PLANNING COMMISSION MINUTES

Wednesday, July 01, 2026

Approved as corrected on 08/05/2026

The following are the minutes of the Herriman Planning Commission meeting held on **Wednesday, July 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: Darryl Fenn, Andy Powell, Heather Garcia, Adam Jacobson, Alternate Preston Oberg

Excused: Jackson Ferguson, Brody Rypien, Alternate Forest Sickles

Staff Present: Planner II Amanda Hamilton, Deputy Recorder Angela Hansen, Planner I Laurin Hoadley, Assistant City Attorney Matt Brooks, Communications Specialist Garret Reynolds, and Community Development Director Blake Thomas,

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

Chair Andrea Bradford called the meeting to order at 6:02 p.m.

1. Commission Business

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

Community Development Director Thomas provided an overview of recent City Council activity, covering decisions from the special meeting held June 18th and the regular meeting held June 10th. The June 24th meeting had been canceled in observance of Town Day.

At the June 18th special meeting, the City Council approved several budget items, including the Herriman City general budget, the Herriman City Safety Enforcement Area budget, the Herriman City Fire Service Area budget, and the CDRA budget.

At the June 10th meeting, the Council addressed several water-related items connected to the Olympia project. A reimbursement agreement was approved for water tanks and water lines necessary to advance the project into its next phases. Additionally, the Council amended the water availability map to allow certain projects, including units in Creek Ridge, which held prior entitlement and first rights to water, to move forward. Director Thomas explained that the Council felt comfortable authorizing this because the Olympia water tanks were already under construction and would be completed before Land Reserve could record any subdivision plats. Finally, the Council approved a rezone of the Mascaro property on Gina Road from R-1-43 to R-1-10. Director Thomas noted that DR Horton was the applicant and was anticipated to be the developer of that property, and that a subdivision application was expected to follow shortly.

1.2. Review of Agenda Items – Planning Staff

Planning Staff provided a brief preview of the evening's agenda items. Planner Hoadley noted that the Copper View Plaza subdivision amendment, which had recently come before the Commission to add Lot 8, was being followed up with a conditional use permit amendment for a new commercial building on that newly created lot, driven by interest from a swim school. Staff explained that the swim school intended to have a standalone structure to contain pool chemicals and odors, which would be challenging if shared with other tenants. The proposed structure aimed to create better environmental control and mitigate potential risks related to sharing ventilation systems.

Planner Hamilton previewed the Autumn Sky Townhomes Phase 2B Amended extension request, noting that three of the units in Building 26 had already been physically constructed. This project became an imperative procedure to rectify the recording of the plat due to the physical construction that took place under previous assumptions. The request to extend plat approval was crucial for re-establishing the legal framework needed for full compliance with city regulations and securing the necessary signatures required to register the plat officially. Staff highlighted that failing to record the amended plat on time previously placed the project in procedural limbo, where further administrative actions were needed to validate the current state of the development and maintain project progress.

Director Thomas discussed the Planned Unit Development (PUD) amendment for The Cove at Herriman Springs, originally approved in 2004 with 423 total units of which 201 have been constructed. The current amendment focuses on updating the road cross-section, lot configuration, and landscaping standards in line with city modernizations. The modified plan proposes 185 lots, with features such as narrower roadways to reduce grading impacts on steep terrain, parking near open spaces, and compliance with current water-wise landscaping standards. Staff recommended the removal of the equestrian trailhead requirement due to existing regional trailhead provisions and concerns over traffic concentration in residential areas.

Planner Hamilton introduced the request to amend the zoning for approximately 2.6 acres at 5222 West Herriman Boulevard from C-1 Neighborhood Commercial to CF Commercial Flex. This change aims to accommodate commercial uses better suited to the property's irregular characteristics and contamination overlay. The CF zone facilitates smaller commercial flex spaces ideal for light manufacturing, storefronts, and entrepreneurial ventures. Environmental remediation will follow a defined assessment and management process to ensure the property is prepared for new development.

1.3. Presentation and Discussion of Herriman City Land Development Code, Standards, Policies, and Potential Amendments – Amanda Hamilton, Planner II

Community Development Director Thomas presented a comprehensive update on current development activity and infrastructure projects throughout the city. The presentation covered residential building permit trends, active construction projects, and emerging commercial development, and was described as similar to the update given to staff the prior week.

