PLANNING COMMISSION MINUTES

Wednesday, September 16, 2026

Approved November 04, 2026

The following are the minutes of the Herriman Planning Commission meeting held on **Wednesday, September 16, 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: Brody Rypien, Darryl Fenn, Jackson Ferguson, Alternate Forest Sickles, Alternate Preston Oberg

Excused: Andy Powell, Adam Jacobson, Heather Garcia

Staff Present: Planner II Amanda Hamilton, Planner I Riley Norton, Deputy Recorder Angela Hansen, Communications Manager Jon LaFollette, Assistant City Manager Wendy Thomas (online), Community Development Director Blake Thomas, and Deputy Chief of Police Zach Adams

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

Chair Andrea Bradford called the meeting to order at 6:04 p.m.

1. Commission Business

1.1. Review of City Council Decisions

The Community Development Director Thomas opened the meeting with a review of items recently acted upon by the City Council. Two items originating from the Planning Commission were discussed.

The first was a rezone located off Gina Road, which the City Council approved. Director Thomas noted that the approval was particularly timely, as the Engineering Department had been awaiting the outcome

in order to stub utilities into the adjacent lot concurrent with the Gina Road improvement project, thereby avoiding a future road cut. Director Thomas reported that the project was nearly ready to proceed, pending the signature of one remaining property owner on the Gina Road right-of-way agreement. Upon execution, it was anticipated that utility work could begin in early winter, with paving to follow in the summer.

The second item was the Black Clover Master Development Agreement (MDA) which was also approved by the City Council. Director Thomas provided additional background shared by the developer during the Council presentation: the new facility would consolidate Black Clover's operations from multiple buildings in Sandy and Draper into a single location serving as the company's primary international headquarters. This was described as a significant economic development win for the City.

1.2. Review of Agenda Items – Planning Staff

Planner Norton provided a preview of the evening's administrative item concerning the preliminary subdivision plat at 5175 West Herriman Main Street. The subject property is located on a lot just east of City Hall. The proposal involves subdividing a larger parcel, with the subdivided lot being the primary area of interest. Staff noted that a preliminary site plan for a church had been submitted that same day for a pre-application meeting.

Director Thomas elaborated that the future church project, which had not yet undergone full staff review, was conceptually approximately 30,000 square-foot nondenominational church facility, which is a conditional use in the MU-2 zone. The applicant would be required to return for a conditional use permit. Director Thomas noted the church currently operates out of a former dollar theater in Sandy with approximately 1,200 attendees each Sunday and an additional Thursday evening activity and expressed optimism that the facility could serve as an economic catalyst for the surrounding Herriman Town Centre area by drawing visitors on evenings and weekends.

Planning Commissioner Jackson Ferguson arrived at 6:08 p.m.

Discussion touched on the site design, particularly the relationship of the building to the public streetscape and park. Commissioner Sickles raised the question of whether the building could be positioned closer to the street to maintain the urban edge established by the adjacent townhomes. Director Thomas acknowledged this as a design consideration that would be addressed during the conditional use permit process and the upcoming pre-application meeting with the applicant. Staff also noted that the parking layout would likely require a waiver of strict compliance due to insufficient landscaping islands, and that reconfiguring the first rows of parking could allow for an improved pedestrian connection from the street to the building entrance.

Director Thomas confirmed that a narrow strip of parcels between Herriman Main Street and the church lot would be reserved for future commercial development, intended to complement the church use and activate the park frontage. Regarding the status of remaining vacant lots adjacent to City Hall, the Director explained that a proposal to develop those parcels with a police station and mixed-use buildings had stalled due to rising construction costs associated with tariffs, steel, and fuel. Staff anticipated revisiting that effort later in the year or into the following year.

1.3. Discussion of proposed amendment to Herriman City Code 10-10 relating to Residential Uses

Director Thomas presented an overview of the proposed amendment to City Code 10-10 to introduce two new residential zones: R-1-6 (6,000 square foot minimum lot size) and R-1-8 (8,000 square foot minimum lot size). The discussion was framed as a working session, with a formal recommendation to the City Council anticipated at the October 7, 2026 Planning Commission meeting, followed by a Council hearing on October 28, 2026.

Director Thomas outlined three primary drivers for the amendment: compliance with Utah State Code requirements, advancement of goals in the City's Moderate Income Housing Plan, and response to requests from landowners seeking flexibility to develop smaller infill parcels that do not meet the 15-acre threshold required for a Planned Unit Development. Director Thomas also noted that the existing toolset for infill development, primarily flag lots, was not producing optimal outcomes, particularly in the Old Town area.

The proposed R-1-6 zone would establish a minimum lot width of 60 feet, while the R-1-8 zone would require 65 feet. Side setbacks for the R-1-6 were proposed at a minimum of 6 feet on one side, with an aggregate of 14 feet. Rear setbacks were set at 20 feet, with an additional 5-foot allowance for a deck.

