PLANNING COMMISSION MINUTES

Wednesday, June 03, 2026

Approved July 15, 2026

The following are the minutes of the Herriman Planning Commission meeting held on **Wednesday, June 03, 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, Jackson Ferguson, Heather Garcia, Adam Jacobson, Alternate Forest Sickles, Alternate Preston Oberg

Excused: Andy Powell, Brody Rypien,

Staff Present: Planner II Amanda Hamilton, Deputy Recorder Angela Hansen, Planner I Laurin Hoadley, Assistant City Attorney Matt Brooks, Communications Specialist Mitch Davis, Community Development Director Blake Thomas, 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 6:06 p.m.

1. **Commission Business**

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

Planning Director Michael Maloy opened by briefing the Commission on the recently approved accessory dwelling unit (ADU) ordinance. He explained that the Commission had previously worked to consolidate internal and detached ADU regulations into a single ordinance, but that staff immediately identified implementation questions upon beginning the codification process. Director Maloy noted that the ordinance had been approved by the City Council but had not yet been officially published, as it impacts multiple sections of the code. He indicated he had been working with the city attorney and the recorder's office to ensure all cross-referenced sections were properly amended, and that publication was anticipated within days.

Director Maloy took the opportunity to reflect on a broader procedural lesson: when ordinances carry significant implementation complexity, the city should consider deferring the effective date rather than having them take effect immediately upon publication. He cited the recent comprehensive fee amendment with an effective date of July 1st as an example of intentionally delayed implementation that allowed staff time to adjust internal systems.

Regarding substantive provisions, Director Maloy noted that the Council ultimately established a minimum lot size of 10,000 square feet, slightly more permissive than the state's allowable floor of 11,000 square feet. The Council also directed staff to track any requests from properties that do not meet the requirements such as lots under 10,000 square feet to assess whether adjustments might be warranted in the future. He further noted that the question of whether an impact fee is appropriate would depend on a formal study to justify one, and that the matter would be resolved accordingly.

Commissioner Bradford asked whether the ordinance differed from state requirements in any meaningful way. Director Maloy confirmed that beyond the lot size distinction, the city's ordinance contained more specific provisions but did not conflict with state law. Commissioner Sickles also referenced the provision limiting property owners to either one internal or one external ADU, but not both, a point Director Maloy confirmed was addressed in the Council's final action.

Director Maloy additionally highlighted a provision in the ordinance allowing the Commission to consider existing nonconforming structures that predate the ordinance's publication date, subject to mitigation requirements. He clarified that this provision could not be used to circumvent compliance for structures built after the ordinance takes effect.

1.2. Review of Agenda Items – Planning Staff

Planning Staff provided a detailed overview of the two administrative items on the evening's agenda. For item 4.1, Planner Hamilton presented a Conditional Use Permit application for a preschool/daycare center located near Lee’s Marketplace. She detailed that the applicant has been providing services under a home occupation license since 2022. The preschool is now seeking to expand operations due to outgrowing their current capacity. She elaborated on the proposed new facility, which is set to occupy approximately 2,675 square feet within an existing commercial building. The center would feature four classrooms with a maximum capacity of 15 students each.

The proposal had been reviewed by the city's engineering department, specifically its traffic and circulation plan, and found to be compliant with zoning standards. The drop-off and pick-up traffic would use a dual-lane stacking configuration at the building's rear to ensure minimal disruption to existing patterns. Commissioner Sickles raised concerns about potential issues with parents choosing to drop off their kids at the front of the building rather than using the designated rear drop-off area. Planner Hamilton acknowledged the concern and stated that a condition could be included to ensure adherence to the proposed circulation plan.

Community Development Director Thomas noted that the recently installed median on Real Vista Drive would limit left-turn access into the center's main frontage from eastbound traffic, thereby directing most incoming vehicles to approach from the rear. This adjustment may help in minimizing possible conflicts between preschool drop-off traffic and the grocery store frontage, as discussed. Commissioner Fenn also suggested that the applicant clearly communicates to parents the expectation of using the rear drop-off to avoid congestion in the front.

