



PLANNING COMMISSION MINUTES

Wednesday, May 20, 2026

Approved July 01, 2026

The following are the minutes of the Herriman Planning Commission meeting held on **Wednesday, May 20, 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: Andy Powell, Brody Rypien, Darryl Fenn, Adam Jacobson, Alternate Forest Sickles, Alternate Preston Oberg

Excused: Heather Garcia, Jackson Ferguson

Staff Present: Planning Director Michael Maloy, Planner II Amanda Hamilton, Planner I Laurin Hoadley, Communications Specialist II Garret Reynolds, Staff Engineer III Josh Petersen, Commander Brent Adamson, Assistant City Attorney Matthew Brooks, and Deputy Recorder Shaylene Serawop

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 Michael Maloy opened the work meeting with a report on recent City Council activity. He advised the Commission that the Council had been engaged in a series of budget meetings as part of the legal process for establishing the upcoming two-year budget cycle. A preliminary budget had been adopted, and public hearings were scheduled for the next Council meeting. Director Maloy noted that the administration team had been providing the Council with monthly snapshots of city revenues, with particular focus on retail sales tax collection trends. He characterized the city's financial position as stable, while acknowledging significant infrastructure needs and capital project demands. As part of the budget

preparation process, all departments had been directed to identify a five percent reduction in operational expenditures, and Director Maloy confirmed that the planning department had met that target. He emphasized that staffing levels were not affected by the budget reduction exercise, and that the department was, in fact, lean enough that additional hiring was needed. He confirmed that interviews for open planner positions were scheduled for the following week.

Director Maloy then reported that the Council had introduced Cody Stromberg as the incoming Chief of Police, following the retirement of the previous Chief Carr. He noted that Chief Stromberg had been with the city since its inception and clarified that the formal swearing-in ceremony had not yet occurred at the time of the meeting and would take place on May 27th.

Regarding planning-related Council actions, Director Maloy reported that the Master Development Agreement (MDA) for Awaken City Church had been approved by the City Council with all conditions recommended by the Planning Commission and staff. He shared that individual commissioner comments following the Planning Commission's vote had been conveyed to the applicant. He further advised that the Council was anticipated to approve a moratorium to allow the city to reevaluate permitted land uses in the M-1, M-2, and TM zones in response to the broader concerns raised through that application process.

Director Maloy also reported that a fee study update, which had been under development for approximately one year, was presented to the Council and was anticipated to be adopted at the next Council meeting. The study addressed building permit fees, planning application fees, and engineering review fees. He noted that the overall effect of the revised fee schedule was a net decrease, primarily in building services, though some specific fees would be increasing to better reflect the actual cost of reviews performed by the city.

1.2. Review of Agenda Items – Planning Staff

Planning Director Maloy gave a brief overview of the two substantive agenda items scheduled for consideration during the regular meeting.

Regarding Item 4.1, Director Maloy recalled that the subject property had been rezoned earlier this year to A-1-10 with a zoning condition limiting density to a maximum of two dwelling units per acre. He noted that the proposed preliminary subdivision plat was consistent with that approval, had been reviewed by the city engineer, and that staff had no concerns. He indicated that given the straightforward nature of the application, he had advised the applicant that his attendance was not strictly necessary.

Regarding Item 4.2, Director Maloy described the proposed water tank as primarily an engineering matter and noted that Staff Engineer Josh Peterson was present to address technical questions. He provided background on the Cove at Herriman Springs planned unit development, explaining that the upper, undeveloped portions of the project had remained stalled for years due to the absence of adequate water infrastructure. The proposed tank was identified as the critical piece needed to enable that future development. Director Maloy clarified that while the tank site was currently on private property, it was anticipated to be dedicated to the city upon construction, along with necessary access. He confirmed this was included as a condition of approval.

Planner Amanda Hamilton previewed Item 5.1, describing a rezone request for a parcel located near the corner of 7300 West and Gina Road. She noted that the property currently hosted a legal nonconforming trucking use that predated the city's annexation of the property, and that neighboring residents had raised

compatibility concerns over the years. The applicant was seeking a rezone from A-1-43 to A-1-10 as a precursor to a future residential subdivision. Hamilton noted that the applicant had discussed the possibility of alternative zoning designations with staff and had been receptive to design considerations aimed at ensuring compatibility with the transition of the surrounding area. She also flagged the applicant's interest in coordinating utility connections with the active Gina Road capital improvement project.