The draft ordinance proposed a 30-foot maximum building height for the new zones. Commissioner Sickles observed that the 30-foot limit could constrain roof pitch options and expressed a preference for retaining the 35-foot standard applied in other residential zones, noting no apparent negative impact from the higher limit. Commissioner Oberg raised a concern regarding winter shading on streets in neighborhoods with tall homes on small lots, citing the Edge Homes development near the Rose Crest Fire Station as an example where shadow patterns contribute to persistent ice accumulation. While the Commission acknowledged this as a legitimate planning consideration, the consensus was that the 5-foot difference was unlikely to be the determinative factor and that the flexibility was preferable for builders designing custom plans. Director Thomas agreed to move the height limit to 35 feet and committed to conducting additional research on the shading issue prior to the October 7th hearing.

The draft ordinance proposed a 12-foot maximum driveway width for the R-1-6 zone. Director Thomas noted that the City's engineering department had expressed concern that a 12-foot driveway width could result in residents widening their driveways without permits or creating awkward vehicle maneuvers in the street. Engineering's recommendation was to retain the existing 24-foot maximum. Commissioner Oberg suggested that a 12-foot width might actually incentivize desirable design outcomes, such as side-entry garages with driveways running along the side of the house, that would reduce the proportion of the lot frontage consumed by paving. The Commission discussed the existing requirement for two covered and two paved off-street parking spaces per unit, with several members expressing concern that applying this standard to the smallest lots would undermine the affordability goals of the new zones.

The Commission engaged in substantive discussion regarding whether the standard four-space parking requirement was appropriate for the R-1-6 zone. Commissioner Sickles and Commissioner Oberg both argued that mandating a two-car garage and two additional paved spaces on a 6,000 square foot lot with a 60-foot minimum width would effectively consume a disproportionate share of the lot and conflict with the intent to enable smaller, more affordable homes. Commissioner Oberg noted that if affordability was a design goal, allowing a single-car garage or even a detached garage accessed via a side driveway should remain a viable option without triggering a code violation. Planner Hamilton referenced the Olympia development's point-based parking schedule, approximately 1.5 spaces per unit adjusted by bedroom

count, as a model worth examining. Director Thomas agreed to explore a modified parking standard for these zones that would provide flexibility while maintaining compliance with State Code and indicated this would be incorporated into the revised draft brought back on October 7th.

Director Thomas confirmed that the permitted uses in the new zones were carried over from the R-1-10 zone, with adjustments to remove inapplicable uses such as shipping container structures and detached Accessory Dwelling Units (ADUs), both of which require a 10,000 square foot minimum lot. Conditional uses such as home-based daycares and preschools would remain available subject to standard review.

Director Thomas presented a GIS-generated map illustrating existing lots in the 6,000–8,000 square foot range within the City, centered on the Rose Crest area near Blackridge Elementary. The exhibit demonstrated that smaller-lot development was already prevalent in well-maintained, established neighborhoods such as Greystone and the Patriot Ridge area, reinforcing the position that the proposed zones would not represent an unprecedented departure from existing community character.

Director Thomas clarified that the new zones would not be applied as a blanket overlay. Property owners would be required to apply individually for a rezone, which would also necessitate a minor General Plan table amendment. Two applications were already pending, one from Perry Homes and one from Herriman City, both adjacent to the Hidden Oaks development, and both intended to be processed once the new zone was formally adopted. Commissioner Oberg noted the contrast with recent actions in Salt Lake City, where a similar concept was applied citywide and generated significant public opposition; the Director confirmed that approach was not contemplated for Herriman.

Commissioner Rypien inquired about the possibility of an R-1-4 or R-1-5 zone. Director Thomas acknowledged that very small lot development had been discussed previously in the context of alley-loaded or rear-loaded product but noted that the City was already receiving that type of development through Master Development Agreements in areas such as Olympia, Sorrento, and Creek Ridge Cove. The consensus was that 6,000 square feet was the appropriate minimum threshold for the standalone zone, with smaller lots continuing to be addressed through MDAs on a negotiated basis.

Director Thomas provided relevant context regarding a State infrastructure grant the City had received to fund improvements to Olympia Boulevard, Herriman Boulevard, Herriman Main Street, and Bacchus Highway. In exchange, the City committed to facilitating the construction of 2,500 owner-occupied, deed-restricted moderate income housing units within the Olympia development. Director Thomas outlined the specific parameters: approximately half must be single-family homes capped at 1,600 square feet on lots no larger than 5,000 square feet, with another 400 are capped at 1,900 square feet; the townhome component must be fee-simple (not condominium) and capped at 1,700 square feet. Up to 40 percent of the single-family units may include Internal Accessory Dwelling Unit (I-ADUs), and after an initial five-year owner-occupancy period, no more than 40 percent of units may convert to rental use a restriction to be enforced through CC&Rs requiring City Council approval to amend. Director Thomas noted pricing was expected to be in the $500,000 range, which, while not deeply affordable, represented a meaningful reduction relative to current market pricing.

