



HERRIMAN CITY PLANNING COMMISSION MEETING MINUTES

Thursday, July 16, 2015

Approved August 6, 2015

6:06:00 PM 6:00 P.M. ~ Work Meeting (Open to the Public)

Attendance

Planning Commission Members:

Chris Berbert
Blayde Hamilton
Adam Jacobson
Jessica Morton
Robyn Shakespear
Clint Smith

Council Members:

Mayor Freeman

City Staff:

Heather Upshaw, Planner III
Sandra Llewellyn, Planning Administrative Coordinator
Jackie Nostrom, City Recorder
Gordon Haight, Assistant City Manager
Jonathan Bowers, Assistant City Engineer
John Brems, City Attorney

Guests:

Please see the attendance sign in sheet.

6:00:22 PM Planning Commission Chair Clint Smith called the meeting to order.

6:00:30 PM Hardrock Homes Development

Planner III, Heather Upshaw turned the time over to Tim Soffe, Hardrock Homes. He explained that this property shares a boundary with the community college and is currently zoned MU-2. The MU-2 zone requires that a portion of the site, along with all of the other development, is developed at the same time. He would like to reserve 25% of the site that's adjacent to the college until the college is started. He felt that would provide some marketability for the mixed use product. The other portion of the site would be, for sale, townhomes. He showed a variety of townhomes that he felt were an upscale type of townhome. He would like to work with the community college to route a road and split the cost creating a mixed use of student housing with retail on the bottom. He showed a development created in Provo that's been very successful. The commercial/retail is more of a local market. He requested the commission consider holding a portion of the property in abeyance until the property is more viable. He explained that he does have a developer builder that wants to do this type of a development but the market does not exist today. Commissioner Blayde Hamilton was concerned that if this is held and it doesn't work out in the future, then the commercial will get dumped and it will be rezoned with higher density.

Planner III, Heather Upshaw explained that if that were to happen, the area would be required to be rezoned and it would come before the commission.

Mr. Soffe described the development as having the ability to be vibrant and sustainable with the variety of housing types and the mixed use. He felt it would be better than a blanket look.

Commissioner Hamilton agreed that he doesn't want a blanket look. Chair Smith shared the same concern of changing the zoning in the future but understood that the college doesn't exist yet which makes it not as marketable right now. He would consider waiting if there were some protections in terms of the zoning that currently exists. Commissioner Hamilton agreed.

Mr. Soffe felt the catalyst was the college and that this current zone is the right one, it's just a timing issue. He explained that they laid out a building to describe the depths and how much could be used along the frontage road so it's reserved. Commissioner Adam Jacobson requested a layout outlining the idea described. Planner III, Heather Upshaw suggested requiring that as part of the approval, that way they would have to come back to change the development type. Mr. Soffe will bring back a layout with the full picture outlined.

[6:14:42 PM](#)

Trevor Hull presented the Prairie Oaks Subdivision to the commission and described the architectural style. He explained that the pictures presented with the development do fit the new requirements. However, the CC&R's called for zero rock or stone and he knows that will not fly. He would like to reduce the amount of brick or stone requirement because of the exterior finish he has everywhere else. He further explained that the exterior is not going to be stucco it will be a full hardy. He commented that he does like the point system the city has in place. Planner III, Heather Upshaw suggested providing a summary sheet to mark all of the totals. Chair Clint Smith asked for an estimate of what the percentage of brick or stone will be. Mr. Hull responded around 20%.

Chair Smith commented that he does like the look of hardy but doesn't feel like it replaces brick or stone. He felt it would be difficult for him to budge off of the 40% that's been approved because it opens the door for others to have a lower percentage approved. It is his opinion that adding more brick or stone makes the development better.

Commissioner Blayde Hamilton spoke about the agricultural zone being A.25 and would like to allow bees in this zone. Mr. Hull felt okay about allowing bees in this development.

[6:27:07 PM](#)

Miller Crossing CC&Rs. Planner III, Heather Upshaw explains that the brick/stone was listed at 30% for the PUD which was approved prior to the design criteria. Lynn Bowler was before the commission two or three months ago and felt that he was waiting on the city to get back with him regarding the CC&Rs.

[6:29:28 PM](#)

A complaint about fencing was received regarding the daycare in Rosecrest Village. There was also a traffic concern. Chair Clint Smith asked for clarity regarding a shared drive and the response was that it is a shared drive. Planner III, Heather Upshaw explained that staff had been waiting on the HOA approval and felt that the fencing is a safety issue.

