



HERRIMAN CITY PLANNING COMMISSION MEETING MINUTES

Thursday, May 7, 2015

Approved May 21, 2015

[6:06:44 PM](#) **6:00 P.M.** ~ Work Meeting (Open to the Public)

Attendance

Planning Commission Members:

Chris Berbert
Jeremy Burkinshaw
Blayde Hamilton
Adam Jacobson
Robyn Shakespear
Clint Smith
Wade Thompson

Council Members:

Coralee Wessman-Moser, Mayor Freeman

City Staff:

Bryn McCarty, City Planner
Sandra Llewellyn, Planning Administrative Coordinator
Heather Upshaw, Planner III
Blake Thomas, City Engineer

City Planner, Bryn McCarty informed the commission about a change to the agricultural fence along high country. She turned time over to Mr. Kehl who showed the commission pictures of a fence that he'd like to install. The fence is a double rail fence, 5 foot on center with horse mesh attached. The double rail will be on top. The commission appreciated this being brought to their attention and felt fine with the change.

City Planner, Bryn McCarty reviewed the agenda. Item 2.1 the proposed accessory building was briefly discussed. The building is a steel building and the home is a log home. No hearing was scheduled but staff received calls and felt like neighbors would want to make comments.

Item 2.2 and 2.3 are for the same subdivision. Dave Erickson spoke to the commission about the proposal. The proposal is for a senior care development for 55 and older. They are four homes per building and the front doors are in the corner. The desire is for a maintenance free environment for residents, it will be run by an HOA. The interior road is loops around the subdivision. The main road is a public road. A discussion about HOA fees, a traffic plan, a detention pond and accommodations for storage developed.

Item 2.4 cannot be approved unless the applicant gets a variance because the lot size is not 10,000 square feet. The public hearing should take place but this item will need to be continued so that the applicant can go through the variance process.

Item 2.5 is a rezone, part of the property is in the city and the other part is not. This property is part of the annexation. The applicant will fall under the new density criteria of A-.25. This zoning condition would be up to the planning commission to give one or not.

Item 2.6 is proposed density criteria. More changes will need to be made to this ordinance before being approved. Discussions about PUD density commenced.

Meeting adjourned at [7:03:20 PM](#)



[7:07:14 PM](#) 7:00 P.M. ~ Regular Planning Commission Meeting

Attendance

Planning Commission Members:

- Chris Berbert
- Jeremy Burkinshaw
- Blayde Hamilton
- Adam Jacobson
- Robyn Shakespear
- Clint Smith
- Wade Thompson

Council Members:

Mayor Freeman

City Staff:

- Bryn McCarty, City Planner
- Sandra Llewellyn, Planning Administrative Coordinator
- Heather Upshaw, Planner III
- Cindy Quick; Deputy Recorder
- Blake Thomas, City Engineer

Guests:

Please see the attendance sign in sheet.

1. GENERAL BUSINESS:

Chair Smith welcomed those in attendance.

- 1.1 [7:07:38 PM](#) Reverence / Thought: [Brad Nielsen](#)
- 1.2 [7:08:10 PM](#) Pledge of Allegiance: [Bethany Zeyer](#)
- 1.3 [7:08:45 PM](#) Roll call: [Full Quorum, Jessica Morton and Wayne Hill absent](#)
- 1.4 [7:08:51 PM](#) Approval of Minutes for: [April 16, 2015](#)

Commissioner Robyn Shakespear **MOVED** to approve the minutes for April 16, 2015.

Commissioner Blayde Hamilton **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Chris Berbert Yes

Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeremy Burkinshaw	Yes
Commissioner Adam Jacobson	Yes
Commissioner Wade Thompson	Yes

Vote passed.
Motion carried.

Chair Smith reads the policy for the public hearing portion of the meeting.

2. **REGULAR AGENDA:**

2.1 [7:10:47 PM](#) **10C15** – Skinner – 13247 S 5800 W – Proposed Accessory Building –
Zone: A-.25 Acres: 1

City Planner, Bryn McCarty oriented the commission with site plans, aerial maps and other images prepared. Applicant asked for a 25' height and has increased the side yard to 10 feet for that request. Neighbors were notified about this proposal.

