



# PLANNING COMMISSION AGENDA

Wednesday, August 05, 2026

**NOTICE IS HEREBY GIVEN** that the Herriman Planning Commission shall assemble for a meeting in the City Council Chambers, located at  
**5355 WEST HERRIMAN MAIN STREET, HERRIMAN, UTAH**

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

### **1. Commission Business**

- 1.1. Annual Election of Planning Commission Chair and Vice-Chair for One-Year Term
- 1.2. Review of City Council Decisions – Michael Maloy, Planning Director
- 1.3. Review of Agenda Items – Planning Staff
- 1.4. Review and discuss pending amendments to the Herriman Land Development Code (Title 10) to ensure compliance with Utah Code and implementation of the Herriman City General Plan – Michael Maloy, AICP, Planning Director

### **2. Adjournment**

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

### **3. Call to Order**

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

5355 W. Herriman Main St. • Herriman, Utah 84096  
(801) 446-5323 office • [herriman.gov](http://herriman.gov)

3.2. Roll Call

3.3. Conflicts of Interest

3.4. Approval of Minutes for the July 01, 2026 Planning Commission Meeting

[https://herrimancity-meeting-files-pc.s3.us-west-1.amazonaws.com/2026-8-5/Item+3.4+-+2026\\_07\\_01+PC+Minutes+Draft.pdf](https://herrimancity-meeting-files-pc.s3.us-west-1.amazonaws.com/2026-8-5/Item+3.4+-+2026_07_01+PC+Minutes+Draft.pdf)

#### **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 “Conference and Reception Center” (i.e., Haven Event Center) at 6087 W 11800 South in the C-2 Commercial Zone.**

**Applicant:** Swen Nielsen, Real Estate Essentials (authorized agent)

**Acreage:** ±1.46 (5,824 sf lease)

**File No:** C2026-079

<https://herrimancity-meeting-files-pc.s3.us-west-1.amazonaws.com/2026-8-5/Item+4.1+-+Staff+Report.pdf>

**4.2. Review and consider approval of a Conditional Use Permit for a “Medical Service” (i.e., Intermountain Health Bingham Canyon Clinic) located at 5121 W Denali Park Drive in the C-2 Commercial Zone.**

**Applicant:** Alex Booth (project architect, authorized agent)

**Acreage:** ±5.33 acres

**File No:** C2026-071

<https://herrimancity-meeting-files-pc.s3.us-west-1.amazonaws.com/2026-8-5/Item+4.2+-+Staff+Report.pdf>

**4.3. Review and consider approval of a Conditional Use Permit for a “Daycare/Preschool Center” (i.e., Sneaker Club Preschool) at 6089 W 11800 South, Suite 3, in the C-2 Commercial Zone.**

**Applicant:** Jenny Ellermeier (authorized agent)

**Acres:** ±1.46

**File No:** C2026-103

## **5. Chair and Commission Comments**

## **6. Future Meetings**

6.1. Next City Council Meeting: August 12, 2026

6.2. Next Planning Commission Meeting: August 19, 2026

## **7. Adjournment**

In accordance with the Americans with Disabilities Act, Herriman City will make reasonable accommodation for participation in the meeting. Request assistance by contacting Herriman City at (801) 446-5323 and provide at least 48 hours advance notice of the meeting.

ELECTRONIC PARTICIPATION: Members of the City Council may participate electronically via telephone, Skype, or other electronic means during this meeting.

PUBLIC COMMENT POLICY AND PROCEDURE: The purpose of public comment is to allow citizens to address items on the agenda. Citizens requesting to address the Commission will be asked to complete a written comment form and present it to the City Recorder. In general, the chair will allow an individual three minutes to address the Commission. A spokesperson, recognized as representing a group in attendance, may be allowed up to five minutes. This policy also applies to all public hearings.

I, Angela Hansen, certify the foregoing agenda was emailed to at least one newspaper of general circulation within the geographic jurisdiction of the public body, at the principal office of the public body, on the Utah State Public Notice website [www.utah.gov/pmn/index.html](http://www.utah.gov/pmn/index.html) and on Herriman City's website at [www.herriman.gov](http://www.herriman.gov) Posted and dated this 30th day of July 2026 Angela Hansen, Deputy City Recorder