



## PLANNING COMMISSION AGENDA

**Thursday, August 01, 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. Review of Agenda Items

2. Training

**7:00 PM - Regular Planning Commission Meeting**

1. Call to Order

1.1. Invocation/Thought/Reading and/or Pledge

1.2. Roll Call

1.3. Conflicts of Interest

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: Subdivision Plat Amendment for Lot 307 of Fort Herriman Cove to Adjust the 30% Slope Area.**

**Applicant: Craig & Alison Gunther**

**Address: 14491 S Herriman View Cove**

**Zone: A-.25 (Agricultural)**

**Acres: 1.6**

**File Number: S2019-058**

**2.2. Request: Site Plan Review for 30 Single Family Lots - Hidden Oaks Pod 4 Phase 1**

**Applicant: Ivory Land Corporation**

**Address: 6710 W Herriman Highway**

**Zone: R-1-15 (Residential)**

**Acres: 21.2**

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File Number: P2019-050

**2.3. Request: Preliminary Plat Approval for a 30 Lot Subdivision - Hidden Oaks Pod 4 Phase 1 (Public Hearing)**

**Applicant: Ivory Land Corporation  
Address: 6710 W Herriman Highway  
Zone: R-1-15 (Residential)  
Acres: 6.82  
File Number: S2019-049**

**2.4. Request: Update on Site Plan for 229 Units in Herriman Towne Center (Park Side Townhomes)**

**Applicant: HTC Communities, LLC  
Address: 5250 W Copeland Drive  
Zone: MU-2 (Mixed Use)  
Acres: 16.93  
File Number: C2008-014-26**

**2.5. Request: Update on Site Plan for a Mixed Use Development of 56 Condominiums and Ground Floor Commercial Storefronts (Herriman Towne Center Pods 12b & 14)**

**Applicant: HTC Communities, LLC  
Address: 13024 S Black Locust Way  
Zone: MU-2 (Mixed Use)  
Acres: 3.97  
File Number: C2008-014-25**

**2.6. Request: Site Plan Approval for Game Pointe: An Indoor/Outdoor Recreation Center**

**Applicant: Aaron Osmond  
Address: 12300 South 5100 West  
Zone: C-2 (Commercial)  
Acres: 4.496  
File Number: C2019-067**

**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: Text Change to Replace Salt Lake County with Herriman City in Regard to Animal Services (Public Hearing)**

**Applicant: Herriman City  
File Number: Z2019-062**

**3.2. Request: Approval of the Draft Parks, Recreation, Open Space, and Trails Master Plan (Public Hearing)**

**Applicant: Herriman City/Landmark Design  
File Number: G2019-061**

**3.3. Request: Text Change to Create Planned Community (PC) Zone (Public Hearing)**

**Applicant: Herriman City**

File Number: Z2019-064

**3.4. Request: Text Change Regarding Buffering in the Technology Manufacturing (T-M) Zone (Public Hearing)**

**Applicant: Herriman City**

**File Number: Z2019-068**

**4. Chair and Commission Comments**

**5. Future Meetings**

5.1 August 14, 2019 - City Council Meeting 7:00 PM

5.2 August 15, 2019 - Planning Commission Meeting CANCELLED

5.3 August 28, 2019 - City Council Meeting 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 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](http://www.utah.gov/pmn/index.html) and on Herriman City's website [www.herriman.org](http://www.herriman.org)

Posted and dated this 26th day of July, 2019

**Wendy Thorpe,  
Deputy Recorder**

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