



# PLANNING COMMISSION MINUTES

Wednesday, March 18, 2026

Approved April 16, 2026

The following are the minutes of the Herriman Planning Commission meeting held on **Wednesday, March 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:** Chair Andrea Bradford

**Commissioners Present at Work Meeting:** Brody Rypien, Andy Powell, Heather Garcia, Adam Jacobson, Alternate Forest Sickles, Alternate Preston Oberg

**Excused:** Darryl Fenn, Jackson Ferguson

**Staff Present:** 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, Planning Director Michael Maloy, and Commander-Operations Brent Adamson

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

### **1. Commission Business**

Chair Andrea Bradford called the meeting to order at 6:04 p.m.

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

Planning Director Maloy reported that there were no land use items discussed at the most recent City Council meeting. He informed the commission that the City Council would be canceling their second meeting in April due to scheduling complexities but would proceed with their first April meeting as planned.

#### **1.2. Review of Agenda Items – Planning Staff**

Chair Bradford initiated the review of agenda items, beginning with item 4.1. Planning Director Maloy explained that he would provide one comprehensive presentation covering all three South Hills

subdivision items (4.1, 4.2, and 4.3), as they are all part of the same South Hills development agreement. He noted that the applicant would be present and had sent additional images to share regarding their trail network and overall project composition.

Planning Director Maloy highlighted that while there had been some movement of units within the development, these changes remained within the permissible limits of the development agreement. He emphasized that this application differed from typical subdivision reviews because the South Hills development agreement allows applicants to come before the planning commission with essentially a partial review—approximately 70% complete according to Staff Engineer Petersen—rather than requiring a full civil engineering review beforehand.

Planning Director Maloy explained that staff still had red lines and conditions associated with all three subdivision phases, and they would continue working with the developer to ensure compliance with applicable standards and the development agreement. He noted that this developer was the same group behind the water tank development in South Hills and was eager to take advantage of that water infrastructure once completed.

Commissioner Sickles raised concerns about fire safety, noting the presence of cul-de-sacs with many units and limited egress points. Staff Engineer Petersen responded that Unified Fire Authority had reviewed the plans, with the Fire Marshal identifying only minor issues requiring no parking signs on some road cross sections and additional fire hydrants. Staff Engineer Petersen also mentioned that the developer planned to provide connections between some of the longer cul-de-sacs to address circulation concerns.

**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, Planning Director**

Planning Director Maloy discussed upcoming changes to city code following the conclusion of the state legislature session. He explained that new legislation would introduce additional specificity regarding planning commission training obligations and communication protocols.

The commission discussed recent state legislative changes, including the passage of ADU (Accessory Dwelling Unit) legislation. He confirmed that the city would be bringing updated ADU regulations back to the city council now that the state requirements were finalized.

The commission then engaged in training activities, watching educational videos about land use topics including nonconforming uses and structures, property rights foundations, and meeting procedures.

## **2. Adjournment**

*Commissioner Sickles moved to adjourn the meeting at 6:55 p.m. Seconded by Commissioner Jacobson 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 7:02 p.m.

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

Planner Laurin Hoadley 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 February 18, 2026 Planning Commission Meeting**

*Commissioner Garcia motioned to approve the Minutes for the February 18, 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 preliminary approval of a subdivision plat for POD 7 in the South Hills Amended & Restated Master Planned Development Agreement (ARMDA) containing 108 residential dwelling units at approximately 15590 S Mountain View Corridor in the R-2-10 Multifamily Residential Zone. (Public Hearing)**

**Applicant: Leif Smith, Wasatch Commercial (property owner)**

**Acres: ±51.37**

**City File No: S2025-145**

Planning Director Maloy provided a comprehensive presentation covering all three items on the agenda for South Hills subdivision pods. He explained that these applications were part of the South Hills Master Development Agreement, one of the city's older agreements that staff had been administering with Wasatch Commercial for several years in the south end of the valley.

Planning Director Maloy noted that the developer had been constructing water tanks to build the necessary water infrastructure for the development, which was nearing completion. The three pods under consideration were Pod 7 (108 units), Pod 16 (69 units), and Pod 17 (205 units).

He apologized for the lengthy conditions of approval, explaining that the development agreement allowed developers to come to the planning commission midway through the development review process. While this created challenges with remaining review items, it also provided flexibility for the commission to identify concerns before final engineering review.