Commissioner Rypien asked for an update on improvements along 7300 West. Staff reported that the Olympia development is constructing a system of pedestrian tunnels, including facilities generally described as approximately 14 feet wide and 10 feet tall, with lighting, to allow trail users to pass beneath

major roadways. Staff explained that when the system is complete, a person will be able to access the trail near 6400 West and Midas Creek, travel through the Olympia area, and continue northward without crossing major roads, ultimately connecting toward the new trailhead at Butterfield Canyon. Staff further noted that a tunnel has been installed beneath Mountain View Corridor to support future Bonneville Shoreline Trail connectivity along the new U-111 corridor.

Additional discussion addressed regional trail and open space improvements. Commissioner Fenn referenced reports that Salt Lake County had acquired additional property near the mouth of Butterfield Canyon for park expansion. Assistant City Manager Thomas confirmed that the County had purchased more land intended to expand the Yellow Fork area and further reported that the City had recently closed on an additional 36 acres in Yellow Fork Canyon near the Camp Williams border. She stated that these acquisitions support continued efforts to connect the broader trail system in that area.

2. Adjournment

Commissioner Sickles moved to adjourn the meeting at 6:59 p.m. Seconded by Commissioner Fenn and all voted aye.

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

Chair Andrea Bradford called the meeting to order at 7:04 p.m.

3. Call to Order

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

Violet Bradford 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 August 19, 2026 Planning Commission Meeting

Commissioner Oberg motioned to approve the Minutes for the August 19, 2026, Planning Commission meeting; Commissioner Sickles 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 Preliminary Subdivision Plat for one (1) lot located generally at 5175 W Herriman Main Street in the MU-2 Mixed Use Zone and the Herriman Towne Center Master Development Agreement (MDA). (Public Hearing)**
Applicant: HTC Communities LLC (property owner, authorized agent)
Acres: ±6.0

File No: S2026-120

Planner Norton presented the subject property as Pod 12 within the Herriman Town Centre, located immediately east of City Hall. The proposal sought approval of a preliminary plat creating a single lot of approximately 5.997 acres within the MU-2 zone. A second lot visible on the plat drawings would be subdivided separately in a future application and was not part of the current request.

Staff noted that a preliminary site plan for a conditional use, a church facility, had been submitted by the prospective buyer the same day as the hearing, though it remained in very early stages. Because the site plan had not yet been reviewed, the specific locations of frontage improvements, sidewalks, and other public infrastructure improvements could not be determined with finality. Staff indicated that, consistent with the Town Centre MDA, those public infrastructure obligations would be carried forward as conditions of the site plan application rather than attached to the subdivision plat. The sole condition recommended by Staff was that the applicant address all remaining corrections identified by City departments.

Matt Watson of Momentum Development, representing property owner HTC Communities LLC, appeared on behalf of the applicant. Mr. Watson confirmed that the request was limited to the subdivision step and that the buyer was actively preparing a conditional use permit application, which would bring the full site design before the Commission at a future meeting.

Chair Bradford opened the public hearing.

No comments were offered.

Commissioner Oberg moved to close the public hearing, Seconded by Commissioner Sickles and all voted Aye.

Commissioner Ferguson expressed enthusiasm for the project and noted that the requirement for the building to address the street and park frontage, consistent with MDA design standards, should be carried into the conditional use permit review. Director Thomas confirmed that this design requirement had been noted and would be raised at the upcoming pre-application meeting.

Commissioner Sickles moved to approve item 4.1 ***Review and consider a Preliminary Subdivision Plat for one (1) lot located generally at 5175 W Herriman Main Street in the MU-2 Mixed Use Zone and the Herriman Towne Center Master Development Agreement (MDA) with staff's recommendation 1. Acknowledge and address all remaining corrections from all City departments.***

Commissioner Ferguson seconded the motion.

The vote was recorded as follows:

Commissioner Darryl Fenn	*Aye*
Commissioner Jackson Ferguson	*Aye*
Commissioner Heather Garcia	*Absent*
Commissioner Brody Rypien	*Aye*
Commissioner Adam Jacobson	*Absent*
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: September 23, 2026

6.2. Next Joint City Council and Planning Commission Meeting: September 30, 2026

6.3. Next Planning Commission Meeting: October 07, 2026

7. Adjournment

Commissioner Sickles moved to adjourn the meeting at 7:11 p.m. Seconded by Commissioner Oberg 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 September 16, 2026. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.

Angela Hansen

Angela Hansen
Deputy City Recorder