



PLANNING COMMISSION **AMENDED** AGENDA

Thursday, November 21, 2019

Amended Wednesday, November 20, 2019 @ 11:33 a.m.

Notice Is Hereby Given that Items 4.1, 4.2 and 4.3 have been continued to a future meeting due to information not being made available to the public consistent with our City policy regarding transparency

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. Presentation and Discussion of the draft Transportation Master Plan
 - 1.2. Review of City Council Decisions
 - 1.3. Review of Agenda Items7:00 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 October 3, 2019 and October 17, 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's compliance with the ordinance.

 - 3.1. Request: Subdivision plat amendment to add one new lot to the Real Salt Lake Training Facility Plat

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Applicant: Reid Dickson
Address: 14787 S Academy Parkway
Zone: C-2 (Commercial)
Acres: 43
File Number: S2019-098

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

Applicant: Scott McFarland
Address: 14831 S Real Vista Drive
Zone: Currently C-2 and MU-2; pending rezone to C-2 and R-M
Acres: 23.63
File Number: C2019-060

3.3. Request: Preliminary plat for a two lot subdivision to create a flag lot (Public Hearing)

Applicant: Kevin Van Beuge
Address: 13188 S 6200 W
Zone: A-.25 (Agricultural)
Acres: 1.29
File Number: S2019-081

3.4. Request: Conditional use approval for a Dog Park

Applicant: Herriman City (Wendy Thomas)
Address: 5075 W Herriman Main Street
Zone: MU-2 (Mixed use)
Acres: 4.85
File Number: C2019-097

3.5. Request: Preliminary Plat for a one lot subdivision for a utility substation (Public Hearing)

Applicant: Dominion Energy (Danny Eastburn)
Address: 5657 W 13000 S
Zone: A-.25
Acres: 0.63
File Number: S2019-095

3.6. Request: Conditional use approval for a natural gas pipeline inspection station

Applicant: Dominion Energy (Danny Eastburn)
Address: 5657 W 13000 S
Zone: A-.25
Acres: 0.63
File Number: C2019-094

3.7. Request for an exception to the definition of a subdivision under Utah Code Section 10-9a-103(64)(a) for property located 15101 Mountain View Corridor, a portion of parcel number 33-17-400-020

4. Legislative Items

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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. (Continued to a future meeting)Request: General Plan Amendment to change property from Commercial and Low Density Residential to Medium Density Residential (Mountain Ridge) (Public Hearing)~~

~~Applicant: Edge Homes – Steve Maddox —~~

~~Address: 14000 S Sentinel Ridge Boulevard~~

~~Zone: Current: A-1, Base Rezone: R-2-10, Overlay Rezone: PUD~~

~~Acres: 105 _____~~

~~File Number: G2019-074~~

~~4.2. (Continued to a future meeting)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: 105 _____~~

~~File Number: Z2019-072~~

~~4.3. (Continued to a future meeting)Request: Rezone to apply the Planned Development Overlay Zone for a project known as Mountain Ridge (Public Hearing)~~

~~Applicant: Edge Homes – Steve Maddox~~

~~Address: 14000 S Sentinel Ridge Boulevard~~

~~Zone: Current: A-1, Base Rezone: R-2-10~~

~~Acres: 105 _____~~

~~File Number: Z2019-073~~

5. Chair and Commission Comments

6. Future Meetings

6.1 Planning Commission Meeting - Thursday, December 5, 2019

6.2 City Council Meeting - Wednesday, December 11, 2019

6.3 Planning Commission Meeting - Thursday, January 2, 2020

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.

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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 15th day of November, 2019

Amended agenda posted and dated this 20th day of November, 2019 at 11:33 a.m.

Wendy Thorpe,
Deputy Recorder

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