



## PLANNING COMMISSION AGENDA

Wednesday, March 06, 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 – Clint Spencer, Planning Manager
- 1.2. Review of Agenda Items – Planning Staff
- 1.3. Presentation and discussion of land use development practices, policies, standards, and regulations – Clint Spencer, Planning Manager

#### 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 February 7, 2024, Planning Commission Meeting

<https://www.herriman.org/uploads/files/4404/20240207-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 Conditional Use Permit for the construction of two water tanks located generally at 15590 S and 15898 S Mountain View Corridor Highway within the A-1-43 Agricultural Zone and the Hillside Overlay Zone.

**Applicant:** Jonathan Bowers, Herriman City (authorized agent)

**Acres:** ±15.03

**File No:** C2023-152

<https://www.herriman.org/uploads/files/4405/Item-4.1-C2023-152-Staff-Report.pdf>

### 4.2. Consideration of final building elevations and landscape plans for commercial development in Academy Village POD 35, located at 14672 S Sentinel Ridge Boulevard in the C-2 Commercial Zone.

**Applicant:** Alex Dahlstrom, Wasatch Commercial (property owner)

**Acres:** ±1.47

**File No:** C2024-018

<https://www.herriman.org/uploads/files/4406/Item-4.2-C2024-018-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 request to amend Herriman City's Official Zoning Map from A-1-43 Agricultural Single-Family Zone to A-1-10 Agricultural Single-Family Zone and R-1-10 Residential Single-Family Zone for properties located at 13347 S, 13357 S, and 13363 S Rose Canyon Road in the A-1-43 Agricultural Single-Family Zone. (Public Hearing)

**Applicant:** Alan Prince, Montgomery Properties, LLC (authorized agent)

**Acres:** ±6.93

**File No:** Z2023-149

<https://www.herriman.org/uploads/files/4407/Item-5.1-Z2023-149-Staff-Report.pdf>

**5.2. Consideration of a request to amend the South Hills Master Development Agreement (MDA) affecting properties located approximately at 14787 S Academy Parkway and within the following general boundaries: 15000 South (north boundary), Mountain View Corridor (east boundary), 15900 South (south boundary), and 4300 West (west boundary). If approved, the proposal would add ±74.96 acres of property to the existing MDA and amend portions of the MDA including the South Hills Development Land Use Master Plan to reflect existing and proposed commercial and residential development within the master-planned community. (Public Hearing)  
Applicant: Craig Martin, Wasatch South Hills Development Company (authorized agent)  
Acres: ±679.46  
File No: M2023-129**

<https://www.herriman.org/uploads/files/4408/Item-5.2-M2023-129-Staff-Report.pdf>

## **6. Chair and Commission Comments**

## **7. Future Meetings**

**7.1. Next City Council Meeting: March 13, 2024**

**7.2. Next Planning Commission Meeting: March 20, 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](http://www.utah.gov/pmn/index.html) and on Herriman City's website at [www.herriman.org](http://www.herriman.org), Posted and dated this 29th day of February 2024  
Angela Hansen, Deputy City Recorder