[6:32:43 PM](#)

Rosecrest Communities. The building elevations have been approved. Staff did require 40% for brick or stone from the street view. Matt Watson, Rosecrest Communities, explained that this is the third iteration. He reviewed the changes that have been made to the development. The proposal is that Parkview change to a more traditional elevation to replace what was approved for Skyline Phase 2. Commissioner Robyn Shakespear asked for clarification on the setbacks, which are 12 feet setbacks.

[6:37:18 PM](#)

Rosecrest Communities. This property is by the Recreation Center. Matt Watson, Rosecrest Communities presented the original approved plan. The new plan reduces the units to 56 and adds two commercial lots. This will be the same product and the same road way; the proposal is just reducing the units and adding two commercial lots. Mr. Watson responded that they don't have particular user for the commercial yet. Planner III, Heather Upshaw explained this has the same requirements for tot lot and parking. Mr. Watson added that they are actually adding parking spots. Planner III, Heather Upshaw suggested bringing the building elevations back to the commission and suggested changing some of the colors. A discussion about the setbacks took place. Commissioner Chris Berbert felt that an additional 5' should be added to the setbacks.

[6:45:24 PM](#) Bach Homes. Elevations were previously approved with a condition of no red buildings. Randy Rindlisbacher explained that when he presented last time he was unprepared. He showed the commission elevations with the red colored building. The top two stories would be red but the trim and accent colors are different. He felt the look was really nice and provides nice variety which creates a nice perspective from the street. Commissioner Blayde Hamilton commented that red is okay for an accent color, however he doesn't like the red color presented. Matt Watson expressed that he felt the plans submitted provided a good look for the project. He reminded commission that red is an earth tone.

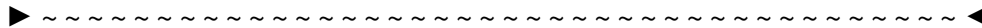
[6:51:05 PM](#) Hard Rock Homes. The proposal is for a lot line adjustment.

[6:52:01 PM](#) Beehive Homes. This is a separate agenda item but will be discussed together. The code allowed in residential facilities has a definition of family of 4. Staff felt this is proposal is a reasonable accommodation. There is a grade issue with the lots. Chair Clint Smith reiterated that the planning commission is looking to see if the request meets the reasonable accommodation and the one lot subdivision. Planner III, Heather Upshaw asked them to make sure the lot is at least 10,000 square feet and asked the commission to look at the roof line and the grade. Commissioner Adam Jacobson felt that there should be a combined driveway which would change the whole layout. Chair Clint Smith commented that there needs to be a remedy to that concern. Planner III, Heather Upshaw reminded the commission that a decision needs to be made tonight during the meeting.

[6:57:33 PM](#) Re-zoning was on the agenda tonight but apparently it should have been part of a work meeting. There is a text change on landscaping. The last item is a text change because state code requires staff to do a notice of intent, so that was added to the ordinance.

[6:59:04 PM](#) Chair Clint Smith suggested allowing public comment on the home occupation.

[6:59:25 PM](#) Meeting adjourned.



7:00 P.M. Regular Planning Commission Meeting:

Attendance

Planning Commission Members:

Chris Berbert
Blayde Hamilton
Adam Jacobson
Jessica Morton
Robyn Shakespear
Clint Smith

Council Members:

Mayor Freeman

City Staff:

Heather Upshaw, Planner III
Sandra Llewellyn, Planning Administrative Coordinator
Jackie Nostrom, City Recorder
Gordon Haight, Assistant City Manager
Jonathan Bowers, Assistant City Engineer
John Brems, City Attorney

Guests:

Please see the attendance sign in sheet.

1. General Business:

7:04:46 PM Chair Smith welcomed those in attendance.

1.1 7:05:07 PM Reverence / Thought: Bethany Zeyer

1.2 7:05:32 PM Pledge of Allegiance: David Watts

1.3 7:06:05 PM Roll call: Full Quorum, Wade Thompson and Jeramy Burkinshaw absent

1.4 7:06:14 PM Approval of Minutes for: June 18, 2015

Commissioner Robyn Shakespear **MOVED** to approve the minutes for June 18, 2014

Commissioner Blayde Hamilton **SECONDED** the motion.

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

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.
Motion carried.

Chair Smith reviewed the public comment policy and procedure.

