



PLANNING COMMISSION AGENDA

Wednesday, December 20, 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 Update, Discussion, and Training – 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 November 15, 2023 Planning Commission Meetings
<https://www.herriman.org/uploads/files/4050/20231115PCMinutes-DRAFT.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 Phased Development Plan amendment for the Mardam Ranch Subdivision comprised of forty-four (44) single-family lots located approximately at 12914 S 6100 West in the R-1-10 Single Family Residential and A-1-10 Single Family Agricultural Zones. Applicant: Daniel Balsam, Alpine Homes (authorized agent) Acres: ±19.75 File No: S2023-147**
<https://www.herriman.org/uploads/files/4051/Item-4.1-Mardam-Ranch-Sub-Amend-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 of a proposal to amend the Herriman City Title 10 Land Development Code to comply with updated subdivision review and public notice procedures required in the 2023 Utah State Municipal Land Use, Development, and Management Act. (Public Hearing)**
Applicant: Herriman City
File No: Z2023-148
<https://www.herriman.org/uploads/files/4053/Item-5.1-Anthem-Com-MDA-Amend-Staff-Report.pdf>
- 5.2. **Consideration of a proposal to amend the Anthem Commercial Master Development Agreement Design Guidelines to increase the maximum building height of a “Hotel/Motel” land use from 45 feet to 65 feet on property located at approximately 5600 W Denali Road in the C-2 Commercial Zone. (Public Hearing)**
Applicant: Cory Gust, Anthem Center LLC (property owner)
File No: M2023-146
<https://www.herriman.org/uploads/files/4052/Item-5.2-Sub-Code-Amend-Staff-Report.pdf>

6. Chair and Commission Comments

7. Future Meetings

- 7.1. Next Planning Commission Meeting: January 3, 2024
- 7.2. Next City Council Meeting: January 10, 2024
- 7.3. Next Planning Commission Meeting: January 17, 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 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, Angela Hansen, 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/pmnn/index.html and on Herriman City's website at www.herriman.org, Posted and dated this 14th day of December, 2023 Angela Hansen, Deputy City Recorder