



PLANNING COMMISSION AGENDA

Thursday, December 05, 2019

NOTICE IS HEREBY GIVEN that the Herriman Planning Commission shall assemble for a meeting in the City Council Chambers, located at
5355 W HERRIMAN MAIN STREET, HERRIMAN, UTAH

1. **6:00 PM - Work Meeting (Fort Herriman Conference Room)**
 - 1.1 Review of City Council Decisions
 - 1.2 Review of Agenda Items
 - 1.3 Training

7:00 PM - Regular Planning Commission Meeting

2. **Call to Order**
 - 2.1 Invocation/Thought/Reading or Pledge of Allegiance
 - 2.2 Roll Call
 - 2.3 Conflicts of Interest
 - 2.4 Approval of Minutes for November 7, 2019
3. **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.

 - 3.1 **Request: Preliminary Plat approval for a Mixed Use development of 56 condominium units and ground floor commercial storefronts (Herriman Towne Center pods 12b and 14) (Public Hearing was held on September 5, 2019)**

Applicant: Matt Watson, HTC Communities
Address: 13024 S Black Locust Way
Zone: MU-2 (Mixed Use)
Acres: 3.97
File Number: S2018-024
 - 3.2 **Request: Final Master Plan approval for a Mixed Use development of 56 condominium units and ground floor commercial storefronts (Herriman Towne Center**

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Pods 12b and 14)

Applicant: Matt Watson, HTC Communities

Address: 13024 S Black Locust Way

Zone: MU-2 (Mixed Use)

Acres: 3.97

File Number: C2008-014-25

3.3. Request: Conditional Use approval for a mixed use commercial center known as Academy Village (pod 35), including retail, office, and residential uses; and to amend the South Hills PUD to add the subject property

Applicant: John Lindsley

Address: 4002 W Real Vista Drive

Zone: MU-2

Acres: 24.80

File Number: C2019-099

3.4. Request: Preliminary plat for a two lot subdivision to create a flag lot (Public Hearing held on November 21, 2019)

Applicant: Kevin Van Beuge

Address: 13188 S 6200 W

Zone: A-.25 (Agricultural)

Acres: 1.29

File Number: S2019-081

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. Request: Rezone property from A-1 (Agricultural, 1 acre minimum) to A-.25 (Agricultural, 10,000 square foot minimum) (PUBLIC HEARING)

Applicant: Steven Ohlwiler

Address: 13494, 13460, and 13456 S 7530 West

Zone: A-.25

Acres: 4.53

File Number: Z2019-092

4.2. Request: Rezone from MU-2 (Mixed Use) to C-2 (Commercial) and RM (Multi Family Residential) for a proposed development known as Academy Village (PUBLIC HEARING)

Applicant: John Lindsley

Address: 4002 W Real Vista Drive

Zone: MU-2

Acres: 7

File Number: Z2019-100

4.3. Request: General Plan amendment to change property from Low Density Residential and Commercial to Medium Density Residential (PUBLIC HEARING)

Applicant: Edge Homes - Steve Maddox

Address: 14000 S Sentinel Ridge Boulevard

Zone: A-1

Acres: 75
File Number: G2019-074

4.4. Request: Rezone from A-1 to R-2-10 for a proposed development known as Mountain Ridge (PUBLIC HEARING)

Applicant: Edge Homes - Steve Maddox
Address: 14000 S Sentinel Ridge Boulevard
Zone: A-1
Acres: 75
File Number: Z2019-072

4.5. Request: Rezone to apply the Planned Development Overlay Zone for a proposed development known as Mountain Ridge (PUBLIC HEARING)

Applicant: Edge Homes - Steve Maddox
Address: 14000 S Sentinel Ridge Boulevard
Zone: A-1
Acres: 105
File Number: Z2019-073

5. Chair and Commission Comments

6. Future Meetings

- 6.1 Wednesday, December 11, 2019 ~ City Council Meeting
- 6.2 Thursday, January 2, 2020 ~ Planning Commission Meeting
- 6.3 Wednesday, January 8, 2020 ~ City Council Meeting

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 Planning Commission may participate electronically via telephone, Skype, or other electronic means during this meeting.

PUBLIC COMMENT AND POLICY 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 Wendy Thorpe, Deputy Recorder. In general, the chair will allow an individual two 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, Wendy Thorpe, certify the foregoing agenda was emailed to at least one newspaper of general circulation within the geographic jurisdiction of the public body. The agenda was also posted at the principal office of the public body, on the Utah State Website www.utah.gov/pmn/index.html and on Herriman City's website www.herriman.org

Posted and dated this 27th day of November, 2019

Wendy Thorpe,
Deputy Recorder

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