2. Administrative Items:

Administrative items are reviewed based on standards outlined in the ordinance. Public comment is taken on relevant and credible evidence regarding the application’s compliance with the ordinance.

2.1 7:07:46 PM **19S14** – Hull – 13841 S 7300 W – Proposed CC&R’s for Prairie Oaks Subdivision Zone: A-.25

Planner III, Heather Upshaw oriented the commission with site plans, this was approved in 2014 and this is on tonight for a CC&R approval. Staff recommended adding the minimum requirement of 40% brick or stone. It also states that no bees are allowed in this zone but they typically would be.

Trevor Hull (applicant), 558 Pumpkin Patch Dr, Saratoga Springs felt good about the discussion in the work meeting. He reminded the commission that they were approved last December. Chair Clint Smith explained that during the work meeting the CC&Rs were discussed and bees are not allowed.

Chair Smith turned to the commission for further discussion or action. Commissioner Adam Jacobson, Jessica Morton and Robyn Shakespear would like to allow for bees. Chair Smith liked the elevations submitted, as well as, the use of hardy. The proposal was asking for a reduction of brick or stone requirement due to the hardy exterior, however, he doesn’t feel it replaces the look of brick or stone and would not like to reduce the requirement of 40% brick or stone. Commissioner Jacobson thought that there was a definite difference made between brick or stone and hardy in the wording of the ordinance. Commissioner Shakespear felt the adjustment needed to go up to 40% brick or stone should be easily made. Commissioner Chris Berbert suggested rewording item 5.51 to match the ordinance.

Commissioner Adam Jacobson **MOVED** to approve the item with the deletion of section 3.7 and the requirement that section 5.51 requires 40% brick or stone on the frontage in accordance with the ordinance.

Commissioner Chris Berbert **SECONDED** the motion.

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

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

2.2 [7:17:22 PM](#) **38C14** – Bowler Properties – 12200 S 5100 W – Proposed CC&R's for Miller Crossing Zone: R-2-10

Planner III, Heather Upshaw reported that the development was approved several months ago. The CC&Rs were brought in and some changes were requested. There has been a delay in getting it back on the agenda. The CC&Rs included fencing and landscaping. It does say white vinyl in your packet, but it should be tan vinyl. They do have two lots on the same street that they'd like to change to three.

Lynn Bowler (applicant), commented that he is fine with changes recommended by staff. He does want to change the white fencing to tan fencing.

Commissioner Adam Jacobson asked the applicant if he would have major concerns with requiring 40% brick or stone. Mr. Bowler responded that the requirement would be difficult at this point. Commissioner Blayde Hamilton commented that a deal is a deal (indicating that it had previously been approved at 30%).

Commissioner Jessica Morton **MOVED** to approve the item with the one change to the tan vinyl fencing instead of the white and the recommendations outlined by staff.

Commissioner Adam Jacobson **SECONDED** the motion.

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

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

2.3 [7:21:30 PM](#) **09C15** – Galaso – 5262 W Lily Cove – Proposed Home Occupation for a Daycare Zone: R-M

Planner III, Heather Upshaw explained that staff received neighbor concerns for the home occupation. Staff had been waiting on HOA approval which has been received. Pictures of the property were shown.

Hilda Galaso (applicant) explained that she is in the process of fencing. She is unaware of concerns from the neighbors. She wondered if parking was a concern. She reported that the property is in the corner and pointed out a place for the parents to park. She said she would only have three of four clients and didn't feel parking would be an issue. The applicant responded that her operating hours will be between 7:00a-6:00p, Monday through Saturday. The fence will be on her property and will be a canopy area.

Chair Smith turned time to the commission for further discussion. Commissioner Adam Jacobson is concerned with the daycare drop off being on a public right-of-way. He'd like the commission to be consistent with what has been approved in the past.

[7:27:58 PM](#) Chair Smith allowed public comment.

No public comment offered.

[7:28:10 PM](#) Chair Smith closed public comment.

Commissioner Blayde Hamilton asked if the approval will stay with the building. The response was that it will stay with the building/lot. Clint Smith explained that if the next tenant moved in they would have to get approval from the HOA. Planner III, Heather Upshaw mentioned that most people wouldn't know that it existed when they move in. She reported that the concerns received were in their packet. Commissioner Robyn Shakespear explained that one complaint was that children were playing in the front yard. The applicant has indicated that she will provide a fenced in area for the children to play in. Chair Clint Smith suggested making that part of the approval. Planner III, Heather Upshaw commented that code enforcement would remind owner of their requirements if complaints were received. A discussion about safely dropping off the children in the driveway took place. If there are too many complaints received the concerns would be brought up with the HOA.

