



PLANNING COMMISSION AGENDA

Wednesday, January 21, 2026

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. Review and discuss municipal land use policies, codes, standards, and best practices to ensure compliance with Utah State and Herriman City regulations – 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 December 17, 2025, Planning Commission Meeting

https://herrimancity-meeting-files-pc.s3.us-west-1.amazonaws.com/1-21-26/Item+3.4+-+2025_12_17+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 Herriman City's Official Zoning Map from A-1-43 Single Family Agricultural to A-1-10 Single Family Agricultural with a Zoning Condition limiting the overall density to two (2) dwelling units per acre for property located generally at 7411 W Hi Country Road. (Public Hearing)
Applicant: Rodger Duke (property owner)
Acres: ±1.06
File No: Z2025-070**

<https://herrimancity-meeting-files-pc.s3.us-west-1.amazonaws.com/1-21-26/Item+5.1+-+Staff+Report.pdf>

- 4.2. Review and consider a recommendation to amend Chapter 10-21 Fencing, and other Chapters in Title 10 Land Development Code, to update standards for fencing in Herriman. (Public Hearing)
Applicant: Herriman City
File No: Z2026-001**

<https://herrimancity-meeting-files-pc.s3.us-west-1.amazonaws.com/1-21-26/Item+5.2+-+Staff+Report.pdf>

- 4.3. Review and consider a recommendation to amend Title 10 Land Development Code to permit detached Accessory Dwelling Units on properties that contain a single-family home, subject to compliance with specific additional zoning regulations, applicable building codes, and adopted engineering standards, if approved by the Herriman City Council (Public Hearing)**

Applicant: Herriman City
File No: Z2026-002

<https://herrimancity-meeting-files-pc.s3.us-west-1.amazonaws.com/1-21-26/Item+5.3+-+Staff+Report.pdf>

5. Chair and Commission Comments

6. Future Meetings

6.1. Next City Council Meeting: January 28, 2026

6.2. Next Planning Commission Meeting: February 4, 2026

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.gov Posted and dated this 15th day of January 2026 Angela Hansen, Deputy City Recorder