



PLANNING COMMISSION MINUTES

Wednesday, May 06, 2026

Approved June 03, 2026

The following are the minutes of the Herriman Planning Commission meeting held on **Wednesday, May 06, 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: Darryl Fenn, Andy Powell, Jackson Ferguson, Heather Garcia, Adam Jacobson, Alternate Forest Sickles, Alternate Preston Oberg

Excused: Brody Rypien

Staff Present: Planner II Amanda Hamilton, Deputy Recorder Angela Hansen, Planner I Laurin Hoadley, Communications Manager Jon LaFollette, 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 6:07 p.m.

1. Commission Business

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

Planning Director Maloy reported that the second City Council meeting in April was canceled due to several council members attending the Utah League of Cities and Towns training in St. George. There was also no fifth Wednesday meeting in April. He noted that the Community Development draft budget was scheduled to be presented to the City Council the following week for discussion, and that he would be seeking council direction on funding minor updates to the General Plan within the upcoming budget cycle.

1.2. Review of Agenda Items – Planning Staff

Planning staff previewed the three conditional use permit applications on the evening's regular meeting agenda.

Item 4.1 - Planner Hamilton described the application as a standard convenience store and gas station that had been cooperative in meeting all engineering and code requirements. The only outstanding item was the addition of a bicycle rack, which was included as a condition. Commission members briefly discussed the site access from 118th Street, noting that full access had already been approved with the original plat, and a question was raised about whether medians on 118th were anticipated. Staff Engineer Petersen indicated he was not aware of any current plans for medians.

A separate concern was noted regarding the absence of a fence separating the adjacent school property from the C-2 commercial zone, which had reportedly been represented as existing at the time of the Master Development Agreement (MDA) approval. Planning Director Maloy committed to following up on that issue, acknowledging it was not directly related to the current application.

Item 4.2 - Planner Hamilton explained that Rocky Mountain Power had relocated transmission poles near the corner of Redwood Road and Porter Rockwell Boulevard prior to obtaining city approval, having assumed the work qualified as maintenance rather than a relocation triggering conditional use review under the city's 45-kilovolt threshold. Upon being contacted by the city, the applicant immediately ceased construction, filed an application the same day, and cooperated fully with the engineering department. The relocation adjusts the orientation of the lines to a straighter angle to accommodate the ongoing expansion of the Camp Williams substation. Commission members discussed whether such high-voltage transmission lines should require city approval at all, given that they cannot be placed underground and are typically constrained where they can go. Staff noted the city's original intent was to discourage proliferation of overhead utilities, though members acknowledged the practical limitations for transmission-level infrastructure.

Item 4.3 - Planner Hoadley presented the application for Adapt Brazilian Jiu-Jitsu, which proposed to occupy a tenant space in the Bellevue vertical mixed-use development near the Salt Lake Community College campus. The building shell had already been approved and constructed; the martial arts use had in fact been contemplated as far back as the November 2022 planning documents, though the conditional use permit had not been obtained with the original approval. The applicant's building permit application triggered the city's identification of the oversight. She noted the application was straightforward, and the tenant representative had indicated she did not anticipate needing to attend the evening meeting.

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

Planning Director Maloy led an extended work session discussion on the relationship between the city's General Plan land use designations and its zoning ordinance, with the goal of priming discussion around potential General Plan amendments as the plan approaches its five-year anniversary (adopted in 2022).

He presented the General Plan's land use district categories, noting that they are intentionally distinct from zoning nomenclature and are meant to convey a vision rather than serve as a regulatory document. He explained that several land use districts originally recommended to the Planning Commission had been consolidated by the City Council during the final adoption process.

The discussion that followed centered on a comparison between General Plan designations and actual zoning types. Commissioner Jacobson raised a recurring concern that the city's zoning map presents a picture of commercial land that does not accurately reflect reality. A significant portion of land shown as commercial or mixed-use on the zoning map is in fact occupied by schools, churches, civic institutions, and other non-commercial uses. Commissioner Jacobson argued that this misrepresentation could lead to inaccurate assessments by both city decision-makers and private developers evaluating the market, potentially distorting perceptions of commercial viability and competition.

Commissioner Jacobson noted specific examples, including a school that remained zoned commercial despite being built, and the Cove neighborhood, which was zoned FR-1 (Forestry/Recreational) despite being developed as a residential community—creating practical problems whenever residents sought building permits for additions. He also pointed to FR-5 zoning, which exists in the city essentially only to accommodate the Cove's fishpond.

