



PLANNING COMMISSION AGENDA

Wednesday, November 01, 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

5:30 PM FIELD TRIP (Tour of South Hills Master Development Agreement area will depart from 14716 Marketplace Drive)

6:45 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 Camden Commons Final Development Plan for 11998 S Anthem Park Boulevard– Michael Maloy, Planning Commission
- 1.3. Pinterest Visual Preference Survey of City Planning and Development Concepts – Laurin Hoadley, Planner I
- 1.4. Review of Land Use Development, Standards, and Updates – Michael Maloy, Planning Director

2. Adjournment

THE REGULAR PLANNING COMMISSION MEETING scheduled in the Council Chambers at 7:00 PM has been cancelled

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.

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 26th day of October, 2023 Wendy Thorpe, Deputy City Recorder



STAFF MEMORANDUM

DATE: November 1, 2023

TO: Planning Commission

FROM: Michael Maloy, AICP, Planning Director

SUBJECT: Review of Camden Commons Final Development Plan for 11998 S Anthem Park Boulevard

RECOMMENDATION:

No formal action or decision by the Commission is required for this item.

ISSUE BEFORE COMMISSION:

The Planning Commission approved a preliminary subdivision plat and conditional use permit for Camden Commons, a residential planned unit development (PUD) located at 11998 S Anthem Park Boulevard, comprised of 33 dwelling units, on December 16, 2021. One of the conditions of approval required the applicant to submit final construction details to the Planning Commission before the City issued the first building permit within the project. As per the Planning Commission's instructions, staff scheduled the presentation of this material during the November 1, 2023, work meeting.

BACKGROUND & SUMMARY:

As noted above, the Planning Commission requested Goodboro, the developer of Camden Commons, to present final plans to the Planning Commission that included (1) the location of trash enclosures (or screens) and (2) final building elevation details within the development. Whereas the developer is currently constructing the "horizontal" infrastructure for the project and submitted a building permit for the first "model home" within the development, *staff requested the applicant prepare these materials for presentation during the November 1st work meeting.*

ALTERNATIVES:

Not applicable



STAFF MEMORANDUM

DATE: November 1, 2023

TO: Planning Commission

FROM: Laurin Hoadley, Planner I

SUBJECT: Pinterest Visual Preference Survey of City Planning and Development Patterns for Herriman.

RECOMMENDATION:

Recommend participation in a visual preference survey to develop an image catalog of desirable land use development patterns for Herriman City. However, no formal action or decision by the Commission is required for this item.

ISSUE BEFORE COMMISSION:

What land use development patterns are desirable or appropriate for Herriman? What patterns of development are missing or needed in the City? What types of forms of development should be discouraged in the City? Overall, which patterns help or hinder the development of a healthy, prosperous, and welcoming community?

BACKGROUND & SUMMARY:

During the work meeting, Planning Commission members and staff will participate in a “visual preference survey” using Pinterest to find, select, and discuss potential development patterns, land uses, and architectural designs that represent the values of the City as expressed in the adopted General Plan and Land Use Development Codes for Herriman.

ALTERNATIVES:

Not applicable

Attachments:

None



STAFF MEMORANDUM

DATE: November 1, 2023
TO: Planning Commission
FROM: Michael Maloy, AICP, Planning Director
SUBJECT: Review of Land Use Development, Standards, and Updates

RECOMMENDATION:

No formal action or decision by the Commission is required for this item.

ISSUE BEFORE COMMISSION:

Staff will present a “status update” to the Planning Commission on land use development activities and standards in Herriman.

BACKGROUND & SUMMARY:

Staff will review the status of development projects within the City, and discuss priorities for land use amendments that seek to improve development standards and procedures that are:

1. Compliant with the State Code, and
2. Consistent with the values and objectives of the City as expressed in the Herriman NEXT, the adopted General Plan for Herriman, and other master plans approved by the City Council.

ALTERNATIVES:

Not applicable.

ATTACHMENTS:

None