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

Director Maloy reported that the department had initiated the land use inventory review previously discussed with the Commission. Staff had engaged the city's GIS team for an initial analysis, and outreach had been made to FFKR, the consultant that produced the general plan, to update the land use layer created approximately five years ago. He indicated that the results of that inventory would be brought to the Commission when complete.

Director Maloy also previewed several upcoming projects anticipated to come before the Commission in the following month. These included a PUD amendment for the Camden Commons development, in which the applicant was seeking modest height increases for certain buildings; a potential MDA proposal related to a general plan amendment and rezone near the Mountain View Corridor that the Commission had previously recommended for denial, which the Council intended to discuss in a work session; and a conditional use permit application from IHC for a medical facility of approximately six acres located near the WinCo development in the Denali area.

Director Maloy also advised the Commission that the second Planning Commission meeting in June would not be held, as the originally scheduled meeting had been canceled due to Herriman Town Days and the event's date had since shifted. He confirmed that the first June meeting would proceed as scheduled and noted that he would be absent for that meeting.

The Commission then proceeded with required annual land use law training using state-provided educational videos. The training covered foundational topics including the distinction between legislative and administrative land use decisions, the roles of various participants in the land use process, and relevant Utah case law.

2. Adjournment

Motion to adjourn meeting was made by Commissioner Adam Jacobson at 6:58 p.m. Seconded by Commissioner Forest Sickels and all voted Aye.

Motion passed unanimously.

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

Jared Kelsch led 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 April 15, 2026, Planning Commission Meeting

Commissioner Andy Powell motioned to approve the Minutes for the April 15, 2026, Planning Commission meeting; Commissioner Adam Jacobson seconded and all voted Aye.

Motion passed unanimously.

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 a request to approve a Preliminary Subdivision Plat to amend Lot 1 of Ivie's Place Subdivision to create one (1) new residential lot located approximately at 7411 W Hi Country Road in the A-1-10 Agricultural Zone with a zoning condition (ZC) that has a density restriction of two (2) lots per one (1) acre. (Public Hearing)

Planning Director Maloy presented the item, reminding the Commission that the subject property had been rezoned earlier in the year to the A-1-10 Agricultural Zone with a zoning condition restricting density to a maximum of two dwelling units per acre. The proposed preliminary subdivision plat had been reviewed and approved by the city engineer, met all applicable city standards, and complied with the existing zoning condition. The subdivision retained the existing home on the property and created one new adjacent parcel with sufficient frontage and setback compliance to constitute a buildable residential lot.

Applicant Rodger Duke addressed the Commission, thanking Director Maloy and city staff for their collaboration over the course of what he described as a two-year process.

Chair Bradford opened the public hearing.

No comments were offered.

Commissioner Adam Jacobson motioned to close and seconded by Commissioner Brody Rypien. All voted Aye.

Motion passed unanimously.

Commissioner Adam Jacobson motioned to approve Item 4.1 Review and consider a request to approve a Preliminary Subdivision Plat to amend Lot 1 of Ivie's Place Subdivision to create one (1) new residential lot located approximately at 7411 W Hi Country Road in the A-1-10 Agricultural Zone with a zoning condition (ZC) that has a density restriction of two (2) lots per one (1) acre. with staff's two recommendations: 1. The final plat shall be reviewed by Herriman City and Salt Lake County staff before presenting the final subdivision amendment plat for recording to ensure compliance with all applicable standards. 2. An amended plat shall be deemed withdrawn and shall expire and have no further force or effect, if the plat is not recorded within 60 days after the city recorder notifies the applicant that the plat is ready to be recorded as provided in subsection HCC 10-5-17(D)(7)(b) of this section. An applicant's failure to record a plat within such time period renders the plat voidable.

Commissioner Brody Rypien seconded the motion.

The vote was recorded as follows:

<i>Commissioner Darryl Fenn</i>	<i>Aye</i>
<i>Commissioner Jackson Ferguson</i>	<i>Absent</i>
<i>Commissioner Heather Garcia</i>	<i>Absent</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>

Motion passed unanimously.