The Commission discussed the merits of creating a dedicated civic zoning district to accurately reflect land occupied by schools, churches, universities, and city-owned properties. Commissioner Oberg suggested that while a civic zone could be valuable, an existing land use map that is distinct from both the General Plan and the zoning map might be the most practical immediate step, showing how land is actually being used regardless of its official zoning designation. Planning Director Maloy confirmed that such a map had been produced by the city's consultant (FFKR) during the General Plan process but was now five years out of date given the volume of rezonings and subdivisions that had occurred since.

Commissioner Fenn and others questioned whether there was any recognized standard for the balance of land use types in a healthy community. Planning Director Maloy noted there is no industry-wide standard, but that a useful exercise would be to compare Herriman's land use percentages against broader Salt Lake County figures to identify where the city may be under- or over-represented in certain categories and evaluate whether that reflects local values or represents an opportunity or gap.

Commissioners Oberg and Jacobson also raised the question of the tax-generating capacity of commercial land, noting that not all commercial uses produce sales tax revenue citing banks, credit unions, car washes, and personal instruction services as examples and that understanding the breakdown of productive versus non-revenue commercial uses could sharpen the city's planning and economic development strategy.

Planner Hamilton offered perspective from her private-sector experience, noting that the primary obstacle to commercial development over the past two years had been the high cost of land in the region, with some Utah County valuations approaching those of major metro markets like Chicago making it extremely difficult to obtain underwriting or financing for traditional mixed-use projects. Residential

development, she explained, has been the only product type consistently able to pencil out financially in the current environment.

Commissioner Fenn corroborated this, sharing that a potential development partner had talked himself out of a project after determining he would need to charge \$35–\$40 per square foot in rent, which the local market could not support.

Planning Director Maloy summarized several action items emerging from the discussion: producing an updated current land use inventory with percentage analysis by category; exploring the creation of additional zoning districts such as a civic zone to more accurately reflect actual land use; and inviting an economic development professional to present to the Commission on current commercial market analysis tools and methodologies. He indicated these items would be brought forward at a future work meeting.

2. Adjournment

Commissioner Sickles moved to adjourn the meeting at 7:01 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 7:06 p.m.

3. Call to Order

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

Abigail Rowley 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 April 01, 2026 Planning Commission Meeting

Commissioner Garcia motioned to approve the Minutes for the April 01, 2026 Planning Commission meeting; Commissioner Jacobson 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 a 7-11 Convenience Store and Gas Station Located Approximately at 11833 S Teton Falls Lane in the C-2 Commercial Zone.

Applicant: Elliott Smith, TerraForm Companies, LLC (authorized agent)

Acres: ±1.56

File No: C2026-041

Planner Hamilton presented the application for a 7-11 convenience store and fuel station located within Lot 4 of the Teton Commercial Subdivision, within the C-2 Commercial Zone. The proposed structure is just under 5,000 square feet, with parapets not exceeding 24 feet in height and a fuel canopy proposed at 17 feet. Primary access is from Teton Falls Lane. Required parking, setbacks of 20 feet, and the 60 percent minimum brick and stone facade requirement were all met. The MDA permits up to 40 percent stucco with the remaining balance in metal or other durable materials, which the applicant has utilized. The master developer has provided a signed letter of approval for the building elevations and landscaping. The Engineering Department reviewed the application and had no significant comments. The one outstanding item was the installation of a bicycle rack consistent with the MDA, which staff proposed as a condition.

The applicant's representative, Jonathan Taylor, stated the applicant had no additional comments.

*Commissioner Garcia moved to approve item 4.1 **Review and Consider Approval of a Conditional Use Permit for a 7-11 Convenience Store and Gas Station Located Approximately at 11833 S Teton Falls Lane in the C-2 Commercial Zone with staff's recommendations 1. Acknowledge and address all comments from other agencies. 2. Include a bicycle rack per the Teton Commercial Master Development Agreement. Location to be approved on the site improvement plans prior to installation. 3. Comply with all design details and requirements within the Teton Commercial Master Development Agreement.***

Commissioner Ferguson seconded the motion.

The vote was recorded as follows:

Commissioner Darryl Fenn	Aye
Commissioner Jackson Ferguson	Aye
Commissioner Heather Garcia	Aye
Commissioner Brody Rypien	Absent
Commissioner Adam Jacobson	Aye
Commissioner Andy Powell	Aye
Alternate Commissioner Forest Sickles	Aye
Alternate Commissioner Preston Oberg	Not voting

The motion passed unanimously.