He noted that the city was trending upward in permit volume in 2026, and that as of that morning, a permit application had been submitted for the approximately 200-unit apartment complex at the Commons. He indicated this would push 2026 totals past 2024 numbers. The housing mix for the year remained predominantly single-family homes, though he acknowledged that a single apartment complex could skew those numbers considerably.

Director Thomas described Olympia as proceeding rapidly. Three major road projects were underway in connection with the development. The first, the U-111 UDOT project running from the Herriman Boulevard intersection north into South Jordan and connecting near the New Bingham Highway, was expected to open by November. The second, the Herriman Boulevard extension from its current endpoint to the U-111 intersection, had been awarded to Kilgore Contracting approximately two weeks prior. While the contractor expressed a desire to complete the work by fall, Director Thomas indicated that spring completion was more realistic due to project scope and concrete cure times for pedestrian tunnels. He noted this road would unlock Olympia's commercial center, which at approximately 40 acres is roughly twice the size of the Commons. The third road project, 7300 West to Main Street, had all grading complete and pedestrian tunnels installed.

Regarding the 6400 West corridor, he reported that construction had been completed from Herriman Boulevard to Midas Creek, with a bridge over Midas Creek and extension to 118th South currently in design, expected to be built the following summer. A Zone 3 water tank was under construction off Herriman Boulevard, and a transmission line was being built in conjunction with the U-111 project. Director Thomas also disclosed that the city had been informed it was awarded $50 million in state funding through a newly created governor's office of community housing development, intended to accelerate road construction and enable the delivery of approximately 2,500 attainable housing units in the Olympia area. He noted this aligned with missing middle housing goals already contemplated in the area's approvals.

The Juniper Crest Extension was reported to be under construction and expected to open in August, in coordination with the center section of the Mountain View Corridor, a city-funded project. Panorama View Drive was also anticipated to open in the fall. Toll Brothers had purchased most of the lots in the area and was expected to begin infrastructure and home construction shortly. Director Thomas noted that development was contingent on road connectivity and commissioning of water tanks, both of which were nearing completion. In South Hills, the Soleil Hills Drive main corridor was partially complete, with the north half being graded.

Director Thomas reported that the Commons development was progressing. Trader Joe's was described as nearly ready to open, with regular deliveries being observed on-site. Confirmed tenants for Building A included Café Sabor, Chewy (noted as the first brick-and-mortar Chewy location in Utah), V/O Med Spa, Zullee (a Mediterranean grill), Playa Bowls, and Vessel Kitchen. The traffic signal at the left-in-only access point was expected to be operational before October 1st, coordinated with the Trader Joe's opening. A second signal would be activated in conjunction with Target's opening, expected before July of the following year. He noted that Target had already poured its tilt-up walls, which were curing, and that the building would rise quickly once the 28-day cure time was complete. He also confirmed that the apartment complex permits had been submitted that morning, and that a restaurant tenant, described as the first of its kind in Utah, had been secured but not yet publicly announced.

The Commission briefly discussed the possibility of attracting additional commercial uses such as a home improvement store, a large grocer, and big-box retail to the Olympia commercial center.

Director Thomas provided brief updates on several additional projects. The 6000 West waterline project, running from Silver Sky to Herriman Boulevard, was expected to be complete before fall, though water shutoffs had created challenges for residents due to the older valve configuration. Rosecrest Road was receiving full-depth pavement rehabilitation in coordination with Jordan Valley Water Conservancy District. The Mountain View Corridor UDOT project was nearing final design and bid preparation, with a construction start now expected a few months after January of the following year. Director Thomas flagged that certain intersection bridges would need to be closed entirely during construction, for approximately one year each, and that coordination with neighboring cities had occurred to prevent simultaneous closures of critical crossings. Life Time Athletic Club was under construction at the northeast corner of 12600 South and Mountain View Corridor, with a projected opening in late 2027. Generous Auto was reported to be out of the ground, with an opening projected for late 2026 or early 2027. Holiday Inn Express, noted as Herriman's first hotel, was on track to open in September. An Intermountain HealthCare (IHC) clinic, to be called the Bingham Canyon Clinic, was working through the planning process and expected to come before the Commission in the near future. The Southwest Athletic Complex was in design, with two council members on the design panel and several county and state funding applications pending; Director Thomas described a phased approach beginning on the 6000 West end, with the long-term vision of attracting national soccer tournaments in coordination with Real Salt Lake (RSL).

