



## PLANNING COMMISSION MINUTES

Wednesday, April 01, 2026

Approved May 07, 2026

The following are the minutes of the Herriman Planning Commission meeting held on **Wednesday, April 01, 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, Adam Jacobson, Alternate Forest Sickles,

**Excused:** Heather Garcia, Alternate Preston Oberg

**Staff Present:** Planner II Amanda Hamilton, Deputy Recorder Angela Hansen, Planner I Laurin Hoadley, Communications Specialist Mitch Davis, Staff Engineer III Josh Petersen, Planning Director Michael Maloy, and Commander-Operations Brent Adamson

### **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 indicated there were no items to report from recent City Council decisions.

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

Planner Hamilton provided a brief overview of the agenda items, noting the conditional use permit and site plan approval for Nickelman on a 2.37-acre lot within the Herriman Business Park. Because the site exceeds one acre, Planning Commission approval is required. The proposed use is permitted under zoning, so the review focuses mainly on-site plan and design compliance.

Overall, the site plan meets setbacks and basic landscaping requirements. However, there are a few issues to resolve: the building facade uses too much stucco compared to what the ordinance allows, a required parking lot island must be added, and final engineering comments still need to be addressed.

The property is part of a larger business park subdivision that has not yet been recorded and is undergoing adjustments, including converting an internal road from private to public. Because the overall subdivision exceeds five acres, additional C-2 zoning requirements apply related to enhanced landscaping, hardscaping, and aesthetics. These have not yet been confirmed as met. Staff asked the Planning Commission to consider whether meeting those additional subdivision-wide requirements should be made a condition of Nickelmania's approval or addressed in future phases, noting that responsibility ultimately lies with the subdivision developer, not just this single project.

Planner Hoadley presented Items 5.1 and 5.2 together, covering a General Plan Amendment and a Zoning Amendment for the same lot, and recommended denial of both. The applicant proposed changing the site from C-2 Commercial to Mixed Use (MU-2), conceptually including two commercial pads and possible residential and/or hotel use. No detailed or actionable plans were submitted, and all concepts remain preliminary. Staff emphasized that City Council has previously directed that commercial land in this area be preserved. The applicant failed to provide a fiscal or financial analysis showing how mixed use would outperform straight commercial development. The City is not over-zoned for commercial, and other commercial areas are still being built out. Housing demand exists, but other areas of the city can accommodate residential growth without sacrificing commercial opportunities. The proposal does not include affordable housing or address a unique housing need. The proposed residential density (13.8 units/acre) exceeds MU-2 limits for horizontal mixed use, requiring a reduction of about 42 units, potentially affecting feasibility. Commission members discussed concerns about losing commercial services near growing residential areas. They also considered whether vertical mixed use (commercial below, residential above) could be a better alternative, since the City lacks that product type. The possibility of zoning conditions was discussed if the Commission were inclined to consider an amendment, though staff reaffirmed that denial remains the recommendation. Overall, staff concluded that no compelling planning or fiscal justification had been provided to change the General Plan or zoning, and the amendments do not align with prior Council direction or long-term city interests.

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

Chair Bradford raised questions about the future expansion of Mountain View Corridor. Planning Director Maloy clarified that Mountain View Corridor planning has been developed as a part of a larger infrastructure project but is not expected to impact existing properties by acquiring additional right of way. Noise mitigation measures are anticipated as traffic volume increases. Meanwhile, Commissioner Powell and other commissioners discussed adjacent development and potential business opportunities possibly included in the affected areas. Planning Director Maloy informed the commission of potential interest in commercial reuse of existing properties as consequently impacted parcels become available. The observations led to a consensus that Herriman is positioned to manage corridor expansion effectively, despite the need to adapt to several infrastructure and municipal requirement changes.

Additionally, there was further discussion about a recently approved rezone for a bike shop, where the council added zoning conditions to remove specific land uses that wouldn't fit the location due to surrounding residential areas.

Planning Director Maloy provided updates about the new software for community development, called LAMA, which aims to enhance capabilities such as public portals for application submissions and status checks. The implementation of this software, expected to take about a year, will significantly improve engagement with the public and streamline internal processes for the planning department.

The commission then watched training videos.

## 2. Adjournment

*Commissioner Jacobson moved to adjourn the meeting at 7:01 p.m. Seconded by Commissioner Powell 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 7:05 p.m.

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

Clint Underwood 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 March 04, 2026 Planning Commission Meeting

*Commissioner Powell motioned to approve the Minutes for the March 04, 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 a Conditional Use Permit for Nickelmania located at approximately 3585 W Maradona Drive in the C-2 Commercial Zone.

**Applicant: Guilford Rand, Architectural Coalition, (authorized agent)**

**Acres: ± 2.37**

**File No: C2025-138**

Planner Hamilton presented the conditional use permit application for Nickelmania, an indoor recreation facility proposed for approximately 2.37 acres at 3585 W Maradona Drive in the C-2 Commercial Zone. The property is part of the Herriman Business Park subdivision, which exceeds 5 acres and therefore requires Planning Commission approval for site plans over 1 acre.