K.C. Skinner (applicant), 13247 S. 5800 W., requesting to put the building up on his property, he got a great deal on the building. He responded to a few questions from the commission. The building will be 10' from the neighbor to the east. It is a steel building and will be used for storage; it will not be an arena. The building is white and he could make the face of the building match the front of his home.

Commissioner Jeremy Burkinshaw requested to see pictures of the building.

Kent Miller (contractor) reported that the building was put up in Riverton about 8 years ago. Mr. Skinner obtained it when it was torn down. He reported that having logs on the front of the building would not be a problem.

Mr. Skinner reported that there will not be any lighting on the building or electrical in the building. It will have a cement floor.

[7:16:45 PM](#) Chair Smith took public comment.

Evan Jones, 13277 S. 5800 W., commented that his house will face this building. He is worried about it blocking his view. He felt that the building being installed would negatively affect him and his property values. He questioned whether or not lighting would be on this building. He does not want flood lights in his yard. He's worried about water runoff. He felt nervous about it becoming an industrial space. He felt this was an expansion of the business in Mr. Skinner's home. He mentioned that a neighbor, a couple houses to the north of him, also echoes his concerns. He is opposed.

Jill Teuscher, 13218 S. 5700 W., concerned about this becoming an industrial building. The building is very, very big as compared to the home on the property and she felt that was a concern. She is also concerned about her views being blocked as well as a business being run out of the building.

Marion Millett, he lives just north of Mr. Skinner and mentioned that Mr. Skinner has a lot of equipment that could be stored in the building and would help to clean up the area. He has no objections to the building.

[7:22:00 PM](#) Chair Smith turned to the planning commission for further discussion.

Commissioner Robyn Shakespear asked Mr. Skinner if he has welding on his site. He responded that he does it as a hobby. Commissioner Shakespear commented that welding is a prohibited use for a home based business.

Bryn McCarty, City Planner clarified that under a home occupation it is a prohibited use but as a home owner it is not prohibited.

Commissioner Adam Jacobson asked if he will store the metal lathe in the building or if he planned to use it in the building. The response was just to store it in the building.

Chair Smith asked for clarification that there are no plans for electricity to this building. Mr. Skinner confirmed there are no plans for electricity to the building.

Commissioner Adam Jacobson explained that commission typically asked to see pictures of a building being installed. He would like to see a picture of this building. Chair Smith would like the front of the building to match the home and would also like pictures and renderings to show how they will incorporate the look.

Mr. Skinner responded to a concern from the commission about the building being close to the next door neighbor's property by explaining that he would plant trees along the south side of the building and he will have rain gutters to catch the rain water.

Commissioner Blayde Hamilton commented that he doesn't have a problem with the building. Commissioner Adam Jacobson agreed with Commissioner Hamilton and requested pictures and renderings of the building the same as any other customer.

A brief discussion about the size of the doors on the building took place. One door is 16' x 16' and the other door is two 12' x 12'.

The commission requested again that the applicant bring back pictures of the building and include renderings showing the upgrades to match the existing home.

A discussion about moving the building further away from the property line took place. The commission consensus was to make that decision at the next meeting.

Kurt Walker, 5756 Arlinridge Drive, is concerned with the size of the building and doesn't want this to go through. He is concerned about when the applicant leaves and what the building will be used for if he leaves the property. Mr. Walker requested that the building be at least 20 feet from the property line.

Commissioner Blayde Hamilton **MOVED** to continue this item until the next planning meeting and the applicant is required to bring renderings and pictures of the building showing what the face of it will look like and pictures of the whole area including the house.

Commissioner Jeramy Burkinshaw **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Chris Berbert	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Adam Jacobson	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

2.2 [7:39:58 PM](#) **11S15** – Leisure Villas – 12200 S 5100 W – Proposed Subdivision / Senior Community Zone: R-2-10 – Acres: 22.2 – Units: 120 (PUBLIC HEARING)

Both item 2.2 and 2.3 will be discussed together.

City Planner, Bryn McCarty explained that this proposal is part of the Miller Crossing project. She oriented the commission with site plans, aerial maps and other images prepared. She reported that the interior road is a public road and the development will be HOA maintained. She then turned time over to the applicant.

