



PLANNING COMMISSION AGENDA

Wednesday, July 02, 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. Review of Agenda Items – Planning Staff
- 1.3. Presentation and Discussion of Potential Amendments in Title 10 Land Development Code to Regulate Detached Accessory Dwelling Units in Herriman – Laurin Hoadley, Planner I
- 1.4. Presentation and Discussion of Land Development Codes, Standards, Policies, and Best Practices for Herriman City – Michael Maloy, AICP, 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.gov

3.2. Roll Call

3.3. Conflicts of Interest

3.4. Approval of Minutes for the June 04, 2025 Planning Commission Meeting

<https://www.herriman.gov/uploads/files/5574/20250604-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 of a one-year extension for preliminary approval of the Walker Family Subdivision at 6368 W Rose Run Way in the A-1-10 Agricultural Zone.

Applicant: Jovonte and Susan Scott (property owners)

Acres: ± 0.50

File No: S2025-068

<https://www.herriman.gov/uploads/files/5575/Item-4.1-Staff-Report.pdf>

4.2. Review and consider a Conditional Use Permit for a new 80-foot-tall wireless cell tower and utility cabinets at 3492 W Maradona Drive in the C-2 Commercial Zone.

Applicant: Mark Williams, Taft, Sherman & Howard (authorized agent)

Acres: ±0.78

File No: C2025-076

<https://www.herriman.gov/uploads/files/5576/Item-4.2-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. Review and consider a recommendation for potential amendments to Title 10 of the Land Development Code to expand wireless telecommunication services by modifying the location criteria and related standards for monopole and stealth facilities in Herriman. (Public Hearing)

Applicant: Mark Williams, Taft, Sherman & Howard (authorized agent)

File No: Z2024-125

<https://www.herriman.gov/uploads/files/5577/Item-5.1-Staff-Report.pdf>

6. Chair and Commission Comments

7. Future Meetings

7.1. Next City Council Meeting: July 9, 2025

7.2. Next Planning Commission Meeting: July 16, 2025

7.3. Next Joint City Council and Planning Commission Meeting: July 30, 2025

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 26th day of June, 2025 Angela Hansen, Deputy City Recorder