Commissioner Blayde Hamilton **MOVED** to approve the item with staff recommendations and a change to number 7 that the hours of operation are from 7:00am 'til 6:00pm; a change to number 10 that there be a fenced area of the home and the children are not to play in the front. Number 11 would be added that they would drop off in the driveway.

Commissioner Jessica Morton **SECONDED** the motion.

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

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

2.4 [7:38:47 PM](#) **14Co8-07** – Rosecrest Communities, LLC – 5148 W Herriman Main St – Approval of Building Elevations for Skyline Phase 2 – Zone: MU-2

Planner III, Heather Upshaw reported that these building elevations were approved last year. They are now asking for a new proposed elevation. Staff required brick on any front, side or rear viewable from Herriman Main Street, Brundisi Way or Ashfield Drive.

Matt Watson (applicant), Rosecrest Communities, reported that originally there were the same phase elevations across the entire Skyline Project. Another project in a different area was proposed and denied. So a new traditional elevation was created for Parkview and the plan is to use that same elevation for Skyline Phase 2. He showed three different product types and outlined where each product type would go. He oriented the commission with the location of the project.

Commissioner Jessica Morton **MOVED** to approve the item with recommendations outlined by staff.

Commissioner Chris Berbert **SECONDED** the motion.

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

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

- 2.5 [7:44:15 PM](#) [14Co8-13/36S13](#) – Rosecrest Communities, LLC – 5226 W Herriman Main St Proposed Amendment to the Approved Site Plan for Herriman Towne Center Plat A Lot 4 to Reduce the Units and Add 2 Commercial Lots – Zone: MU-2 – Acres: 7.73 Units: 58

Planner III, Heather Upshaw oriented the commission with site plans and aerial maps.

Matt Watson (applicant), Rosecrest Communities, reported that the project is adjacent to the previously discussed project. The project has already received approval for 76 units and now looking to reduce the units to 56 townhome units and two commercial lots on Herriman Main Street. The residential portion proposed is now a density of 9.6 it was 9.8. The product type will remain the same as previously approved. The builder is McArthur.

Commissioner Jessica Morton asked what type of commercial product they are looking at. Matt Watson replied that they do not have a prospective buyer at this time. They will market the area once an approval is received. The commercial lots are 200 x 200 or 40,000 square feet. Current zoning is MU-2 and the zoning can remain.

Commissioner Chris Berbert requested that the homes adjacent to Herriman Main Street be pushed back five feet from 15' to 20'.

Matt Watson explained that there was additional parking stalls added and gained on street parallel parking as well.

Commissioner Chris Berbert **MOVED** to approve the item with staff recommendations and adding one requirement of the two homes adjacent to Herriman Main Street to be setback 20' instead of 15'.

Commissioner Robyn Shakespear **SECONDED** the motion.

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

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes

Commissioner Chris Berbert Yes
Commissioner Adam Jacobson Yes

Vote passed.
Motion carried.

2.6 7:50:45 PM **14Co8-15** – Bach Investments, LLC – 5107 W Herriman Main St – Approval of Building Elevations for Residential Apartments – Zone: MU-2 – Acres: 12.66

Planner III, Heather Upshaw reported that the elevations were approved last year in September with a requirement of no red buildings. The applicant is asking to have that condition removed. The proposal does meet the town center guidelines. Pictures showing the red accents were shown.

Randy Rindlisbacher (applicant), Bach Homes, 13958 S. Newburg Dr, felt that it was difficult to tell how much red would be on the building with only the color board that was previously presented. He then presented what he felt was a better representation. He reported that red is an earth tone and meets the requirements approved for Herriman Towne Center and asked for approval.

Commissioner Adam Jacobson questions that the red building does not have windows on the side, however, all the drawings show windows. Mr. Rindlisbacher responded that some do have windows and some do not. The end of the buildings that face a public street do not have windows.

Chair Smith turned the time over to the planning commission for further discussion. Commissioner Blayde Hamilton commented that the front elevation of the building doesn't look too bad but the side view seems like a big red billboard. Commissioner Adam Jacobson suggested requiring the red buildings to have windows on the side. Mr. Rindlisbacher explained that there are a total of 13-15 buildings and only three of the buildings will be red.

