



PLANNING COMMISSION AGENDA

Wednesday, March 18, 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 Land Development Codes, Standards, Policies, Best Practices, and Potential Amendments 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 the February 18, 2026, Planning Commission Meeting
<https://www.herriman.gov/uploads/files/6235/20260218-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 preliminary approval of a subdivision plat for POD 7 in the South Hills Amended & Restated Master Planned Development Agreement (ARMDA) containing 108 residential dwelling units at approximately 15590 S Mountain View Corridor in the R-2-10 Multifamily Residential Zone. (Public Hearing)**

Applicant: Leif Smith, Wasatch Commercial (property owner)

Acres: ±51.37

City File No: S2025-145

<https://herrimancity-meeting-files-pc.s3.us-west-1.amazonaws.com/3-18-26/Item+4.1+-+South+Hills+Pod+7+Staff+Report.pdf>

- 4.2. **Review and consider approval of a preliminary subdivision plat for POD 16 in the South Hills Amended & Restated Master Planned Development Agreement (ARMDA) containing 69 residential dwelling units at approximately 15590 S Mountain View Corridor Highway in the R-20-43 Multifamily Residential Zone. (Public Hearing)**

Applicant: Leif Smith, Wasatch Commercial (property owner)

Acres: ±10.275

City File No: S2025-144

<https://herrimancity-meeting-files-pc.s3.us-west-1.amazonaws.com/3-18-26/Item+4.2+-+South+Hills+Pod+16+Staff+Report.pdf>

- 4.3. **Review and consider approval of a preliminary subdivision plat for POD 17 in the South Hills Amended & Restated Master Planned Development Agreement (ARMDA) containing 205 residential dwelling units at approximately 15590 S Mountain View Corridor Highway in the R-20-43 Multi-family Residential Zone. (Public Hearing)**

Applicant: Leif Smith, Wasatch Commercial (property owner)

Acres: ±35.79

City File No: S2025-143

<https://herrimancity-meeting-files-pc.s3.us-west-1.amazonaws.com/3-18-26/Item+4.3+-+South+Hills+Pod+17+Staff+Report.pdf>

5. Chair and Commission Comments

6. Future Meetings

6.1. Next City Council Meeting: March 25, 2026

6.2. Next Planning Commission Meeting: April 1, 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 Council will be asked to complete a written comment form and present it to the Deputy City Recorder. In general, the chair will allow an individual two minutes to address the Council. A spokesperson, recognized as representing a group in attendance, may be allowed up to five minutes. At the conclusion of the citizen comment time, the chair may direct staff to assist the citizen on the issue presented; direct the citizen to the proper administrative department(s); or take no action. This policy also applies to all public hearings. Citizens may also submit written requests (outlining their issue) for an item to be considered at a future council meeting. The chair may place the item on the agenda under citizen comments; direct staff to assist the citizen; direct the citizen to the proper administrative departments; or take no action.

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 [enter date] /s/ Angela Hansen, Deputy City Recorder