PLANNING COMMISSION AGENDA
Thursday, March 05, 2020

NOTICE IS HEREBY GIVEN that the Herriman Planning Commission shall assemble for a meeting in the City Council Chambers, located at CITY COUNCIL CHAMBERS, LOCATED AT 5555 W HERRIMAN MAIN STREET, HERRIMAN, UTAH

1. 6:00 PM - Work Meeting (Fort Herriman Conference Room)
   1.1. Review of City Council Decisions
   1.2. Review of Agenda Items
   1.3. Training

7:00 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 February 6, 2020 Planning Commission Work Meeting

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: Amendment of the site plan and building elevations for Belle Vea
   Applicant: AFJS Holdings, LLC
   Address: 14199 S 4800 W
   Zone: MU-2 (Mixed Use)
   Acres: 14.75
   File Number: C2015-045-03

3.2. Request: Conditional use for a 7-11 gas station and convenience store, including a waiver of strict compliance for landscaping requirements
   Applicant: Elliott Smith, TerraForm Companies, LLC
   Address: 12480 S 5600 W
   Zone: C-2 (Commercial)
   Acres: 0.95
   File Number: C2020-002

3.3. Request: Preliminary Plat approval for 60 condominium units, known as Parkside At Herriman Towne Center Phase 1 (Public Hearing)
   Applicant: Edge Homes
3.4. Request: Plat Amendment to Fort Herriman Cove Phase 3 to revise the location of a trail (Public Hearing)
Applicant: Donald Moriarty and Lacey Boyce
Address: 14486 S Herriman View Cove
Zone: A-25 (Agricultural)
File Number: S2020-005

3.5. Request: Preliminary plat for a one lot subdivision (Public Hearing)
Applicant: Lynn Lewis
Address: 7251 W Herriman Highway
Zone: A-1 (Agricultural - 1 acre minimum)
Acres: 1
File Number: S2020-014

3.6. Request: Preliminary Plat approval for a 30 lot subdivision (Public Hearing opened on February 20, 2020)
Applicant: Clark Colledge
Address: 7598 W 13100 S
Zone: A-25 (Agricultural - 10,000 square foot minimum)
Acres: 13.96
File Number: S2019-087

4. Chair and Commission Comments

5. Future Meetings
5.1 Wednesday, March 11, 2020 City Council Meeting
5.2 Thursday, March 19, 2020 Planning Commission Meeting
5.3 Wednesday, March 25, 2020 City Council Meeting

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) 446-5325 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/gmn/index.html and on Herriman City’s website www.herriman.org.

Posted and dated this 27th day of February, 2020
Wendy Thorpe,
Deputy Recorder