Commissioner Adam Jacobson **MOVED** to approve the item to allow the red as described in the pictures.

Commissioner Jessica Morton **SECONDED** the motion.

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

Commissioner Jessica Morton Yes
Commissioner Blayde Hamilton No
Commissioner Robyn Shakespear No
Commissioner Chris Berbert Yes
Commissioner Adam Jacobson Yes

Vote passed.
Motion carried.

2.7 7:58:51 PM **01P15** – Lopez – 6336 W 13100 S – Reasonable Accommodation for an Assisted Living Facility – Zone: A-.25 – Acres: 1

Planner III, Heather Upshaw oriented the commission with site plans. Beehive Homes would like to build an additional facility on the lot. It is a permitted use. The applicant is asking for reasonable accommodation to increase the number of people allowed to live in the home. City ordinance allows four unrelated people to live in a home. The applicant is asking for a 16 unit home with 20 beds. She showed

the existing property and the access which would have a shared driveway. The grade looks to be a little bit higher than the existing home. Planner III, Heather Upshaw suggested speaking about these two items together (item 2.7 and 3.2). The use is allowed in any residential zone.

Dennis Tolland (applicant), 1725 E. Blackhawk Dr., Pleasant Grove, Nick and Tasha Lopez own the existing home and are asking for reasonable accommodation. Mr. Tolland is representing the Lopez's as they are out of town. The proposed home is 16 rooms. They have found there are couples that are coming to these facilities and wanted to have availability for them to stay together. Four rooms are big enough for married couples to be together. The home that exists right now is higher than the other lot. He reported that they could share the parking lot between the two and make it work out or it could be done separate as well. The Lopez family will live in the existing home. The elevations for the two homes will look the same. The square footage of the single family dwelling lot will be between 12,000 – 14,000 square feet. The average age of residents in the home is 85 years old and they do not drive.

Chair Smith turns the time to public hearing for item 3.2 (see below).

Commissioner Adam Jacobson **MOVED** to approve the item with staff recommendations and clarify 16 units with 20 residents.

Commissioner Blayde Hamilton **SECONDED** the motion.

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

Commissioner Jessica Morton Yes

Commissioner Blayde Hamilton Yes

Commissioner Robyn Shakespear Yes

Commissioner Chris Berbert Yes

Commissioner Adam Jacobson Yes

Vote passed.

Motion carried.

3.2 **16S15** – Lopez – 6336 W 13100 S – Proposed One Lot Subdivision – Zone: A-.25 Acres:
1 – Units: 1 (PUBLIC HEARING)

[8:08:37 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:

Emily Dahl, 6319 W. Hawks Bluff Rd, explained that the current beehive home was built up to the top of her neighbors fence line. She wondered if the new home would be built up to her fence line as well.

[8:09:53 PM](#) Chair Smith closed the public hearing.

Dennis Toland confirmed what Emily Dahl stated and said that the new lot will be landscaped or fenced in a way to protect the back yards and maintain privacy for both. A brief discussion about the outdoor sunroom at the back of the building took place. Commissioner Blayde Hamilton asked about a right-of-way in the back for water. The response was that he wasn't aware of anything like that but if there is something there he felt they were far enough away that the building does not interfere. He commented that he will cover the ditch if it's needed.

Paul Cloward, 6336 W. Hawks Bluff Rd., reported that the water runs along the front of the property, there is nothing at the back that will hinder it.

Commissioner Adam Jacobson requested that the applicant provide a drawing with one access and to show the size of the lot left over for the home, as well as, the rear yard. He requested that this item be continued until the drawing is provided, however he wanted the applicant to know that the reasonable accomodation makes sense to him. Commissioner Blayde Hamilton and Robyn Shakespear agreed.

Commissioner Adam Jacobson reiterated to the applicant that he'd like a drawing that shows the two buildings together with one driveway; with landscaping and show how the back will be addressed along the Blackhawk Subdivision with the fencing, as well as, the exact size of the existing property with the building included. He further added that a rotation of the buildings to face each would be fine if they would prefer to do that.

Chair Clint Smith expressed a desire that the two buildings share the drive and that the applicant could work with engineering to work through the deisgn.

Commissioner Adam Jacobson **MOVED** to continue this item without date until the applicant can come back with the requested map.

Commissioner Robyn Shakespear **SECONDED** the motion.

