



PLANNING COMMISSION AGENDA

Wednesday, November 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 – Michael Maloy, Planning Director
- 1.2. Review of Agenda Items – Planning Staff
- 1.3. Presentation and discussion of a visual preference survey of landscape design concepts for development in Herriman City – Laurin Hoadley, Planner I
- 1.4. Presentation and discussion of land use regulations, standards, policies, and practices for city planning and development in Herriman – 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

5355 W. Herriman Main St. • Herriman, Utah 84096
(801) 446-5323 office • Herriman.org

3.3. Conflicts of Interest

3.4. Approval of Minutes for the September 18, 2024 and October 02, 2024 Planning Commission Meeting

https://herrimancity-meeting-files-pc.s3.us-west-1.amazonaws.com/11-6-24/Item+3.4+Approval+of+Minutes/2024_09_18+PC+Minutes+Draft.pdf

https://herrimancity-meeting-files-pc.s3.us-west-1.amazonaws.com/11-6-24/Item+3.4+Approval+of+Minutes/2024_10_02+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 a site plan with three (3) multi-tenant buildings on Lot 1 of the Teton Commercial Subdivision located at 6131 West 11800 South in the C-2 Commercial Zone.

Applicant: Greg Steffensen (authorized agent)

Acres: ±1.31

File No: C2024-062

<https://herrimancity-meeting-files-pc.s3.us-west-1.amazonaws.com/11-6-24/Item+4.1+Teton+Commercial+Lot+1+CU/4.1-Teton+Commercial+Lot+1+CU.pdf>

4.2. Review and consider a one-year extension of a Preliminary Plat approval for the Wolf Co. Subdivision at 5661 West 12900 South in the A-1-21 Agricultural Zone.

Applicant: Shaun Stevenett (property owner)

Acres: ± 2.50

File No: S2024-122

<https://herrimancity-meeting-files-pc.s3.us-west-1.amazonaws.com/11-6-24/Item+4.2+Wolf+Co+Subdivision+Approval+Extension/Item+4.2+Wolf+Co+Subdivision+Approval+Extension.pdf>

4.3. Review and consider a Preliminary Plat for a minor subdivision with two (2) residential lots known as Hollys Pond Subdivision Phase 2, located generally at 13357 S Rose Canyon Road in the R-1-10 Residential Single-Family Zone. (Public Hearing)

Applicant: Alan Prince, Monterey Properties (property owner, authorized agent)

File No: S2024-102

Acres: ±0.81

<https://herrimancity-meeting-files-pc.s3.us-west-1.amazonaws.com/11-6-24/Item+4.3+Hollys+Pond+Ph+2+Subdivision/4.3+Hollys+Pond+Ph+2+Subdivision.pdf>

5. Chair and Commission Comments

6. Future Meetings

6.1. Next City Council Meeting: November 13, 2024

6.2. Next Planning Commission Meeting: November 20, 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 31st day of October, 2024
Angela Hansen, Deputy City Recorder