Applicant Leif Smith from Wasatch Commercial provided additional context, explaining the project's location and design elements. He described plans for \$2 million in landscaping, signage, lighting, fencing,

gabion baskets, hundreds of trees and shrubs, and a waterfall at the entry to create a luxurious development atmosphere.

He emphasized that the development's first phases, Pods 16 and 17, would feature luxury townhomes. Pod 17 will consist of single-unit townhomes, designed to resemble traditional townhomes in structure and look, yet they are detached. The majority of these will be duplexes, complemented by a portion of single-unit homes, totaling around 40 singles. These luxury townhomes are seen as a step up from the company's earlier Soleil Lofts luxury apartments, aiming to provide an even more refined living experience.

No public comments were received, which Planning Director Maloy attributed to the raw, undeveloped nature of the area requiring notices to be sent primarily to vacant property owners.

Commissioner Powell questioned why certain roads in the development were not connecting, expressing concerns about circulation. Applicant Smith explained that the design aimed to prevent the roads from becoming through-traffic routes, preserving them as community spaces for residents, children playing, and recreational activities, while still maintaining pedestrian connections.

Chair Bradford opened the public hearing.

No comments were offered.

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

*Commissioner Powell moved to approve item 4.1 **Review and consider preliminary approval of a subdivision plat for POD 7 in the South Hills Amended & Restated Master Planned Development Agreement (ARMDA) containing 108 residential dwelling units at approximately 15590 S Mountain View Corridor in the R-2-10 Multifamily Residential Zone with staff's recommendations:***

- 1. Applicant shall continue working with City staff to complete all corrections required by the South Hills ARMDA and applicable City requirements before final plat approval and recording.*
- 2. No Certificate of Occupancy shall be issued until the development has obtained adequate water service, which will be provided through an existing cooperative agreement between the applicant and the City to construct required off-site water utility improvements that will enable the City to issue a "will Serve Letter" to the applicant for water services.*
- 3. Per the MDA, work with the Engineering Department to address the following comments for final plat approval:*
  - a. Update streetlights to current Herriman City Standards.*
  - b. All roads to be private.*
  - c. Work with planning and engineering to include ADA ramps and traffic calming measures where necessary.*
  - d. Upsize 30-foot right-of-way to 32 feet, per the Master Development Agreement.*
  - e. Provide no parking signs where applicable to meet Unified Fire Standards:*
    - i. Roads 20-28 feet in width of drivable surface: Fire apparatus access roads 20-28 feet wide of drivable surface shall be posted on both sides as a fire lane.*
    - ii. Roads 28-32 feet in width of drivable surface: Fire apparatus access roads 28-32 feet wide of*

*drivable surface shall be posted on one side of the road as a fire lane. "Fire Lane" signs to be installed on fire hydrant side of the road with maximum spacing of 150'.*

*f. Provide additional fire hydrants as needed to meet Unified Fire Standards for coverage.*

*g. A maximum of 30 building permits may be issued until a second vehicular access to Soleil Hills Drive (alignment and material to be approved by the Fire Marshal) is provided for the subdivision.*

*Commissioner Jacobson seconded the motion.*

*The vote was recorded as follows:*

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

*The motion passed unanimously.*

**4.2. Review and consider approval of a preliminary subdivision plat for POD 16 in the South Hills Amended & Restated Master Planned Development Agreement (ARMDA) containing 69 residential dwelling units at approximately 15590 S Mountain View Corridor Highway in the R-20-43 Multifamily Residential Zone. (Public Hearing)  
 Applicant: Leif Smith, Wasatch Commercial (property owner)  
 Acres: ±10.275  
 City File No: S2025-144**

Applicant Smith added that Pod 16 would likely be built by Hawkstone and Narwhal luxury home builders, who were currently constructing model homes further up the road. He indicated that both this pod and Pod 17 would begin construction within the year, with units potentially available by year-end. Smith emphasized that these would be high-end luxury townhomes with varied architectural designs rather than repetitive box-style construction.

Chair Bradford opened the public hearing.

No comments were offered.

