



PLANNING COMMISSION AGENDA

Thursday, September 03, 2020

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

***THIS MEETING WILL BE CONDUCTED ELECTRONICALLY ***

THIS MEETING MAY BE VIEWED BY CLICKING ON THE WATCH LIVE LINK AT
[HTTPS://WWW.HERRIMAN.ORG/AGENDAS-AND-MINUTES/PC-AGENDAS-MINUTES/](https://www.herriman.org/agendas-and-minutes/pc-agendas-minutes/)

PUBLIC HEARINGS FOR THIS MEETING WILL BE CONDUCTED BOTH IN PERSON AND ELECTRONICALLY. ANY PERSON INTERESTED IN ADDRESSING THE COMMISSION MAY SUBMIT A COMMENT BY EMAILING RECORDER@HERRIMAN.ORG OR BY VISITING [HERRIMAN.ORG/AGENDAS-AND-MINUTES/](https://www.herriman.org/agendas-and-minutes/) WHERE THERE WILL BE A LINK TO JOIN THE ELECTRONIC MEETING TO SUBMIT A WRITTEN COMMENT. YOUR STATEMENT WILL BE READ INTO THE PUBLIC RECORD. ALL COMMENTS MUST INCLUDE THE RESPONDENT'S NAME AND THE PUBLIC HEARING FILE NUMBER.

1. 4:00 P.M. General Plan Field Trip to Multiple City Locations via Personal Vehicles - Start at City Hall
2. 6:00 PM - Work Meeting (Council Chambers)
 - 2.1. Review of City Council Decisions
 - 2.2. Review of Agenda Items
 - 2.3. Discussion of the required fencing in the Hidden Oaks Development
 - 2.4. Discussion and review of the draft General Plan

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- 2.5. Discussion of a proposed amendment to the South Hills Master Plan
3. 7:00 PM - Regular Planning Commission Meeting
Call to Order
 - 3.1. Pledge of Allegiance
 - 3.2. Roll Call
 - 3.3. Conflicts of Interest
 - 3.4. Approval of Minutes for the August 6, 2020 Planning Commission Meeting
4. 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.
 - 4.1. Request: Plat amendment for building 29 in Overlook at Rosecrest phase 2 to create two lots
Applicant: David Allred/DLA Real Estate LLC
Address: 14444 S Daleside Court
Zone: MU-2 (Mixed Use)
Acres: 0.082
File Number: S2020-056
 - 4.2. Request: Preliminary plat for a 4 lot commercial subdivision (Public hearing opened on June 4, 2020)
Applicant: Larry Myler
Address: 4950 W 12600 S
Zone: C-2 (Commercial)
Acres: 14.542
File Number: S2020-012
 - 4.3. Request: Site plan review of a restaurant known as Garage Grill
Applicant: Herriman Garage Partners
Address: 4874 W 12600 South
Zone: C-2 (Commercial)
Acres: 1.417
File Number: P2020-013
5. 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.

5.1. Request: Text change to the M-1 (Manufacturing) zone to add Personal Instruction Services as a permitted use (Public Hearing)

Applicant: Braiden Rindlisbacher/Scenic Development

File Number: Z2020-048

6. Chair and Commission Comments

7. Future Meetings

Wednesday, September 9, 2020 ~ City Council Meeting

Wednesday, September 16, 2020 ~ City Council Meeting

Thursday, September 17, 2020 ~ Planning Commission Meeting

8. 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 August, 2020

**Wendy Thorpe,
Deputy Recorder**

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