Staff also outlined item 4.2, a Preliminary Subdivision Amendment for the Mountain View Plaza. The application, presented by Planner Hoadley, aims to add an additional commercial lot intended for a standalone swim school. The subdivision, previously recognized as Game Point and now marketed as Copper View Plaza, spans an area in the C-2 Commercial Zone. She noted that creating an indoor swimming pool within a multi-tenant building poses significant challenges such as humidity and noise concerns, thus highlighting why a separate building is preferred. The new lot would emerge at the southwest corner, supplanting a segment of the rear parking area, but Planner Hoadley confirmed that a recently amended Master Development Agreement (MDA) assures sufficient parking for all users. Engineering evaluated and approved the amendment, ensuring that existing vehicular infrastructure remained unaltered. Additionally, site plans and building elevations have been submitted and will be reviewed at the upcoming July 1, 2026, meeting to address required foundational landscaping and the proposed site's long-term viability.

1.3. Review and Discussion of Land Use Development Standards and Projects in Herriman – Michael Maloy, Planning Director

Director Maloy led a work session discussion on two ongoing development matters: the previously approved water tank for The Cove at Herriman Springs project, and a pending PUD amendment for the same development.

Regarding the water tank, the project representative confirmed that construction was expected to commence in September, with the process anticipated to take approximately six months. This included roughly one month for access road and site preparation, five months for tank construction, and one month for site cleanup, with a parallel transmission line installation occurring concurrently.

Director Maloy then provided an overview of the status of several planning initiatives, noting that the ADU ordinance, the general plan water element amendment, the fence regulation amendment, and the moderate-income housing plan update had all been completed. He identified residential infill standards as the next top priority and reported that the landscape ordinance effort was being reinvigorated following a recent staff vacancy, with final interviews scheduled for the following week.

The discussion then shifted to The Cove at Herriman Springs Planned Unit Development (PUD) amendment. Director Maloy framed the core purpose of the PUD amendment process as establishing a clear, administrable agreement between the city and the developer, one that avoids ambiguity and unnecessary disputes during implementation. He emphasized that while the project holds a vested entitlement, subdivision phases must still comply with applicable city code where the PUD has not modified those standards, and that the hillside overlay and FR-1 zone requirements introduce additional considerations around steep slopes, vegetation, and revegetation.

The project's developer, Travis Taylor, presented the rationale for the two principal modification requests. First, he requested authorization for "dogleg" lot configurations, in which lot lines are angled or chamfered rather than running perpendicular to the street. This approach would allow each lot owner to hold title to their own driveway, rather than relying on access easements crossing neighboring lots, a configuration he characterized as cleaner and more desirable. Second, he requested a reduction in the road right-of-way from 50 feet to 44 feet. Director Maloy noted that the street cross-section had also been a subject of discussion, particularly the elimination of the park strip in favor of an integrated curb and sidewalk arrangement, with sidewalks proposed at 6 feet in width rather than the standard 5 feet.

Commissioner Jacobson raised engineering considerations related to the integrated sidewalk design, noting that the elimination of the park strip typically necessitates a mountable or low-back curb and gutter arrangement to accommodate driveway approaches and maintain ADA compliance. Community Development Director Thomas confirmed this was the proposed approach, referencing an APWA standard mountable curb, and noted that 28 feet of asphalt had been proposed between curbs, exceeding fire code minimums. He also acknowledged that integrated sidewalks without a park strip can encourage vehicles to park with one tire on the sidewalk, a recurring problem observed in similar developments. Commissioner Jacobson expressed a personal preference for some form of park strip, and Director Thomas noted that the city had addressed this in other projects by securing a 2-foot easement behind the sidewalk to accommodate streetlights and signage, effectively creating a narrow-planted buffer at the rear.

Commissioner Sickles raised visibility concerns for driveways on lower lots, where a vehicle exiting below street grade would have limited sightlines to oncoming traffic. The developer acknowledged the issue and explained that the driveway design incorporated a gradual grade change coming off the road, with the steeper portion occurring mid-driveway in a straight run before leveling out again near the garage. He noted that detailed design had not yet been completed but estimated grade differentials between the road and building pad of approximately 10 to 15 feet in the worst cases, with the lots having been made wider and the total unit count reduced by approximately 30 lots to accommodate better grading conditions.