The Commission spent the remainder of the time watching training videos.

2. Adjournment

Commissioner Jacobson moved to adjourn the meeting at 6:54 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 7:01 p.m.

3. Call to Order

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

Corene Nelson 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 20, 2026 Planning Commission Meeting

Commissioner Garcia motioned to approve the Minutes for the May 20, 2026 Planning Commission meeting; Commissioner Powell 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 Amendment to add one additional commercial building in Copper View Plaza, which is located approximately at 12298 S Herriman Main Street, governed by the Mountainview Master Development Agreement, in the C-2 Commercial Zone.
Applicant: Aaron Osmond (property owner)
Acres: ±0.237
City File No: C2026-074

Planner Hoadley presented the request to add one additional commercial building, designated as Lot 8, within Copper View Plaza, located approximately at 12298 South Herriman Main Street. As context, staff noted that the subdivision plat amendment creating Lot 8 had been approved by the Commission in a prior meeting. The new building is intended to accommodate a swim school tenant, which sought a standalone structure rather than a shared tenant space due to the need to contain pool chemicals and associated odors. Staff reviewed the proposed landscape plan, noting that the site currently consists largely of decorative rock with live plantings, and that the proposal exceeded the required 50 percent live growth coverage requirement. Some existing parking would be converted to landscaped area. Staff identified a condition requiring the applicant to submit a landscaping table specifying plant materials, types, and quantities. The proposed elevations were presented as consistent in character with the existing Copper View Plaza buildings. Staff confirmed all proposed materials were permitted under the governing Master Development Agreement (MDA). Staff noted a condition requiring the applicant to provide final material percentage calculations, excluding glazing and doors, to confirm compliance with the MDA's 70/30 material ratio requirement. The proposed use was confirmed as permitted within the C-2 zone, and the parking ratio had been analyzed and approved as part of the prior subdivision amendment and original MDA parking study. Staff presented seven conditions of approval. The applicant was not present in person.

Commissioner Jacobson moved to approve item 4.1 ***Review and consider a Conditional Use Permit Amendment to add one additional commercial building in Copper View Plaza, which is located approximately at 12298 S Herriman Main Street, governed by the Mountainview Master Development Agreement, in the C-2 Commercial Zone with staff's recommendations 1. Applicant shall comply with all additional comments from the City. 2. Applicant shall screen all utilities, including electrical panels and air conditioning units, as required by the MDA and prior conditions of approval. 3. Applicant shall provide a complete legend for the final landscape plan that shows the types, quantities, sizes, and mulch specifications of all proposed plant material, to verify compliance with the Herriman City Code. 4. Applicant shall verify that adequate parking is provided with the addition of Building 8 on Lot 8 in accordance with the MDA. 5. Applicant shall confirm the project address on Sheet A201, which currently reads "1227 S Herriman Main Street" - the landscape plan identifies the address as "12263 S Herriman Main Street". 6. Applicant shall provide material area calculations for all four elevations to verify compliance with the MDA requirement that 70% of non-glazed exterior surfaces consist of Thin Veneer Natural Stone, Brick Veneer, or equivalent primary materials, and that EFS/stucco accent***

bands do not exceed 30% of any façade. 7. No commercial tenant signs are approved with this request; separate sign approval will be required.

Commissioner Powell seconded the motion.

The vote was recorded as follows:

Commissioner Darryl Fenn	*Aye*
Commissioner Jackson Ferguson	*Absent*
Commissioner Heather Garcia	*Aye*
Commissioner Brody Rypien	*Absent*
Commissioner Adam Jacobson	*Aye*
Commissioner Andy Powell	*Aye*
Alternate Commissioner Forest Sickles	*Absent*
Alternate Commissioner Preston Oberg	*Aye*

The motion passed unanimously

4.2. Review and consider a request to extend Planning Commission approval of a Preliminary Subdivision Plat Amendment known as "Autumn Sky Townhomes Phase 2B Amended" affecting properties located approximately at 12116 S – 12156 S Autumn Day Lane and in the R-2-10 Zone.
Applicant: Jim Allred (authorized agent, property owner)
Acres: ±0.808
File No: S2026-089

Planner Hamilton presented the extension request for the preliminary subdivision plat amendment known as Autumn Sky Townhomes Phase 2B Amended, affecting properties at approximately 12116 South through 12156 South Autumn Day Lane in the R-2-10 zone.

