



PLANNING COMMISSION AGENDA

Wednesday, May 01, 2024

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. Review of City Council Decisions – Michael Maloy, Planning Director
- 1.2. Review of Agenda Items – Planning Staff
- 1.3. Discussion and Consideration of Planning Commission Policy Amendments – Michael Maloy, Planning Director
- 1.4. Training and Discussion of Land Use Planning Policies, Standards, and Development Practices – Michael Maloy, 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
- 3.2. Roll Call
- 3.3. Conflicts of Interest

3.4. Approval of Minutes for the March 20, 2024 and April 03, 2024 Planning Commission Meetings

<https://herrimancity-meeting-files-pc.s3.us-west-1.amazonaws.com/5-1-24/Item+3.4+-+Draft+Minutes+03-20-2024+%26+04-03-2024.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. Consideration of a Preliminary Plat Amendment of Lot 1 of the Schmidt Acre Subdivision to further subdivide Lot 1 into two (2) lots located at 7475 W Hi Country Road in the A-1-43 (Agricultural) Zone. (Public Hearing)

Applicant: Anton Kulikov (owner)

Acres: ±1.10

File No: S2024-027

<https://herrimancity-meeting-files-pc.s3.us-west-1.amazonaws.com/5-1-24/Item+4.1+-+Staff+Report.pdf>

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. Consideration and recommendation of a request to amend Herriman City's Official Zoning Map from A-1-43 Single Family Agricultural Zone to A-1-10 Single Family Agricultural Zone for the properties located at 12650 S 6000 West and 12664 S 6000 West. (Public Hearing)

Applicant: Bruce Bowles, LSB Land Co, LLC (owner)

Acres: ±2.74

File No: Z2024-019

<https://herrimancity-meeting-files-pc.s3.us-west-1.amazonaws.com/5-1-24/Item+5.1+-+Staff+Report.pdf>

5.2. Consideration and recommendation of a request to amend Chapter 10 of the Herriman City Land Development Code regarding Single Family Residential District standards for 5,000 to 8,000 square foot lots. (Public Hearing)

Applicant: Herriman City

File No: Z2024-015

<https://herrimancity-meeting-files-pc.s3.us-west-1.amazonaws.com/5-1-24/Item+5.2+-+Staff+Report.pdf>

- 5.3. **Consideration and recommendation of a request to amend the General Plan and Future Land Use Map from Neighborhood Commercial to Neighborhood Residential Two for property at 7234 W Herriman Main Street property. (Public Hearing)**
Applicant: Merlin Huff, Perry Homes (owner)
Acres: ±2.00
File No: G2024-039
<https://herrimancity-meeting-files-pc.s3.us-west-1.amazonaws.com/5-1-24/Item+5.3+-+Staff+Report.pdf>
- 5.4. **Consideration and recommendation of a request to amend Herriman City's Official Zoning Map from A-1-43 Single Family Agricultural Zone to R-1-6 Single Family Residential Zone for property at 7234 W Herriman Main Street. (Public Hearing)**
Applicant: Merlin Huff, Perry Homes (owner)
Acres: ±2.00
File No: Z2024-040
<https://herrimancity-meeting-files-pc.s3.us-west-1.amazonaws.com/5-1-24/Item+5.4+-+Staff+Report.pdf>
- 5.5. **Consideration of a request to amend Herriman City's Official Zoning Map from A-1-43 Single Family Agricultural Zone to A-1-21 Single Family Agricultural Zone for property located at 7475 W Hi Country Road. (Public Hearing)**
Applicant: Anton Kulikov (owner)
Acres: ±1.10
File No: Z2024-026
<https://herrimancity-meeting-files-pc.s3.us-west-1.amazonaws.com/5-1-24/Item+5.5+-+Staff+Report.pdf>

6. Chair and Commission Comments

7. Future Meetings

- 7.1. Next City Council Meeting: May 8, 2024
- 7.2. Next Planning Commission Meeting: May 15, 2024
- 7.3. Next City Council Meeting: May 22, 2024

8. 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.

5355 W. Herriman Main St. • Herriman, Utah 84096
(801) 446-5323 office • herriman.org

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, Jackie Nostrom, 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 and on Herriman City's website at www.herriman.org, Posted and dated this 25th day of April, 2024 Jackie Nostrom, City Recorder