Commissioner Jacobson requested that, when the formal application is presented, the developer provide a visual illustrating the worst-case grade differential between the road and finished building pads, as well as an indication of the approximate flat utility zone behind the sidewalk. Commissioner Fenn similarly suggested that schematic pad cut graphics, even without precise finished floor elevations, would help the Commission assess the hillside impact more concretely.

A discussion arose regarding whether the hillside roads would be public or private. Director Thomas confirmed they would be public streets, which Commissioner Sickles noted would preclude HOA enforcement of parking restrictions. Director Thomas acknowledged the tradeoff, noting that the Police Department was generally reluctant to enforce parking restrictions on public roads, while also noting that maintaining the curb-to-curb standard was engineering's preference to preserve sufficient road width regardless of parking behavior. The developer acknowledged these constraints and indicated he was not opposed to making certain streets private, though he expressed reservations about the double taxation implications for residents.

Director Maloy summarized the remaining outstanding items to be addressed in the formal PUD amendment document, including: monument signage and lighting standards; transition design between existing and new homes; hillside overlay compliance including erosion control and revegetation plans; identification of which streets warrant modified cross-sections versus standard configurations; a landscape standard for the area behind the integrated sidewalk; treatment of double frontage lots; open space dedication; and a trail access easement of 20 feet for a planned trailhead. He noted that the prior PUD amendment associated with Toll Brothers had lapsed due to a two-year completion requirement, and that all relevant provisions would need to be re-addressed in the new amendment. Director Maloy expressed the goal of having the formal application ready for Commission review at the next regular meeting.

The developer responded positively to the proposed framework, indicating that a clear bullet-point amendment document was preferable to a lengthy, unwieldy agreement, and affirmed agreement with the landscaping standard concept behind the sidewalk. He emphasized that the two key requests were the dogleg lot configuration and the 6-foot reduction in the road width, noting that serpentine driveways are already permitted under the existing 50-foot standard through the vested entitlement.

2. Adjournment

Commissioner Jacobson moved to adjourn the meeting at 6:58 p.m. Seconded by Commissioner Sickles and all voted aye.

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

Chair Andrea Bradford called the meeting to order at 7:05 p.m.

3. Call to Order

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

Wendy Cooper 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 May 06, 2026, Planning Commission Meeting

Commissioner Garcia motioned to approve the Minutes for the May 06, 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 a Conditional Use Permit for a commercial "Daycare/Preschool Center" located approximately at 14702 Marketplace Drive in the C-2 Commercial Zone.**
Applicant: Alex Dahlstrom, Academy Market Holdings, LLC (property owner)
Acres: 1.74
File No: C2026-070

Planner Amanda Hamilton presented the application for a Conditional Use Permit to operate a preschool center within an existing commercial building located near Lee's Marketplace, in the C-2 Commercial Zone. She provided background on the applicant, Wendy Cooper, owner of the Avonlea Preschool, who had operated under a home occupation license since 2022 and had additionally operated a second location above Flip It Gymnastics for approximately two years prior to closing that space. The proposed facility would occupy approximately 2,675 square feet of an existing 6,000-square-foot shell building, featuring four classrooms with a maximum capacity of 15 students each, though Hamilton noted that full simultaneous enrollment was not anticipated given the preschool's staggered scheduling model. The number of employees would range from 4 to 6 depending on required student-to-staff ratios.

Planner Hamilton emphasized that the applicant was seeking certification as a preschool, not a daycare, which alters the applicable state licensing requirements and converts certain daycare mandates into recommendations. The staff had confirmed they reached out to the Utah Department of Health and Human Services Office of Licensing and verified that the applicant was in full compliance at the home occupation location, including adherence to all relevant recommendations, with no records of any issues.

With respect to traffic and circulation, Planner Hamilton explained that the applicant proposed to designate the rear of the building as the primary drop-off and pick-up location, utilizing a dual-lane stacking configuration that had been reviewed and approved by the city's engineering department without concern, even at maximum projected capacity of approximately 60 vehicles. The rear area was noted to have upwards of 40 available parking spaces, well exceeding the code-required 9 spaces. A front entry would also be available for parents who choose to park and walk their children inside, but active drop-off and pick-up was to be restricted to the rear.

