



## PLANNING COMMISSION AGENDA

Wednesday, May 21, 2025

**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. Presentation and discussion of the Herriman City Status Report and other demographic data for Herriman City – Trevor Ram, City Analyst
  - 1.3. Review of Agenda Items – Planning Staff
  - 1.4. Presentation and discussion of the Herriman City Land Development Code, Standards, Policies, and potential amendments to ensure compliance with Utah Code and implementation of the adopted General Plan – 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

5355 W. Herriman Main St. • Herriman, Utah 84096  
(801) 446-5323 office • [herriman.org](http://herriman.org)

### 3.2. Roll Call

### 3.3. Conflicts of Interest

### 3.4. Approval of Minutes for the April 16, 2025 Planning Commission Meeting

[https://herrimancity-meeting-files-pc.s3.us-west-1.amazonaws.com/5-21-25/2025\\_04\\_16+PC+Minutes+Draft.pdf](https://herrimancity-meeting-files-pc.s3.us-west-1.amazonaws.com/5-21-25/2025_04_16+PC+Minutes+Draft.pdf)

## 4. 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.

- 4.1. Review and consider a recommendation to amend Chapter 10-34 of the Herriman City Code to (1) standardize the maximum height of accessory structures on 10,001 - 21,789 square foot lots at 20 feet regardless of the structure's "footprint" or square footage, (2) standardize the maximum height of accessory structures on lots that contain more than 1/2-acre at 25 feet regardless of the structure's "footprint" or square footage, (3) reduce the minimum rear and side yard setback requirement of accessory structures when adjacent to public open space to 3 feet, and (4) expand enforcement remedies in Chapter 10-7 of the Herriman City Code to include building height deviations no greater than 10% when substantial construction has been undertaken in good faith, subject to City approval. (Public Hearing)

Applicant: Cyle Jones, Herriman City Resident

File No: Z2025-040

<https://herrimancity-meeting-files-pc.s3.us-west-1.amazonaws.com/5-21-25/Item+4.1+-+Staff+Report.pdf>

## 5. Chair and Commission Comments

## 6. Future Meetings

### 6.1. Next City Council Meeting: May 28, 2025

### 6.2. Next Planning Commission Meeting: June 04, 2025

## 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](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 15<sup>th</sup> Day of May, 2025 Angela Hansen, Deputy City Recorder