



PLANNING COMMISSION AGENDA

Wednesday, August 16, 2023

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. Land Use Training and Discussion – Planning Staff

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

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 request to reduce public utility easements within the rear and side yards of residential lots in the Teton Village Phase 2 Subdivision located approximately at 12067 S Teton Range Drive in the R-2-10 (Residential) Zone
Applicant: Tom Spencer, Wright Homes, LLC (authorized agent)
Acres: ±5.30
File No: S2023-092

[Teton Village Phase 2 Staff Report](#)

- 4.2. Consideration of a request to reduce public utility easements within the rear and side yards of residential lots in the Teton Village Phase 4 Subdivision located approximately at 11987 S Snake River Drive in the R-2-10 (Residential) Zone
Applicant: Tom Spencer, Wright Homes, LLC (authorized agent)
Acres: ±5.41
File No: S2023-093

[Teton Village Phase 4 Staff Report](#)

- 4.3. Consideration of a request to reduce public utility easements within the rear and side yards of residential lots in the Jackson Phase 4A Subdivision located approximately at 6268 W Signal Crest Way in the R-2-10 (Residential) Zone
Applicant: Tom Spencer, Wright Homes, LLC (authorized agent)
Acres: ±6.76
File No: S2023-091

[Jackson Phase 4A Staff Report](#)

- 4.4. Consideration of a Special Exception to reduce the rear yard setback of an accessory structure on an irregularly shaped lot located at 7223 W Ansel Avenue in the R-1-10 Residential Zone.
Applicant: Jeffery Cluff (property owner)
Acres: ±0.46
File No.: P2023-077

[7223 W Ansel Avenue Special Exception Staff Report](#)

- 4.5. **Consideration of a Conditional Use Permit Amendment for Mountain Point Lot 104 Site Plan at 15093 S Maradona Drive in the C-2 (Commercial) Zone.**
Applicant: Jenny Tian (authorized agent)
Acres: ±1.51
File No: C2023-078

[Mountain Point Lot 104 Site Plan Staff Report](#)

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 to Amend the Herriman City Official Zoning Map for 0.72 Acres of Property Located at 6378 W 13100 South from R-1-15 (Residential) Zone to C-1 (Commercial) Zone. (Public Hearing)**
Applicant: Sameed Irfan (property owner)
File No: Z2022-069

[Zoning Map Amendment Staff Report](#)

- 5.2. **Consideration and Recommendation to Amend Title 10 of the Herriman City Code to Regulate Recreational and Accessory Vehicle Storage. (Public Hearing)**
Applicant: Herriman City
File No: Z2023-071

[Recreational and Accessory Vehicle Storage Code Amendment Staff Report](#)

6. Chair and Commission Comments

7. Future Meetings

- 7.1. Next City Council Meeting: Wednesday, August 23, 2023
- 7.2. Next Joint City Council/Planning Commission Meeting: Wednesday, August 30, 2023
- 7.3. Next Planning Commission Meeting: Wednesday, September 6, 2023

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. ELECTRONIC PARTICIPATION: Members of the Commission 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 Deputy 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, Wendy Thorpe, 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 10th day of August, 2023 Wendy Thorpe, Deputy City Recorder