4.2. Review and Consider Approval of a Conditional Use Permit to Relocate Existing Transmission Lines and Four Transmission Utility Poles Located Approximately at the Corner of Redwood Road and Porter Rockwell.

Applicant: Brad Knoles, Rocky Mountain Power (authorized agent)

Acres: ±60

File No: C2026-051

Planner Hamilton presented the application on behalf of Rocky Mountain Power. The project involved the relocation of existing 345-kilovolt transmission lines and the installation of four new pole locations — designated 1, 2, 2A, and 3 — across the C-2 and A-1/43 zones near the Camp Williams substation at the corner of Redwood Road and Porter Rockwell Boulevard. She reiterated for the record that the poles had already been erected prior to the application being filed, as Rocky Mountain Power had initially characterized the work as maintenance. Upon contact from city staff, the company immediately ceased work and filed an application the same day. Planner Hamilton described Rocky Mountain Power as cooperative throughout the review, including hosting a meeting with city staff to address questions about the relocation. The purpose of the relocation was to improve the angular alignment of the transmission lines as they enter the substation, in anticipation of future capacity expansion at the facility. Staff found the application to be in compliance with the city's public utility standards and conditional use requirements. Engineering staff have conducted multiple reviews and raised no concerns.

Applicant Richard Bardauskas of Rocky Mountain Power appeared before the Commission. In response to a commissioner's question, he clarified that Pole 3 at the corner of Porter Rockwell and Redwood was an existing pole that required replacement due to the change in conductor orientation; the new pole was set within approximately 10 feet of the existing one, in alignment with the existing infrastructure, with the deviation from Redwood Road increasing further north as the lines approached the substation.

*Commissioner Sickles moved to approve item 4.2 **Review and Consider Approval of a Conditional Use Permit to Relocate Existing Transmission Lines and Four Transmission Utility Poles Located Approximately at the Corner of Redwood Road and Porter Rockwell with staff's recommendations 1. Acknowledge and address all comments from other agencies. 2. Provide any addition deliverables requested by the City Engineer.***

Commissioner Jacobson seconded the motion.

The vote was recorded as follows:

Commissioner Darryl Fenn	Aye
Commissioner Jackson Ferguson	Aye
Commissioner Heather Garcia	Aye
Commissioner Brody Rypien	Absent
Commissioner Adam Jacobson	Aye
Commissioner Andy Powell	Aye
Alternate Commissioner Forest Sickles	Aye
Alternate Commissioner Preston Oberg	Not voting

The motion passed unanimously.

4.3. Review and Consider Approval of a Conditional Use Permit for a Personal Instruction Service (i.e., a Brazilian Jiu-Jitsu Gym) Located at 14352 S Via Molvero Way, Suite D, in the MU-2 Mixed Use Zone.

Applicant: Bruno Lopes (authorized agent, business owner)

Square Feet: ±1,987 (gross square footage)

File No: C2026-059

Planner Hoadley presented the application for Adapt Brazilian Jiu-Jitsu, a personal instruction use proposed as a tenant finish within Suite D of an existing shell building at the Bellevue vertical mixed-use development, located near the Salt Lake Community College campus. The building had previously received Planning Commission approval, and the martial arts use had been contemplated in site plans dating to 2022. The applicant had applied for a building permit for the tenant finish, at which point staff identified the need for conditional use approval and paused permit review. The space was approximately 1,987 square feet. Parking analysis indicated approximately 10 stalls would be required and adequate shared parking existed on the site. The conditional use category of personal instruction service encompassed uses such as dance studios and martial arts gyms, all of which were characterized as having comparable and modest impacts on the surrounding area.

In response to a commissioner's question regarding restroom access, Planner Hoadley confirmed that a building permit for restrooms associated with the space was currently pending, and that restroom access would be resolved either through shared facilities or internal construction as part of the tenant finish, subject to building code requirements.

*Commissioner Garcia moved to approve item 4.3 **Review and Consider Approval of a Conditional Use Permit for a Personal Instruction Service (i.e., a Brazilian Jiu-Jitsu Gym) Located at 14352 S Via Molvero Way, Suite D, in the MU-2 Mixed Use Zone.***

Commissioner Sickles 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>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>Not voting</i>

The motion passed unanimously.

5. Chair and Commission Comments

6. Future Meetings

6.1. Next City Council Meeting: May 13, 2026

6.2. Next Planning Commission Meeting: May 20, 2026

7. Adjournment

Commissioner Jacobson moved to adjourn the meeting at 7:21 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 May 06, 2026. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.

Angela Hansen

*Angela Hansen
Deputy City Recorder*