4.2. Review and consider approval of a Conditional Use Permit to construct a one-half-million-gallon water tank for the City of Herriman, in Water Zone 9, at approximately 15506 S Spring Canyon Drive

Director Maloy presented the item, providing context on the longstanding need for water infrastructure to serve the upper undeveloped portions of the Cove at Herriman Springs PUD. He noted that the project had been anticipated by the city for many years and that the absence of adequate water supply had been the primary reason development of that area had not proceeded over the past decade. The proposed water tank site was located in the FR-1 foothills zone on private property, and Director Maloy noted that upon construction, the tank and site access would be dedicated to the city. Staff conditions of approval included requirements for a limit of disturbance, site reclamation consistent with FR-1 zone development standards, and formal dedication of the property and access to the city.

Commissioner Adam Jacobson inquired about the number of lots the tank would serve. Authorized agent Travis Taylor responded that the original PUD approval contemplated 645 total units, with approximately 220 remaining to be developed. He noted that due to terrain constraints requiring curved driveways on the hillside, the actual number of lots in the forthcoming PUD amendment would be somewhat reduced from the maximum. Taylor confirmed that the tank was sized to adequately serve the full original build-out.

Commissioner Jacobson also remarked that the tank approval was consistent with what the Commission had previously anticipated when the PUD was first approved. The Commission did not raise further substantive concerns.

Commissioner Adam Jacobson motioned to approve Item 4.2 Review and consider approval of a Conditional Use Permit to construct a one-half-million-gallon water tank for the City of Herriman, in Water Zone 9, at approximately 15506 S Spring Canyon Drive with staff's three recommendations 1. Final construction plans and permits shall comply with all applicable requirements for construction in the FR-1 Zone, including the identification of construction limits, site reparation plans, and appropriate screening and security details of the public water utility infrastructure. 2. Applicant shall dedicate all necessary private property and associated infrastructure to the City in a timely and manner as required by Herriman City Code and adopted City Standards. 3. If the applicant further subdivides the subject property before dedication of the required Open Space, the proposed water tank and associated buildings shall comply with the public utilities' setback requirements of the FR-1 Zone, as per Herriman City Code 10-28-23.

Commissioner Andy Powell seconded the motion.

The vote was recorded as follows:

<i>Commissioner Darryl Fenn</i>	<i>Aye</i>
<i>Commissioner Jackson Ferguson</i>	<i>Absent</i>
<i>Commissioner Heather Garcia</i>	<i>Absent</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>

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. Review and consider a request to recommend an amendment to the Herriman City Zoning Map from A-1-43 (1-acre per lot minimum) to A-1-10 (10,000 square feet per lot minimum) for property located approximately at 7232 W Gina Road. (Public Hearing)**

Planner Amanda Hamilton presented the item. She identified the subject property, approximately five acres located at the corner of 7300 West and Gina Road, as currently zoned A-1-43. She noted that adjacent parcels within 325 feet of the site carried A-1-21 and A-1-10 designations. The property contained a legal nonconforming commercial use — a trucking company whose operations predated the city's annexation of the parcel. Hamilton stated that as surrounding residential development had intensified, the trucking operation had generated ongoing compatibility concerns from neighboring residents. The proposal fell within an area designated as Neighborhood Residential 1 in the city's general plan, which Hamilton confirmed supported the requested A-1-10 rezone. Staff found the application compatible with the general plan's future land use map and the zoning code. The Engineering Department raised no objections but noted that subdivision development would be restricted pending the provision of additional culinary water supply, anticipated to be in place by approximately mid-2027. Staff recommended the Commission forward a positive recommendation to the City Council.

Authorized agent Quinn Millett confirmed he was available to answer questions. Commissioner Brody Rypien inquired about the paving status of Gina Road adjacent to the property. Hamilton confirmed that only a portion of Gina Road was currently paved but noted that an active city capital improvement project was planned along the frontage of the subject property, which would bring the road up to city standards. She further noted that the applicant's interest in securing the rezone in advance of that project was partly motivated by the desire to sleeve utility connections during construction so as to avoid a future moratorium on road cuts.

Chair Bradford opened the public hearing.

