



PLANNING COMMISSION AGENDA

Wednesday, February 07, 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. Presentation and Discussion of Land Use Development Standards, Policies, 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 January 3, 2024, Planning Commission Meeting

https://herrimancity-meeting-files-pc.s3.us-west-1.amazonaws.com/2-7-24/2024_01_03+PC+Minutes+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. Review and consider a Conditional Use Permit for an indoor recreational business with six (6) indoor pickleball courts in the Rockwell Landing Development located at 15892 S Rockwell Cove in the M-1 Manufacturing Zone.

Applicant: Henri Bonan, The HB Group (authorized agent)

Acres: ±2.21

File No: C2024-004

<https://herrimancity-meeting-files-pc.s3.us-west-1.amazonaws.com/2-7-24/Item+4.1+Conditional+Use+for+Pickleball.pdf>

4.2. Review and consider a Conditional Use Permit for the installation of a fiber network equipment cabinet located at 4742 Highfield Circle in the R-2-10 Multi Family Residential Zone.

Applicant: Mont Flygare, All West Communications (authorized agent)

Acres: ±5.0

File No: C2024-010

<https://herrimancity-meeting-files-pc.s3.us-west-1.amazonaws.com/2-7-24/Item+4.2+Conditional+Use+for+Fiber.pdf>

4.3. Review and consider a Preliminary Subdivision Plat with (2) residential lots known as Garcia Property Phase 1 Subdivision located generally at 13923 S 6400 West in the A-1-21 Single Family Agricultural Zone. (Public Hearing)

Applicant: Bill Garcia (property owner)

Acres: ±1.274

File No: S2023-156

<https://herrimancity-meeting-files-pc.s3.us-west-1.amazonaws.com/2-7-24/Item+4.3+Preliminary+Subdivision.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. Review and consider a recommendation to amend the Herriman City Annexation Declaration Policy

Applicant: Herriman City – Michael Maloy, Planning Director

<https://herrimancity-meeting-files-pc.s3.us-west-1.amazonaws.com/2-7-24/Item+5.1+Annexation+Declaration+Policy+Update.pdf>

6. Chair and Commission Comments

7. Future Meetings

7.1. Next City Council Meeting: February 14, 2024

7.2. Next Planning Commission Meeting: February 21, 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/pmn/index.html and on Herriman City's website at www.herriman.org. Posted and dated this 1st day of February 2024
Angela Hansen, Deputy City Recorder