



PLANNING COMMISSION AGENDA

Thursday, June 20, 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. Land Use Training (Brent Bateman, lead attorney for the Office of the Property Rights Ombudsman)
2. Review of City Council Decisions
3. Review of Agenda Items
4. Discussion of the proposed Mountain Ridge Development

7:30 PM - Regular Planning Commission Meeting (Or As Soon As Possible Thereafter)

1. Call to Order

- 1.1 Invocation/Thought/Reading and Pledge
- 1.2 Roll Call
- 1.3 Conflicts of Interest
- 1.4 Approval of Minutes for May 16, 2019

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 application's compliance with the ordinance.

2.1. Request: Deviation from the Single Family Dwelling Standards to Allow a Roof Pitch Less than 5:12 on Lot 16 of The Range East (continued from May 16, 2019)

Applicant: Green Haven Homes
Address: 7516 W Black Rock Ln
Zone: A-.25 (Agricultural)
Acres: .31
File Number: C2019-045

2.2. Request: Preliminary Plat Approval for a 2 Lot Commercial Subdivision (Public Hearing)

Applicant: Herriman City
Address: 12120 S Mountain View Corridor Hwy
Zone: AMSD (Auto Mall Special District)

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Acres: 6.0
File Number: S2019-052

2.3. Request: Plat Amendment to Divide 1 Lot into 2 for the Maverik Lot Retail Building (Public Hearing)

Applicant: West Valley EP, LLC
Address: 5089 W Herriman Blvd
Zone: C-2 (Commercial)
Acres: 2.71
File Number: S2019-053

2.4. Request: Subdivision Amendment to Divide Anthem Corner Lot 1A into 2 Lots (Public Hearing)

Applicant: Herriman City
Address: 11962 S Anthem Park Blvd
Zone: C-2 (Commercial)
Acres: 2.49
File Number: S2019-055

2.5. Request: Waiver of strict compliance for landscaping at a Holiday Oil Gas Station/Convenience store

Applicant: Holiday Oil
Address: 15027 S Academy Parkway
Zone: C-2 (Commercial)
Acres: 1.93
File Number: C2018-006-01

3. Chair and Commission Comments

4. Future Meetings

- 4.1 City Council Meeting - Wednesday, June 26, 2019 @ 7:00 PM
- 4.2 City Council Meeting, Wednesday, July 10, 2019
- 4.3 Planning Commission Meeting - Thursday, July 18, 2019 PM

5. Adjournment

6. Recommence to Work Meeting (If Needed)

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 14th day of June, 2019

Wendy Thorpe,
Deputy Recorder

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