Jared Kelsch, a neighboring property owner, spoke and raised concerns regarding the potential impact on water service for existing residents.

Commissioner Adam Jacobson motioned to close, Seconded by Forest Sickles and all voted aye.

Motion passed unanimously.

Staff addressed a public comment from adjacent resident Jared Kelsch, who expressed concern about the potential impact of new development on existing water service. City Engineer Josh Peterson confirmed that existing water capacity and line size along Gina Road were adequate, and that no new connections would be approved until the additional storage capacity — two tanks currently under construction in the Olympia area — was completed, anticipated by mid-2027. Peterson noted that any development would also require a hydraulic report prior to approval.

Commissioner Jacobson raised a broader concern about the cumulative effect of incremental A-1-43 to A-1-10 rezonings across the area. He noted that the surrounding parcels were similarly situated and expressed concern that the Commission was reacting to individual circumstances rather than proactively planning for where the A-1-43 designation should be preserved. He pointed specifically to the city's investment in the rodeo grounds as an example of an area warranting intentional preservation. Director Maloy agreed, noting that the ongoing land use inventory work was intended to give the Commission the analytical foundation needed to make those proactive determinations.

A notable discussion arose regarding the fate of the legal nonconforming trucking use. Commissioner Forrest Sickles inquired whether the trucking operation would remain on-site if new homes were built. The Commission and Director Maloy briefly debated the legal mechanics. Director Maloy clarified that a rezone alone would not automatically extinguish the legal nonconforming use — the use would

technically remain legal nonconforming under the new zoning designation. However, he noted that as the property is subdivided and lots sold off, the operational basis for the use would erode, and the city would work with the property owner on a transition timeline. Commissioner Andy Powell observed that the Commission could include a condition as part of its recommendation to the City Council. Director Maloy agreed that conditions could be attached.

Commissioner Preston Oberg asked Mr. Millett whether the property owner had an anticipated timeline for cessation of the trucking use. Millett responded that the landowner himself had initiated the rezoning process and was ready to move forward promptly. Commissioner Oberg expressed his preference that a condition be included to sunset the nonconforming use. Commissioner Jacobson acknowledged the intent but observed that if the applicant were to withdraw the rezone application, any such condition would be rendered moot, and that the development process itself would effectively extinguish the use. While the Commission acknowledged these dynamics, no formal condition regarding the nonconforming use was ultimately incorporated into the motion.

Commissioner Andy Powell motioned to recommend approval of Item 5.1 Review and consider a request to recommend an amendment to the Herriman City Zoning Map from A-1-43 (1-acre per lot minimum) to A-1-10 (10,000 square feet per lot minimum) for property located approximately at 7232 W Gina Road to the City Council.

Commissioner Darryl Fenn seconded the motion.

The vote was recorded as follows:

<i>Commissioner Darryl Fenn</i>	<i>Aye</i>
<i>Commissioner Jackson Ferguson</i>	<i>Absent</i>
<i>Commissioner Heather Garcia</i>	<i>Absent</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>

Motion passed unanimously.

6. Chair and Commission Comments

Commissioner Adam Jacobson reiterated his concern about the gradual erosion of A-1-43 zoning throughout the city. He urged staff to focus the land use inventory exercise on identifying specific locations where the A-1-43 designation should be intentionally preserved, rather than continuing to address individual rezone requests reactively. He noted the city's rodeo grounds as a concrete example of where that agricultural character was worth protecting. Director Maloy affirmed that this type of proactive analysis was precisely the goal of the land use inventory work already underway.

7. Future Meetings

7.1. Next City Council Meeting: May 27, 2026

7.2. Next Planning Commission Meeting: June 3, 2026

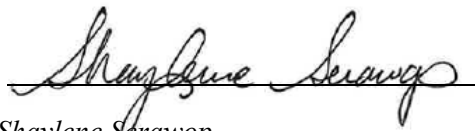
The Commission was reminded that there would be no second Planning Commission meeting in June.

8. Adjournment

Commissioner Andy Powell motioned to adjourn meeting at 7:31 p.m. Seconded by Commissioner Adam Jacobson and all voted Aye.

Motion passed unanimously.

I, Shaylene Serawop, 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 20, 2026. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.



Shaylene Serawop

Deputy City Recorder