Planner Hamilton explained that the proposed arcade and entertainment facility meets setback requirements and provides adequate landscaping at 20 percent of the site (double the required 10 percent). The main concerns identified were facade material percentages, specifically stucco usage exceeding the 20 percent allowance on some elevations, and the need for an additional parking lot island to meet ordinance requirements. The site plan showed the building at 21 feet 4 inches in height with parapets extending to 26 feet 11 inches, well under the 45-foot limitation.

Commissioner Powell inquired about sidewalk connectivity to Academy Parkway, but Planner Hamilton explained that a 5-foot retaining wall with fencing prevents safe pedestrian access in that area.

*Commissioner Jacobson moved to approve item 4.1 **Review and consider approval of a Conditional Use Permit for Nickelmania located at approximately 3585 W Maradona Drive in the C-2 Commercial Zone. With staff’s recommendations 1. Address all recommendations and requirements from other agencies. 2. All exterior elevations shall have a minimum of sixty percent (60%) brick or stone, and the stucco finishes shall be reduced to twenty percent (20%) on each separate elevation. 3. Provide elevations for the trash enclosure. The trash enclosure shall be finished to match the primary structure, utilizing brick, stone, or stucco, and the gate shall be fully opaque per ordinance. 4. All signs shown on the site plan will require a separate permit. 5. Address and comply with the approval conditions for the Herriman Business Park, as applicable.***

*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>Absent</i>
<i>Commissioner Brody Rypien</i>	<i>Absent</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>Absent</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. Consideration of a request to amend the General Plan Future Land Use Map from C2 Commercial to Mixed-Use Zone “Neighborhood Two” for ±15.47 acres of property at 15101 Mountain View Corridor Highway.**

**Applicant: Edge Homes**  
**Acres: ±15.47**  
**File No: G2026-031**

Planner Hoadley presented a request for a general plan and zoning amendment concerning approximately 15.47 acres located at 15101 Mountain View Corridor Highway. The applicant, Edge Homes, seeks to amend the zoning designation from General Retail to Mixed-Use Neighborhood Two. Their proposal aims to accommodate 149 residential units, two commercial sites, and a prospective hotel. Additionally, the proposed residential density of 13.8 units per acre surpasses the horizontal mixed-use limit of 10 units per acre, necessitating a reduction of 42 units to meet zoning requirements. Staff recommended against the amendment, stating that only one of the five required standards was met. The proposal lacks compelling justification for shifting from a priority on commercial designation, as previously emphasized by the city.

Applicant Brandon Watson, representing Edge Homes, emphasized that the amendment does not intend to eliminate commercial usage but rather to optimally position commercial development in flatter regions. He highlighted the site's topographical challenges, notably a 60-foot vertical decline from Mountain View Corridor to the northeast corner, which complicates traditional commercial development due to the need for extensive grading and retaining walls. The steeper sections would be utilized for residential units that complement the existing landscape through design features like walkout or garden-level units. This strategic approach is seen as a realistic and economically viable utilization of the land, enhancing commercial viability.

During the commission's deliberation, concerns were articulated regarding potential loss of commercial land and the proposal's mixed-use validity, given the seeming lack of integration between commercial and residential elements. Some members underscored the need for exploring vertical mixed-use as an alternative, given the absence of such a product type in the city's portfolio.

Chair Bradford opened the public hearing.

Public input included a written objection from resident Holly Siegel, who expressed concerns about overcrowding and advocated for the land to remain designated for commercial use. She highlighted that there are already a significant number of homes, town homes, and condos being developed in the area, which could lead to a crowding issue. She noted that her and others' preference to maintain the current commercial zoning aligns with Herriman's long-term development plans to ensure the city remains an appealing and functional place to live, particularly considering the infrastructure and public service demands that accompany increased residential density.

Resident Clint Underwood voiced opposition to the amendment, emphasizing the importance of preserving commercial zones, especially along the Mountain View Corridor. He underscored that the original zoning decisions were made with a vision for future development that benefits the wider community and suggested that adding more housing could pose challenges by requiring increased city services like police, fire, and schools, all potentially contributing to higher costs and a strain on resources. He argued that the unique hillside location, with its steep slopes and lack of direct access, would not provide the quality of life expected by prospective homeowners and would deter rather than

promote well-conceived urban development. His concerns reflected a broader community sentiment toward maintaining a balance between residential and commercial development that is in harmony with the needs and growth expectations of Herriman City.

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

Commissioner Jacobson showed openness to mixed-use development but advocated for significantly fewer residential units and a genuine vertical mixed-use design as opposed to the proposed horizontal format. He expressed concerns about the proposal's validity as a mixed-use development, pointing out that the current plan seemed to be an abrupt division between commercial and residential areas without true integration. Commissioner Jacobson suggested prioritizing commercial that quickly results in usable commercial spaces rather than maintaining it as commercial land that remains undeveloped. He envisioned a plan with commercial units at the ground level, potentially with residential units above, to stimulate a functional community space that meets the city's long-term vision.