Dave Erickson (applicant), 791 N. 100 E. Lehi, thanked the commission for the opportunity to present this project. He spoke of the need for this development for baby boomers hitting retirement age. He reported that Utah is one of the top 10 places to retire. This community will be restricted to 55 and older. The development will have no impact on schools. He explained that typically people that live in developments like this have 80% of the wealth and don't like to drive very far. They just want to be closer to their kids and their grandkids. He felt that Herriman needs this type of development.

Commissioner Adam Jacobson asked about parking. Mr. Erickson explained that each home has a two car garage with room for parking in front of the garage and there is parking on the road.

[7:54:26 PM](#) Chair Smith opened the public hearing and called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name and address for the record.

Citizen Comments:

Jared Henderson, 12568 S. Heritage Hill Ct, is concerned with the elevations because there is very little brick or stone.

[7:55:57 PM](#) Chair Smith closed the public hearing.

Mr. Erickson explained that they are always tweaking plans to incorporate updated styles. He does want these homes to have little maintenance for the exterior. He mentioned that these are larger, higher end homes.

Commissioner Blayde Hamilton questioned city standards for brick or stone and asked if this applicant would be required to comply with those standards. City Planner, Bryn McCarty explained that the exterior elevations will come back. The requirement for brick and stone passed at the last meeting was for single family homes which these are not.

City Engineer, Blake Thomas explained that parking is not typically allowed on public streets like those in this development, however, they considered it in this subdivision because the traffic is mostly resident traffic and the PUD allowed for a waiver here. There will be some kind of agreement for maintenance of the roads. City Engineer Thomas felt that there was more than adequate parking in the development. Planner McCarty added that it does meet the current parking ordinance.

Commissioner Adam Jacobson commented that the plan needs to show the trail access. Chair Smith commented that he'd like to see the elevations brought back.

Commissioner Chris Berbert **MOVED** to approve this item.

Commissioner Wade Thompson **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Chris Berbert	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Adam Jacobson	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

- 2.3 [8:06:34 PM](#) **38C14-01** – Leisure Villas – 12200 S 5100 W – Proposed Final Planned Unit Development Approval / Senior Community – Zone: R-2-10 – Acres: 22.2 – Units: 120

Commissioner Chris Berbert **MOVED** to approve this item with a change to PUD requirement three of adding the fence along the east side of the property to be 6 foot vinyl.

Commissioner Blayde Hamilton **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Chris Berbert	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Adam Jacobson	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

- 2.4 [8:07:14 PM](#) **10S15** – Harrison – 6057 W 13000 S – Proposed Subdivision / Deep Lot – Zone: A-.25 Acres: 0.44 – Units: 2 (**PUBLIC HEARING**)

City Planner, Bryn McCarty explained that the applicant is requesting to subdivide the property into two lots. The ordinance requires a ½ acre on a public right of way. Both lots need to meet the zoning of 10,000 square foot minimum and the properties don't quite meet that. The applicant asked for this to be continued to allow him time to receive a variance. If the variance is approved then the commission can approve the subdivision. Planner McCarty requested that the planning commission hold the public hearing and continue without date.

[8:09:09 PM](#) Chair Smith opened the public hearing and called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name and address for the record.

Citizen Comments:

None

[8:09:30 PM](#) Chair Smith closed the public hearing.

Commissioner Jeramy Burkinshaw **MOVED** to continue this item without date.

Commissioner Wade Thompson **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Chris Berbert	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Adam Jacobson	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

2.5 [8:10:06 PM](#) **10Z15** – KW Advisory Group – 7360 W 13300 S – Proposed Rezone from A-1 to A-.25 Acres: 16.01 (**PUBLIC HEARING**)

City Planner, Bryn McCarty oriented the commission with aerial maps and site plans prepared. She reported that part of this property is in Herriman and part of it is not. The zoning for one property will be contingent on an annexation. The other is agricultural residential. This property will fall under the new criteria when the applicant starts to develop.

Colby Bond (applicant), 1514 W. 925 S. Syracuse, UT, explained that he's waiting on annexation with the Dansie property and looking to develop the area into properties similar to those currently in the area.

[8:13:56 PM](#) Chair Smith opened the public hearing and called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name and address for the record.

Citizen Comments:

Thomas Walk, 13323 S. 7530 W., worried about getting people out of the subdivision with only a two lane highway. He felt frustrated about starting one project before completing a previous project. He mentioned that he had a dirt road in front of his home. He was told that contractors would not use that road, however, he reported that trucks go up and the down every day and felt they were destroying his home. He questioned about the water coming off of Kennecott.

