



PLANNING COMMISSION AGENDA

Wednesday, February 21, 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 (Council Chambers)

1. Commission Business

- 1.1. Review of City Council Decisions – Michael Maloy, Planning Directors
- 1.2. Review of Agenda Items – Planning Staff
- 1.3. Presentation and discussion of amendments to §10-12-6 of Herriman City Code that affect the Development Standards in the C-2 Commercial Zone to allow architectural metal panels, exceptions to secondary exterior building finish materials, clarifying requirements for pedestrian access, and updating site amenities on projects that encompass five (5) or more acres – Sheldon Howa, Planner II

<https://www.herriman.org/uploads/files/4372/Item-1.3-Commercial-Standards.pdf>
- 1.4. Open and Public Meeting Training – Matt Brooks, Assistant City Attorney
- 1.5. Presentation and Discussion of Land Use Development, Policies, and Standards – 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 17, 2024 Planning Commission Meeting

<https://www.herriman.org/uploads/files/4371/20240117-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. Consideration of a Site Plan for a corner plaza at 12043 S Carlsbad Way in the C-2 Commercial Zone and Anthem Commercial Master Development Agreement.

Applicant: Cory Gust, Anthem Retail (property owner)

Acres: ±0.21

File No: P2023-137

<https://www.herriman.org/uploads/files/4374/Item-4.1-Commercial-Plaza.pdf>

4.2. Consideration of a Preliminary Subdivision Plat Amendment located approximately at 5173 W Denali Park Drive (12065 South) in the C-2 Commercial Zone.

Applicant: Cory Gust, Anthem Retail (property owner)

Acres: ±9.499

File No: S2023-155

<https://www.herriman.org/uploads/files/4373/Item-4.2-Subdivision-Amendment.pdf>

5. Chair and Commission Comments

6. Future Meetings

6.1. Next City Council Meeting: February 28, 2024

6.2. Next Planning Commission Meeting: March 6, 2024

7. 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 15th day of February 2024
Angela Hansen, Deputy City Recorder