



PLANNING COMMISSION AGENDA

Thursday, March 21, 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

6:00 PM - Work Meeting (Fort Herriman Conference Room)

1. Training
2. Review of City Council Decisions
3. Review of Agenda Items
4. Review of the proposed bridge designs for the Rose Creek and Midas Creek Trails
[Bridge design.pdf](#)

7:00 PM - Regular Planning Commission Meeting

1. Call to Order
 - 1.1 Invocation / Thought / Reading and Pledge
 - 1.2 Roll Call
 - 1.3 Approval of Minutes for February 7, 2019 and February 21, 2019
 - 1.4 Conflicts of Interest
 - Approval of Minutes for February 7, 2019 and February 21, 2019
 - [2019-02-07 PC Minutes Draft.pdf](#)
 - [2019-02-21 PC Minutes Draft.pdf](#)
2. 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 applications compliance with the ordinance.

 - 2.1. Request: Subdivision Amendment for Anthem Commercial - South (Public Hearing)
Applicant: Trish Smith

5355 W. Herriman Main St. • Herriman, Utah 84096
(801) 446-5323 office • (801) 446-5324 fax • herriman.org



Address: Anthem Park Blvd & Herriman Main St
Zone: C-2 (Commercial)
Acres: 33.49
File Number: S2019-004
[S2019-004 PACKET.pdf](#)

- 2.2. Request: Conditional Use for a Site Plan Amendment for Anthem Commercial - South
Applicant: Trish Smith
Address: 5253 W Anthem Park Blvd
Zone: C-2 (Commercial)
Acres: 33.49
File Number: C2019-021
[C2019-021 PACKET.pdf](#)
- 2.3. Request: Conditional Use approval of a Final Site Plan for a WinCo Foods grocery store
Applicant: Trish Smith
Address: 5253 W Anthem Park Blvd
Zone: C-2 (Commercial)
Acres: 33.49
File Number: C2019-021-01
[C2019-021-01 PACKET.pdf](#)
- 2.4. Request: Reconsideration of Condition of Approval #11 for Beiruti Subdivision (Public Hearing)
Applicant: Marco Diaz
Address: 7336 W Rose Canyon Road
Zone: A-.25 (Agricultural)
Acres: 5.42
File Number: S2018-017-01
[S2018-017-01 PACKET.pdf](#)
- 2.5. Request: Final Site Plan Review for Teton Village Private and Public Open Space, Fencing, and Signage
Applicant: Anthem Utah, LLC
Address: 6100 W 12000 South
Zone: R-2-10 (Residential – Medium Density)
Acres: 51.158
File Number: P2018-04-01
[P2018-004-01 PACKET.pdf](#)
- 2.6. Request: Final Site Plan Review for Jackson Village Private and Public Open Space, Fencing, and Signage
Applicant: Anthem Utah, LLC
Address: 6300 W 11900 South
Zone: R-2-10 (Residential – Medium Density)
Acres: 68
File Number: P2018-04-02

[P2018-004-02 PACKET.pdf](#)

- 2.7. **Request: Two Monument Signs for Aspira at Anthem**
Applicant: Castlewood Development
Address: 5353 W Clouds Rest Lane
Zone: R-M (Residential)
File Number: C2017-26-01
[C2017-026-01 PACKET.pdf](#)

3. **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.

- 3.1. **Request: Rezone 5 Lots from A-1 (Agricultural) to Auto Mall Special District & C-2 (Commercial) (Public Hearing)**
Applicant: James Horsley
Addresses: 5024 W 12500 South
5010 W 12560 South
5007 W 12560 South
5007 W 12500 South
5008 W 12560 South
Zone: A-1 (Agricultural)
Acres: 4.29
File Number: Z2019-019
[Z2019-019 PACKET 2.pdf](#)

4. **Chair and Commission Comments**

5. **Future Meetings**

- 5.1 City Council - Wednesday, March 27, 2019 @ 7:00 PM
5.2 Planning Commission Meeting - April 4, 2019 @ 7:00 PM

6. **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 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 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, 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 18th day of March, 2019

Wendy Thorpe,
Deputy Recorder

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