Commissioner Ferguson championed retaining the current commercial designation to meet business needs for the growing residential sectors and voiced his opinion that the area could still support various forms of commercial use despite the site's topographical challenges. He raised concerns about the site's potential as a mixed-use development without a cohesive plan that integrates commercial and residential elements effectively, emphasizing the necessity for business services to support the community's growth.

Commissioner Sickles underscored a preference for tangible vertical mixed-use plans over aspirations for developments solely influenced by zoning changes. He stressed that changing the zoning without a clear plan would not necessarily ensure development success and highlighted the importance of a detailed proposal that creates synergy between residential and commercial spaces. He noted that if the proposal had included a convincing vertical mixed-use design, it might have been more favorably received by the commission. The commissioners displayed differing views; some were open to mixed-use consideration with specific improvements, while others, like Commissioner Ferguson, favored preserving the site's commercial status to ensure future economic viability and community service alignment with city growth objectives.

***Commissioner Jacobson moved to continue item 5.1 Consideration of a request to amend the General Plan Future Land Use Map from C2 Commercial to Mixed-Use Zone “Neighborhood Two” for ±15.47 acres of property at 15101 Mountain View Corridor Highway.***

*Commissioner Powell seconded the motion.*

*The vote was recorded as follows:*

<i>Commissioner Darryl Fenn</i>	<i>No</i>
<i>Commissioner Jackson Ferguson</i>	<i>No</i>
<i>Commissioner Heather Garcia</i>	<i>Absent</i>
<i>Commissioner Brody Rypien</i>	<i>Absent</i>
<i>Commissioner Adam Jacobson</i>	<i>Aye</i>
<i>Commissioner Andy Powell</i>	<i>Aye</i>
<i>Alternate Commissioner Forest Sickles</i>	<i>No</i>

*Alternate Commissioner Preston Oberg Absent*

*The motion failed with a vote of 2:3.*

*Commissioner Sickles moved to forward a denial recommendation of approval to City Council of item 5.1*  
**Consideration of a request to amend the General Plan Future Land Use Map from C2 Commercial to Mixed-Use Zone “Neighborhood Two” for ±15.47 acres of property at 15101 Mountain View Corridor Highway.**

*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>Absent</i>
<i>Commissioner Brody Rypien</i>	<i>Absent</i>
<i>Commissioner Adam Jacobson</i>	<i>No</i>
<i>Commissioner Andy Powell</i>	<i>No</i>
<i>Alternate Commissioner Forest Sickles</i>	<i>Aye</i>
<i>Alternate Commissioner Preston Oberg</i>	<i>Absent</i>

*The motion passed with a vote of 3:2.*

**5.2. Review and consider a recommendation to the City Council to amend the Herriman City Official Zoning Map from C2 Commercial Zone to MU2 Mixed-Use two Zone for ±15.47 acres of property located generally at 15101 Mountain View Corridor Highway. (Public Hearing)**

**Applicant: Edge Homes**

**Acres: ±15.47**

**File No: Z2026-032**

Chair Bradford opened the public hearing.

No comments were offered.

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

*Commissioner Sickles moved to forward a denial recommendation of approval to City Council of item 5.2.*  
**Review and consider a recommendation to the City Council to amend the Herriman City Official Zoning Map from C2 Commercial Zone to MU2 Mixed-Use two Zone for ±15.47 acres of property located generally at 15101 Mountain View Corridor Highway.**

*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>Absent</i>
<i>Commissioner Brody Rypien</i>	<i>Absent</i>
<i>Commissioner Adam Jacobson</i>	<i>No</i>
<i>Commissioner Andy Powell</i>	<i>No</i>
<i>Alternate Commissioner Forest Sickles</i>	<i>Aye</i>
<i>Alternate Commissioner Preston Oberg</i>	<i>Absent</i>

*The motion passed with a vote of 3:2.*

**6. Chair and Commission Comments**

Commissioner Ferguson emphasized the difficulty of the commercial development decision, acknowledging the challenges of steep terrain while maintaining that the area needs commercial services for existing and planned residential development.

Commissioner Jacobson noted the lengthy timeline for commercial development on challenging sites and expressed support for mixed-use development that would require commercial construction early in the process, rather than the typical pattern of residential-first development.

Commissioner Sickles agreed about the importance of quality commercial development and noted that if the proposal had included vertical mixed-use rather than horizontal separation, it might have received more favorable consideration.

**7. Future Meetings**

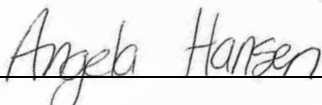
7.1. Next City Council Meeting: April 8, 2026

7.2. Next Planning Commission Meeting: April 15, 2026

**8. Adjournment**

*Commissioner Powell moved to adjourn the meeting at 8:14 p.m. Seconded by Commissioner Sickles 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 April 01, 2026. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.*

  
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 Angela Hansen  
 Deputy City Recorder