She summarized the history of the application, noting that the plat amendment had originally been approved on June 6, 2024. The amendment reduced Building 26, located on the northern end of the property, from four units to three units. That reduction had been made to address pedestrian safety concerns at a nearby intersection, as pulling the building back improved site circulation. She noted that all three units had since been constructed, but the applicant had failed to record the amended plat within the approval period.

Planner Hamilton explained that under Section 10-5-15(J) of the Herriman Municipal Code, the Planning Commission may grant up to a one-year extension upon written request and for good cause. Staff recommended approval of the extension with conditions, including completion of all outstanding corrections from city departments, removal of the abandoning drive approach from Half Dome Way, compliance with UFA fire lane requirements, and a stipulation that if the plat is not recorded by June 6, 2027, the approval would be deemed withdrawn with no further force or effect and no eligibility for an additional extension.

Director Thomas noted an additional complication: the city had already released the construction bonds associated with the project, leaving no financial leverage to compel resolution should the applicant fail to secure the required signatures. Staff indicated the applicant would need to obtain approximately 22 signatures from property owners within that phase before the plat could be submitted for city signatures and recorded with the county. The applicant was attending the meeting remotely.

In response to a Commissioner's question about what would happen if the applicant failed to obtain all required signatures within the extension period, Hamilton confirmed that the approval would be null and void, and that any future effort to amend the plat would require a new, full subdivision application.

Commissioner Powell moved to approve item 4.2 ***Review and consider a request to extend Planning Commission approval of a Preliminary Subdivision Plat Amendment known as "Autumn Sky Townhomes Phase 2B Amended" affecting properties located approximately at 12116 S – 12156 S Autumn Day Lane and in the R-2-10 Zone with staff's recommendations 1. All existing conditions of approval for the original application request (City File No. S2024-045 shall be completed). 2. Receive and agree to the remaining corrections from all City Departments, including removing the abandoned drive approach from Half Dome Way. 3. Comply with all fire land requirements per the Unified Fire Authority (UFA). 4. If the subdivision plat is not recorded by June 6, 2027, the preliminary approval will be deemed withdrawn and shall expire with no further force or effect.***

**correction* Commissioner Jacobson seconded the motion*

The vote was recorded as follows:

Commissioner Darryl Fenn	*Aye*
Commissioner Jackson Ferguson	*Absent*
Commissioner Heather Garcia	*Aye*
Commissioner Brody Rypien	*Absent*
Commissioner Adam Jacobson	*Aye*
Commissioner Andy Powell	*Aye*
Alternate Commissioner Forest Sickles	*Absent*
Alternate Commissioner Preston Oberg	*Aye*

The motion passed unanimously.

4.3. **Review and consider approval of a Conditional Use Permit Amendment request for "The Cove at Herriman Springs", a planned unit development (PUD), to permit (1) modified street cross-sections to eliminate park strips and sidewalks along specific streets due to topography, (2) "chamfered" or oblique angled side lot lines instead of right angle or radial side lot lines from the street, and (3) modified landscape requirements for public right-of-ways and front yards within the remaining phases of development of the PUD.**
Applicant: Travis Taylor, Westates Companies (property owner)
Acres: ±160
File No: C2025-127

Community Development Director Thomas presented the Conditional Use Permit amendment for The Cove at Herriman Springs, a Planned Unit Development (PUD) originally approved in 2004. He provided background, noting the PUD was approved for 423 total units. Since 2004, 201 units have been constructed, leaving 222 remaining. The area subject to this amendment is the upper, undeveloped portion of the site on the far south end of the project. He noted that a prior 2006 PUD amendment had authorized a 50-foot road cross-section for the entire cove, though no roads had been built to that specification, the narrowest existing road is 53 feet, which is the city standard.