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

*Commissioner Garcia moved to approve item 4.2 **Review and consider approval of a preliminary subdivision plat for POD 16 in the South Hills Amended & Restated Master Planned Development Agreement (ARMDA) containing 69 residential dwelling units at approximately 15590 S Mountain View Corridor Highway in the R-20-43 Multifamily Residential Zone with staff's recommendations:***

- 1. Applicant shall continue working with City staff to complete all corrections required by the South*

*Hills ARMDA and applicable City requirements before final plat approval and recording.*

*2. No Certificate of Occupancy shall be issued until the development has obtained adequate water service, which will be provided through an existing cooperative agreement between the applicant and the City to construct required off-site water utility improvements that will enable the City to issue a “Will Serve Letter” to the applicant for water services.*

*3. Work with the Engineering Department to address the following comments on the subdivision plans:*

*a. Update streetlights to current Herriman City Standards.*

*b. Provide no parking signs where applicable to meet Unified Fire Standards:*

*i. Roads 20-28 feet in width: Fire apparatus access roads that have a drivable surface of 20-28 feet wide shall be posted on both sides as a fire lane.*

*ii. Roads 28-32 feet in width: Fire apparatus access roads that have a drivable surface of 28-32 feet wide shall be posted on one side of the road as a fire lane. “Fire Lane” signs to be installed on the fire hydrant side of the road with maximum spacing of 150’.*

*c. All roads to be private.*

*d. Provide additional fire hydrants as needed to meet Unified Fire Standards for coverage.*

*e. Upsize 30-foot right-of-way to 32 feet, in accordance with the design standards of the Master Development Agreement.*

*Commissioner Sickles seconded the motion.*

*The vote was recorded as follows:*

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

*The motion passed unanimously.*

- 4.3. Review and consider approval of a preliminary subdivision plat for POD 17 in the South Hills Amended & Restated Master Planned Development Agreement (ARMDA) containing 205 residential dwelling units at approximately 15590 S Mountain View Corridor Highway in the R-20-43 Multi-family Residential Zone. (Public Hearing)**
- Applicant: Leif Smith, Wasatch Commercial (property owner)**
- Acres: ±35.79**
- City File No: S2025-143**

The applicant had no additional comments for this pod beyond what was previously discussed.

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.

Commissioner Garcia moved to approve item 4.3 Review **and consider approval of a preliminary subdivision plat for POD 17 in the South Hills Amended & Restated Master Planned Development Agreement (ARMDA) containing 205 residential dwelling units at approximately 15590 S Mountain View Corridor Highway in the R-20-43 Multi-family Residential Zone with staff’s recommendations:**

- 1. Applicant shall continue working with City staff to complete all corrections required by the South Hills ARMDA and applicable City requirements before final plat approval and recording.**
- 2. No Certificate of Occupancy shall be issued until the development has obtained adequate water service, which will be provided through an existing cooperative agreement between the applicant and the City to construct required off-site water utility improvements that will enable the City to issue a “Will Serve Letter” to the applicant for water services.**
- 3. Work with the Engineering Department to address the following comments on the subdivision plans:**
  - a. Provide additional fire hydrants as needed to meet Unified Fire Standards for coverage.**
  - b. Update streetlights to current Herriman City Standards.**
  - c. All roads to be private.**
  - d. Provide no parking signs where applicable to meet Unified Fire Standards:**
    - i. Roads 20-28 feet in width: Fire apparatus access roads 20-28 feet wide of drivable surface shall be posted “No Parking” on both sides as a fire lane.**
    - ii. Roads 28-32 feet in width: Fire apparatus access roads 28-32 feet wide of drivable surface shall be posted “No Parking” on one side of the road as fire lane. “Fire Lane” signs to be installed on the fire hydrant side of the road with max spacing of 150’.**
  - e. Upsize 30-foot right-of-way to 32 feet in accordance with the design guidelines of the Master Development Agreement.**

Commissioner Sickles seconded the motion.

The vote was recorded as follows:

Commissioner Darryl Fenn	Absent
Commissioner Jackson Ferguson	Absent
Commissioner Heather Garcia	Aye
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**



## 6. Future Meetings

6.1. Next City Council Meeting: March 25, 2026

6.2. Next Planning Commission Meeting: April 1, 2026

## 7. Adjournment

*Commissioner Garcia moved to adjourn the meeting at 7:17 p.m. Seconded by Commissioner Powell 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 March 18, 2026. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.*



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*Angela Hansen*  
*Deputy City Recorder*