Commissioner Sickles raised concern about whether parents would bypass the designated rear drop-off and instead stop along the frontage road in front of Lee's, given that the front entrance would be more convenient for some. Planner Hamilton acknowledged the concern and noted that a condition could be added requiring the applicant to adhere to the proposed circulation plan as a condition of approval.

Applicant representative Leif Smith of Wasatch Commercial Developers addressed the Commission, responding to concerns raised about potential congestion caused by parents opting to drop off their children at the front of Lee's Marketplace instead of using the designated rear drop-off area for the preschool. In light of this concern, he clarified that an 18-wheeler servicing Lee's could access the loading area from the east entrance, thus circumventing the preschool's drop-off zone entirely. He further explained that large truck deliveries typically occur at approximately 4:00 AM, which is well outside the preschool operating hours, mitigating any potential risk of interference with preschool activities. Wendy Cooper, the preschool owner, addressed the Commission directly and noted that in her experience, approximately 99 percent of families utilize the drop-off lane rather than parking, leading to a highly efficient process within a few days of operation. She confirmed that the preschool would apply for all required state and city licenses.

Commissioner Fenn encouraged the applicant to clearly communicate the rear drop-off expectation to parents in order to prevent congestion along the Lee's frontage.

Commissioner Fenn moved to approve item 4.1 ***Review and consider a Conditional Use Permit for a commercial "Daycare/Preschool Center" located approximately at 14702 Marketplace Drive in the C-2 Commercial Zone with staff's recommendations 1. Receive and agree to all recommendations from other agencies. 2. Obtain and maintain a business license as required by the City of Herriman. 3. Obtain and maintain a business license as required by the Utah Department of Health and Human Servies (DHHS) Office of Licensing (if and as applicable).***

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	*Absent*
Alternate Commissioner Forest Sickles	*Aye*
Alternate Commissioner Preston Oberg	*Aye*

The motion passed unanimously.

4.2. Review and consider a Preliminary Subdivision Amendment for the Mountain View Plaza Subdivision located approximately at 5117 W Miller Crossing Drive in the C-2 Commercial Zone.
Applicant: Aaron Osmond, Mountain View Plaza, LLC (property owner)
Acres: ±6.0
File No: S2026-056

Planner Hoadley presented the preliminary subdivision amendment. She explained that the Mountain View Plaza Subdivision has undergone name changes, initially known as Game Point, then Mountain View Plaza, but is currently marketed as Copper View Plaza. However, the recorded plat still retains the Mountain View Plaza name. The amendment seeks to create one additional commercial lot, designated as Lot 8, in the southwest corner of the existing development.

The reason for the new lot, as explained by staff, was the desire to construct a standalone building for a swim school. Staff noted that incorporating an indoor swimming pool into a multi-tenant building presents significant challenges related to humidity, fumes, and noise mitigation, making a dedicated structure the preferred approach. The new lot would displace a portion of the existing rear parking area; however, Planner Hoadley confirmed that the Master Development Agreement had recently been amended to reflect that the remaining parking supply is sufficient for the collective uses of the development. The existing vehicular entrance and exit along the south side of the property would remain unchanged in size and alignment, and engineering had no concerns with the proposal. A site plan and building elevations had already been received by staff and would be brought before the Commission at the July 1, 2026 meeting.

Commissioner Garcia moved to approve item 4.2 ***Review and consider a Preliminary Subdivision Amendment for the Mountain View Plaza Subdivision located approximately at 5117 W Miller Crossing Drive in the C-2 Commercial Zone with staff's recommendations 1. Applicant shall accept and comply with all required corrections from all City Departments***

before final plat approval and recording; and 2. Applicant shall prepare and submit a complete landscape plan for Building 8 the Planning Department for Conditional Use and Site Plan review as per Herriman City Code Sections 10-5-10 Conditional Uses and 10-5-11 Site Plans.

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	*Absent*
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: June 10, 2026

6.2. Next Planning Commission Meeting: July 1, 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 June 03, 2026. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.

Angela Hansen

Angela Hansen
Deputy City Recorder