Commissioner Blayde Hamilton asked Mr. Walk if he'd contacted the city about contractors going up and down his road. Mr. Walk explained that he's been told they were going to pave his road for two years now, he gave up a corner of his property to do that. However, he'd been told the high country gate has to move first. Mr. Walk stated that he has spoken to the city about his concern. Mr. Walk stated that he has reported the contractors going up and down his road to the city. Chair Smith invited Mr. Walk to have a discussion with Herriman's City Engineer regarding his concerns.

Robert Van Horn, 7534 W. High Country Rd, echoed the comments of Thomas Walk that the road is a disaster. He explained that he owns 5 acres and bought the property so that he wouldn't have neighbors. He is opposed to having 72 lots behind him. He stated that the road cannot support it.

[8:18:43 PM](#) Chair Smith closed the public hearing and turned to the commission for further discussion.

Commissioner Blayde Hamilton felt that the vision of the city for this area was for it to be the entrance from Butterfield Canyon. He is concerned about what the road is going to look like there. He envisioned a slow path through that area, like in Santa Clara.

Colby Bond (applicant) responded that it's all contingent on the rezone and annexation. He said that he wants to make a nice entry and have a family subdivision there. He is not planning on cramming homes into every square foot. He commented that they have topography issues to work through. The plan is for upper end homes like Symphony Homes in Davis County. He mentioned that they may have 50 nice homes in this subdivision.

Commissioner Blayde Hamilton suggested having a discussion about this area with the city council to see what the plan is for this area as a main entrance from Butterfield Canyon.

Commissioner Adam Jacobson **MOVED** to continue this item indefinitely to allow time to evaluate the appropriate zones and evaluate the project to see how it all ties into the overall plan of the area. The applicant should provide a concept of how they plan to tie into high country estates and bring that to a work meeting.

Commissioner Blayde Hamilton **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Chris Berbert	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Adam Jacobson	Yes
Commissioner Wade Thompson	Yes

Vote passed.
Motion carried.

Coralee Wessman Moser arrived.

2.6 [8:30:31 PM](#) **09Z15** – Herriman City – Text Change to Add a Maximum Density to the A-.25 Zone and Density Criteria (**PUBLIC HEARING**)

City Planner, Bryn McCarty oriented the commission regarding the proposed text changes. The PUD was changed to Single Family PUD which would not allow for a mix. PUD minimum lot size shall be 8,500 square feet. Density will be 1.8 unless the applicant meets criteria and up to a maximum density of 2.5 in subdivision and 3 in a PUD with more amenities. A list of amenities that would allow higher density was reviewed. Examples were shown of how the criteria proposed would affect density in a development and a discussion ensued.

[8:48:41 PM](#) Chair Smith opened the public hearing and called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name and address for the record.

Citizen Comments:

Jared Henderson, 12568 S Heritage Hill Ct, in favor of the text changes.

[8:49:33 PM](#) Chair Smith closed the public hearing.

City Planner, Bryn McCarty reported that she will make changes from the discussion and bring it back.

Commissioner Wade Thompson **MOVED** to continue this item with no date.

Commissioner Jeramy Burkinshaw **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

Commissioner Chris Berbert	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Adam Jacobson	Yes
Commissioner Wade Thompson	Yes

Vote passed.
Motion carried.

3. **NEW ITEMS OF SUBSEQUENT CONSIDERATION (OTHER):**

[8:51:29 PM](#) None

4. **ADJOURNMENT:**

Chair Clint Smith called for a motion to adjourn.

Commissioner Wade Thompson **MOVED** to adjourn the meeting and Commissioner Chris Berbert **SECONDED** the motion. The voting was unanimous. Motion carried.

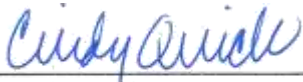
The meeting adjourned at 8:51:58 PM.

5. **FUTURE MEETINGS:**

5.1 City Council Meeting - Wednesday, **May 13, 2015** @ 7:00 PM

5.2 Next Planning Commission Meeting - Thursday, **May 21, 2015** @ 7:00 PM

I, Cindy Quick, Deputy Recorder of Herriman City hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on May 7, 2015. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.



Cindy Quick, CMC
Deputy Recorder