



PLANNING COMMISSION AGENDA

Thursday, April 16, 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 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 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.

1. 6:00 PM - Work Meeting (City Council Chambers)
 - 1.1. Review of City Council Decisions
 - 1.2. Review of Agenda
 - 1.3. Discussion of recessed windows in Parkside
 - 1.4. Training
2. 7:00 PM - Regular Planning Commission Meeting (City Council Chambers)
Call to Order
 - 2.1. Roll Call
 - 2.2. Conflicts of Interest
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 compliance with the ordinance.

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(801) 446-5323 office • [herriman.org](https://www.herriman.org)



3.1. Request: Preliminary Plat approval for a 30 lot subdivision (THIS PUBLIC HEARING HAS BEEN CANCELLED)

Applicant: Clark Colledge

Address: 7598 W 13100 S

Zone: A-25 (Agricultural - 10,000 square foot minimum)

Acres: 13.96

File: S2019-087

3.2. Request: Preliminary plat approval for a subdivision of 222 single family lots, known as Teton Ranch (Public Hearing opened on January 2, 2020)

Applicant: Doug Young, Anthem Utah LLC

Address: 6000 W Herriman Blvd

Zone: R-1-10 (Residential) & A-1 (Agricultural)

Acres: 136.84

File Number: S2019-047

3.3. Request: Preliminary Plat approval for 48 single family lots known as Hidden Oaks Pod 1 phase 1 (PUBLIC HEARING)

Applicant: Perry Development, LLC

Address: 6710 W Herriman Main Street

Zone: R-1-15

Acres: 13.74

File Number: S2019-082

3.4. Request: Final Site plan approval for 48 single family lots known as Hidden Oaks Pod 1 phase 1

Applicant: Perry Development, LLC

Address: 6710 W Herriman Main Street

Zone: R-1-15

Acres: 13.74

File Number: P2019-083

3.5. Request: Preliminary Plat approval for 88 single family lots known as Hidden Oaks Pod 20 (PUBLIC HEARING)

Applicant: Perry Development, LLC

Address: 6710 W Herriman Main Street

Zone: R-1-15 (Residential)

Acres: 20.76

File Number: S2019-084

3.6. Request: Site Plan approval for 88 single family lots known as Hidden Oaks Pod 20

Applicant: Perry Development, LLC

Address: 6710 W Herriman Main Street

Zone: R-1-15

Acres: 20.76

File Number: P2020-004

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3.7. Request: Preliminary Plat approval for 160 single family lots known as Hidden Oaks Pods 4-7 (PUBLIC HEARING)

**Applicant: Ivory Development, LLC
Address: 6710 W Herriman Main Street
Zone: R-1-15
Acres: 58.1
File Number: S2020-006**

3.8. Request: Site Plan approval for 160 single family lots known as Hidden Oaks Pods 4-7

**Applicant: Ivory Development, LLC
Address: 6710 W Herriman Main Street
Zone: R-1-15
Acres: 58.1
File Number: P2020-007**

3.9. Request: Review of the development plan for Wasatch South Hills pod 5 sand and gravel operation

**Applicant: Wasatch South Hills Development Company
Address: 15090 S Mountain View Corridor
Zone: MU-2 and R-2-10
Acres: 54.91
File Number: C2008-044-07**

4. Chair and Commission Comments

5. Future Meetings

- 5.1 City Council Meeting - Wednesday, April 22, 2020 @ 7:30 PM
- 5.2 Planning Commission Meeting - Thursday, May 7, 2020 @ 7:00 PM
- 5.3 City Council Meeting - Wednesday, May 13, 2020 @ 7:30 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 and on Herriman City's website www.herriman.org

Posted and dated this 10th day of April, 2020

**Wendy Thorpe,
Deputy Recorder**

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