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

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

2.8 **8:19:45 PM** **o8S13-01** – Hardrock Homes – 14256 S Solemn Way – Proposed Lot Line Adjustment in the Majestic Oaks Subdivision – Zone: A-.25

Planner III, Heather Upshaw oriented the commission with site plans to illustrate the lot line adjustment. It does need to be 85 feet wide at the setback line, which is shown on the site plan, and should be a minimum of 10,000 feet.

Chair Smith turned to the commission for further discussion or action.

Commissioner Chris Berbert **MOVED** to approve the item with staff requirements and recommendations.

Commissioner Robyn Shakespear **SECONDED** the motion.

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

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

3. **Legislative Items:**

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.

3.1 [8:21:48 PM](#) [10Z15](#) – KW Advisory Group – 7360 W 13300 S – Proposed Rezone from A-1 to A-.25 Acres: 16.01 (PUBLIC HEARING held on May 7, 2015)

Planner III, Heather Upshaw oriented the commission with site plans and explained that this property is included in an annexation. The property owner would like to get it zoned subject to that annexation. Pictures of the property were shown. She commented that a work meeting regarding this property had been requested.

Colby Bond (applicant), KW Advisory Group, 1514 W 925 S, Syracuse, informed the commission that during the previous meetings held, some discussions regarding were made regarding concern with how this property was going to look. Due to comments made during those meetings, adjustments have been made and some lots were lost, but he felt happy with the way the design was going.

Chair Smith reported remembering a desire for a work meeting regarding this property. He asked the applicant about zoning the property that is currently in the city and wondered about a timeline or restrictions. The applicant commented that he was hoping to receive a go ahead on at least the rezone before moving forward. Planner III, Heather Upshaw commented that this would have to go to City Council for approval as well.

Chair Smith turned time over to the planning commission for further discussion. The commission expressed reservations with approving zoning before discussions about the design of the area took place.

Commissioner Jessica Morton **MOVED** to continue the item without date.

Commissioner Chris Berbert **SECONDED** the motion.

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

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

Chair Smith asked staff to add this item to the next work meeting on July 30, 2015.

3.3 [8:31:20 PM](#) [13Z15](#) – Herriman City – Text Change to Title 9 Section 4 – Landscaping (PUBLIC HEARING held on June 4, 2015)

Planner III, Heather Upshaw oriented the commission with a text change to Title 9 Section 4 regarding landscaping. She mentioned that Planner, Bryn McCarty made the changes that they had requested and hoped the commission was satisfied.

A brief discussion took place about the difficulty to put into words the requested changes from the planning commission for this text change. Chair Smith stated that he felt the changes covered the planning commissioners concerns with this section.

Commissioner Chris Berbert **MOVED** to recommend approval to the council on this item.

Commissioner Adam Jacobson **SECONDED** the motion.

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

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.
Motion carried.

3.4 [8:35:25 PM](#) **17Z15** – Herriman City – Text Change to Section 10-6-6 General Plan Amendments (**PUBLIC HEARING**)

Planner III, Heather Upshaw reported that this item is simply to align with the state code for notice of intent.

[8:36:16 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

[8:36:47 PM](#) Chair Smith closed the public hearing.

Commissioner Blayde Hamilton **MOVED** to recommend approval to the city council on this item.

Commissioner Adam Jacobson **SECONDED** the motion.

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

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.
Motion carried.

4. **New Items of Subsequent Consideration:**

[8:37:44 PM](#) Commissioner Adam Jacobson voiced concern with the amount of mixed use and the allowance of daycares in those zones. He requested that staff look at what other cities do in similar zones. Commissioner Blayde Hamilton suggested making sure the ordinance protects the city.

5. **Future Meetings:**

5.1 Next Planning Commission Meeting - Thursday, **August 6, 2015** @ 7:00 PM

5.2 City Council Meeting - Wednesday, **August 12, 2015** @ 7:00 PM

[8:40:44 PM](#) Chair Smith reported that there is a Joint City Council and Planning Commission Work Meeting scheduled for July 30, 2015 at 6:00pm.

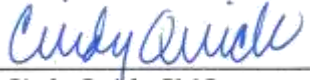
6. **ADJOURNMENT:**

Chair Clint Smith called for a motion to adjourn.

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

The meeting adjourned at 8:41:30 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 July 16, 2015. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.



*Cindy Quick, CMC
Deputy Recorder*