The applicant proposed a 44-foot road right-of-way with mountable curb and gutter, no park strips, 6-foot sidewalks directly adjacent to the curb, and a 2-foot utility easement behind the sidewalk on each side. Director Thomas explained the rationale: by narrowing the road, grading impacts on the steep terrain could be meaningfully reduced. He also noted that a high-back curb in sloped areas would require repeated ADA-compliant driveway cut adjustments, whereas a mountable curb with sidewalk adjacent to it avoids that complication. Staff recommended requiring a 3-foot easement rather than the applicant's proposed 2-foot easement, noting that 3 feet provides adequate room for street lights, water meters, street signs, and fire hydrants, and that when combined with the 44-foot right-of-way, the total footprint would be equivalent to the previously approved 50-foot standard. A 10-foot public utility easement would remain beyond the sidewalk easement. Engineering also required that storm water calculations be submitted for any roads using this cross-section, given the reduced capacity of low-back curb and gutter, potentially necessitating closer-spaced storm drain inlets than the standard 300-foot spacing. Director Thomas presented a map prepared by the engineering department designating the specific road segments where the modified cross-section was recommended, limiting its use to the steepest portions of the new development area, while requiring the continuation of the existing Spring Canyon cross-section on its lower connecting segment.

The amendment would replace the previously approved concept plan with a revised site plan showing 185 lots, down from 222, with fewer cul-de-sacs and improved road connectivity. Some roads in the new plan tie into Spring Canyon below the existing church property, dispersing traffic more effectively than the original plan, which funneled all traffic through a single upper connection. Director Thomas noted the revised plan also provided more open space and proposed parking areas near open space to serve trail access on the far south end of the project. The PUD's design booklet, originally crafted in 2004, contained landscaping requirements calling for lush lawn and ornamental landscaping. Staff recommended updating the relevant sections to align with the city's current water-wise landscaping standards, reflecting the city's shift in philosophy regarding turf and water use.

The original PUD approval required an equestrian trailhead at the far south end of the development. Staff recommended removing this requirement, citing two reasons: the city's subsequent construction of the White Hollow Trailhead, which addresses regional trail access from a more accessible location, and experience at projects like Blackridge, where placing major trailheads or recreational amenities at the end of residential developments had been found to concentrate traffic and activity in ways that negatively impacted neighboring residents.

Director Thomas noted that a new water tank on the far east portion of the site is required before any plats in the undeveloped area can be approved, consistent with a condition carried forward from the original PUD. The existing tank serves the already-built portions of the cove. Staff's recommendation included approval of the PUD amendment subject to five conditions.

The applicant, Travis Taylor of Westates Companies, was present and available for questions. No questions were posed to the applicant by the Commission. Commissioner Darryl Fenn noted that the item had come before the Commission on prior occasions and expressed readiness to act.

Commissioner Fenn moved to approve continue, item 4.3 ***Review and consider approval of a Conditional Use Permit Amendment request for "The Cove at Herriman Springs", a planned unit development (PUD), to permit (1) modified street cross-sections to eliminate park strips and sidewalks along specific streets due to topography, (2) "chamfered" or oblique angled side lot lines instead of right angle or radial side lot lines from the street, and (3) modified landscape requirements for public right-of-ways and front yards within the remaining phases of development of the PUD with staff's recommendations 1. All existing PUD requirements for development remain in effect. 2. Update Development Plan Booklet- update landscaping requirements. 3. Alternative road cross-section requires an approved Deviation to the Standards.***

Commissioner Jacobson seconded the motion.

The vote was recorded as follows:

Commissioner Darryl Fenn	*Aye*
Commissioner Jackson Ferguson	*Absent*
Commissioner Heather Garcia	*Aye*
Commissioner Brody Rypien	*Absent*
Commissioner Adam Jacobson	*Aye*
Commissioner Andy Powell	*Aye*
Alternate Commissioner Forest Sickles	*Absent*
Alternate Commissioner Preston Oberg	*Aye*

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. **Review and consider a request to recommend an amendment to the Herriman City Zoning Map from C-1 Neighborhood Commercial Development to CF Commercial Flex for property located at 5222 W Herriman Boulevard.**
Applicant: Peter Redd (contract owner)
Acres: ±2.6
File No: Z2026-081

