods 17 & 18 located approximately at 7300 W Herriman Main Street in the R-1-21 Residential Single Family Zone and PD Planned Development Overlay. (Public Hearing)

Applicant: Brad Mackay w/ Ivory Development (owner)

Acres: ±17.74

File No: S2026-019

Planning Director Maloy commenced the application review, detailing the unusual formality of the situation that necessitated reconsideration by the Planning Commission. The Hidden Oaks development, governed by a comprehensive Master Development Agreement (MDA) within the city, lists Ivory Homes and Perry Homes as development partners. This project saw approval from the City Council back in early 2018. He showcased a vicinity map to the committee, which clarifies the project's location—Pods 17 and 18—transcending Herriman Main Street.

Planning Director Maloy articulated the project timeline, explaining that the Planning Commission had ratified the preliminary plats for these pods in June 2022. A copy of this approval was included in the commissioners' packets for context. Following the acquisition of the remaining property by the master developer, Ivory Homes, they petitioned the City Council for an amendment to the Hidden Oaks Master Development Agreement. This amendment received council approval. Subsequently, Ivory Homes made amendments to the previously sanctioned preliminary plans, engaged with the city's engineering department, and, upon obtaining engineering clearance, commenced construction in accordance with these revised plans.

He reported that construction was now substantially complete. To facilitate lot sales within these phases, final plat recording was essential. However, with the timeline and numerous changes along the development path, the Planning Commission's preliminary approval expired, and an extension was not pursued. He emphasized that such extensions are typically formalities, and he was unaware of any precedent where an extension request was denied, though in this instance, it simply wasn't actioned. He recommended that the applicant reappear before the Planning

Commission to revitalize their initial approval. Following necessary procedural requirements, a public hearing for preliminary plats was declared, and due notification was disseminated.

Planning Director Maloy shared a single public comment received by telephone from Mr. and Mrs. Doxey, whose property adjoins the development. The Doxey's negotiated a private easement located in Pod 17 on Lot 1719, specifically for a sewer line easement along its eastern property boundary. Even though not published in the packet exhibit, He annotated that the city-held final plat included this easement, favoring the Doxey properties for a sewer line outfall, pending the Doxey's choice to expand developments requiring sewer service. Ivory Homes confirmed this easement's inclusion in the final mylar which is pending Planning Commission review, and staff adjusted recommendations to now formally reflect this condition of approval.

Applicant Brad Mackay from Ivory Development acknowledged the oversight leading to the renewal requirement but noted the project's completion, highlighting the allure of Pods 17 and 18 with their half-acre lots and remarkable views.

Vice Chair Darryl Fenn opened the public hearing.

No comment was offered.

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

Subsequent discussions illuminated the realization by commissioners of previous modifications under the Master Development Agreement, notably the conversion of senior-style homes to large lot structures. With clarity restored, the commission verifiably recounted the discourse on plans discussed previously and moved towards final action.

Commissioner Jacobson moved to approve item 4.1 Review and consider approval of residential plat amendments within the Hidden Oaks Subdivision Pods 17 & 18 located approximately at 7300 W Herriman Main Street in the R-1-21 Residential Single-Family Zone and PD Planned Development Overlay with staff's recommendation 1. Subject to compliance with the recommended conditions of approval, the proposal meets all applicable standards in Title 10 of City Code; 2. The proposal complies with all applicable standards of the Hidden Oaks Master Development Agreement (MDA); and 3. Final plat includes a 10-foot-wide private easement along the east property line of Lot 1719 in POD 17 Phase 1 for future sewer connection from the abutting (Doxey) parcel.

Commissioner Rypien seconded the motion.

The vote was recorded as follows:

<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>Absent</i>
<i>Alternate Commissioner Forest Sickles</i>	<i>Aye</i>
<i>Alternate Commissioner Preston Oberg</i>	<i>Aye</i>

The motion passed unanimously.

5. Chair and Commission Comments

6. Future Meetings

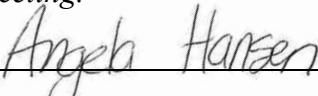
6.1. Next City Council Meeting: February 25, 2026

6.2. Next Planning Commission Meeting: March 04, 2026

7. Adjournment

Commissioner Oberg moved to adjourn the meeting at 7:18 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 February 18, 2026. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.



Angela Hansen
Deputy City Recorder