Planner Hamilton presented the request to amend the Herriman City Zoning Map for approximately 2.6 acres located at 5222 West Herriman Boulevard from C-1 Neighborhood Commercial to CF Commercial Flex.. Hamilton described the subject property as an unusually narrow and irregularly shaped lot located almost directly north of City Hall. The parcel is currently owned by a church that had originally planned to use it for a relocated and expanded facility with a daycare component. However, given the property's location within the environmental contamination overlay zone, daycare use was determined to be incompatible with the soil conditions, and the church pursued a sale. The incoming contract purchaser expressed interest in the flexibility of the CF zone to develop smaller commercial flex and assembly spaces, a concept similar to an existing operation in Lehi, suited to small businesses, home-based businesses transitioning to commercial space, and entrepreneurial collaborative uses. Hamilton discussed the distinction between the two zones. The C-1 zone is intended for neighborhood-scale commercial uses, while the CF zone is specifically designed for properties with characteristics such as irregular shapes, topographic challenges, limited visibility from major corridors, and access constraints. She noted that the CF zone is intended to support smaller flex spaces for light manufacturing, warehousing, entrepreneurship, resale, and retail, precisely the type of use contemplated by the applicant. Hamilton confirmed that the city's future land use map identifies the subject property as a neighborhood commercial node, which supports the requested rezone. Both the C-1 and CF zones carry the same 35-foot height limitation for primary structures. Planning and engineering staff identified no significant concerns with the rezone beyond those that would be addressed through the subsequent conditional use permit process. Hamilton noted that vehicular access would be limited to right-in/right-out from Herriman Boulevard only, with no access permitted from the adjacent residential neighborhood, and that access would need to align with the existing driveway on the opposite side of the boulevard. An existing city trail runs along the west boundary of the property. Regarding buffering and compatibility with adjacent residential properties, Hamilton noted that an existing 6-foot precast wall is already in place along the southern boundary.

The applicant, Peter Redd, attended remotely, thanked staff for their thorough report, and expressed his excitement about the project and the opportunity to partner with Herriman

Chair Bradford opened the public hearing.

No comments were offered.

Commissioner Garcia moved to close the public hearing, Seconded by Commissioner Powell and all voted Aye

Commission discussion focused primarily on potential noise impacts on the residential properties immediately to the south, raised by Commissioner Garcia, who referenced car detailing as one potential use. Hamilton confirmed that the city's existing noise and nuisance ordinances would apply, and that the required setback, buffering, and landscaping requirements provided additional mitigation. She noted that the CF zone's compatibility standards are similar to those of the existing C-1 zoning. Director Thomas added that the existing perimeter walls had factored into the original commercial analysis for this parcel, noting the constraints they created. Answering the Commission's inquiry, Hamilton described the environmental contamination process in detail. The applicant would be required to complete an Environmental Site Assessment (ESA), the findings of which would drive a soil management plan required prior to any land disturbance permit. Director Thomas elaborated on the three-step process: first, an assessment to determine the extent and nature of contamination; second, an engineering work plan specifying cleanup methods, which may include hauling contaminated soil off-site or using in-place remediation techniques, along with dust monitoring and vehicle decontamination protocols during active work; and third, a completion verification report confirming the work plan was executed as specified. He noted the city contracts with Earth Touch as its environmental consultant, with the applicant also retaining their own environmental engineer. Once remediation is complete and verified, the property carries no ongoing use restrictions. Director Thomas confirmed this process had been successfully applied on several prior city projects including the Auto Mall, Miller Crossing, portions of Anthem, Hidden Oaks, and Olympia.

Applicant Redd, speaking remotely clarified that the wall may in fact be 8 feet tall and noted that a 30-foot landscaped setback would be maintained between buildings and the property line. He also stated that he intended to use dark sky-compliant lighting and anticipated standard business hours for tenants.

Commissioner Garica moved to forward a positive recommendation of approval to City Council of item 5.1 ***Review and consider a request to recommend an amendment to the Herriman City Zoning Map from C-1 Neighborhood Commercial Development to CF Commercial Flex for property located at 5222 W Herriman Boulevard.***

Commissioner Jacobson seconded the motion.

The vote was recorded as follows:

Commissioner Darryl Fenn	*Aye*
Commissioner Jackson Ferguson	*Absent*
Commissioner Heather Garcia	*Aye*
Commissioner Brody Rypien	*Absent*
Commissioner Adam Jacobson	*Aye*
Commissioner Andy Powell	*Aye*
Alternate Commissioner Forest Sickles	*Absent*
Alternate Commissioner Preston Oberg	*Aye*

The motion passed unanimously.

6. Chair and Commission Comments

7. Future Meetings

7.1. Next City Council Meeting: July 08, 2026

7.2. Next Planning Commission Meeting: July 15, 2026

8. Adjournment

Commissioner Jacobson moved to adjourn the meeting at 7:31 p.m. Seconded by Commissioner Powell 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 July 01, 2026. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.

Angela Hansen

Angela Hansen
Deputy City Recorder