



HERRIMAN CITY PLANNING COMMISSION MEETING MINUTES

Approved April 18, 2013

April 4, 2013

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

- ✚ Review of the Anthem Development



[7:12:16 PM](#) 7:00 P.M. ~ Regular Planning Commission Meeting

Attendance

Planning Commission Members:

Wayne Hill
Dave Burrows
Robyn Shakespear
Blayde Hamilton
Leslie Mascaro
Wade Thompson
Jessica Morton
Robyn Shakespear
Clint Smith

- **City Staff:**
Gordon Haight; Assistant City Manager
Bryn McCarty; Planning Supervisor
Brett Wood; City Manager
Augusto Robles; Engineer
Cindy Quick; Deputy Recorder
- **Guests:** Please see the attendance sign in sheet.

1. WELCOME INTRODUCTION AND PRELIMINARY MATTERS:

[7:12:34 PM](#) 1.1 Reverence / Thought: Joni Kartchner

[7:12:59 PM](#) 1.2 Pledge of Allegiance: Brad Kartchner

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[7:13:24 PM](#) 1.3 Roll call: Full Quorum

[7:13:28 PM](#) 1.4 Approval of the electronic minutes for: **March 21, 2013**
Commissioner Leslie Mascaro moved to approve the minutes for March 21, 2013.

Commissioner Robyn Shakespear **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton Yes

Commissioner Leslie Mascaro Yes

Commissioner Robyn Shakespear Yes

Commissioner Clint Smith Yes

Commissioner Dave Burrows Yes

Commissioner Wade Thompson Yes

Vote passed.

Motion carried.

2. **REGULAR AGENDA:**

[7:14:07 PM](#) 2.1 **10S13** – Mines – 12900 S 5800 W – Proposed Single Family Subdivision – Zone: A-.25 Acres: 1.7 – Units: 3 (**HEARING**)

[7:15:59 PM](#) Chair Hill opens the public hearing and calls for any citizen who wishes to speak to come to the podium and address the Planning Commission members.

Citizen Comments: none

[7:16:17 PM](#) Chair Hill closes the public hearing.

Commissioner Clint Smith **MOVES** to approve this item with staff requirements as noted.

Commissioner Wade Thompson **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton Yes

Commissioner Leslie Mascaro Yes

Commissioner Robyn Shakespear Yes

Commissioner Clint Smith Yes

Commissioner Dave Burrows Yes

Commissioner Wade Thompson Yes

Vote passed.

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Motion carried.

7:17:16 PM 2.2 **08S13** – Kenblaynlarry LLC – 6521 W Butterfield Parkway – Proposed Single Family Subdivision – Zone: A-.25 – Acres: 5 – Units: 13 (*HEARING*)

7:31:45 PM Chair Hill opens the public hearing and calls for any citizen who wishes to speak to come to the podium and address the Planning Commission members.

Citizen Comments:

Curtis Brinkerhoff 14332 Knapper Ridge Cove concerned that he did not get a notification. Concerned with the lot sizes. He wants a half acre or a third acre at a minimum. He has many people that feel the same way he does.

7:37:12 PM Chair Hill closes the public hearing.

7:46:50 PM Chair Hill asks for a ten minute recess to look at the list of those that were mailed.

Commissioner Dave Burrows **MOVES** to approve this item with requirements outlined by staff and that on item 5 that we add that a fence be required on the east side of the property line as well as the west side which was noted and that the density shall not exceed the 2.5

Commissioner Jessica Morton **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Leslie Mascaro	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Dave Burrows	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

8:04:06 PM 2.3 **07S13** – Bach Investments, LLC – 13400 S 7400 W – Proposed Single Family Subdivision – Zone: R-1-10 – Acres: 5.05 – Units: 15 (*HEARING*)

8:06:31 PM Chair Hill opens the public hearing and calls for any citizen who wishes to speak to come to the podium and address the Planning Commission members.

Citizen Comments:

Scott DeHaan 13362 S 7300 would like to see a fence along his property for security purposes.

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Scott Fitch 13537 S Heather Daisy, he's concerned about the fencing in this area as well, along the whole south side. He desires a six foot vinyl fence here.

James Oliphant currently building and proposing fence too.

Shay Holland 13360 S 7530 W wondering what the plan is for the rest of the parcel.

8:16:35 PM Chair Hill closes the public hearing.

Commissioner Clint Smith **MOVES** to approve this item with staff recommendations with exception of item number five where it has the six foot vinyl privacy on the north side to include the east side of the second phase (Leslie Mascaro asks to add another condition I'd also like to see on the plat that all future property owners are aware of adjacent animals the noises, the smells and the sight that's associated with that since it is adjacent to agriculture.

Commissioner Leslie Mascaro **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Leslie Mascaro	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Dave Burrows	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

8:20:26 PM 2.4 **09S13** – Rosecrest Communities, LLC – 14232 S Autumn Crest Blvd – Proposed Single Family Subdivision and 2 Commercial Lots – Zone: R-2-10 – Acres: 41.87 Units: 165 (**HEARING**)

8:27:35 PM Chair Hill opens the public hearing and calls for any citizen who wishes to speak to come to the podium and address the Planning Commission members.

Citizen Comments: none

8:30:24 PM Chair Hill closes the public hearing.

Commissioner Dave Burrows **MOVES** to approve this item with items outlined by staff and that we add item number 8 that a masonry precast wall be constructed along the south west side of the residential part.

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Commissioner Wade Thompson **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Leslie Mascaro	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Dave Burrows	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

[8:35:11 PM](#) 2.5 **56C07-05** – Rosecrest Communities, LLC – 14232 S Autumn Crest Blvd – Final Planned Unit Development Approval for The Meadows at Rosecrest – Zone: R-2-10 Acres: 41.87 – Units: 165

Citizen Comments: none

Commissioner Wade Thompson **MOVES** to approve this item with staff recommendations.

Commissioner Clint Smith **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Leslie Mascaro	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Dave Burrows	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

[8:35:42 PM](#) 2.6 **09S07-01** – Rosecrest Communities, LLC – 5510 W Aurora Vista Drive – Proposed Subdivision Amendment – Zone: R-1-15 – Acres: 18.5 – Units: 5 (**HEARING**)

[8:44:51 PM](#) Chair Hill opens the public hearing and calls for any citizen who wishes to speak to come to the podium and address the Planning Commission members.

Citizen Comments:

Mike Day 5377 Briar Park is asking that we message this subdivision properly because of the perception of a gated community.

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Email comment submitted as well. Stuart and Lori Satten 5498 W Pulley Lane [9:16:00 PM](#)
Brad Kartchner 5214 W Emmeline Drive – owns lot 106 (5532 W Bugle Ridge Court) by the private road. Opposes making the road private. Worried about his access now that the road will be private. Opposed to making it a private, gated community and to the extra lots on the east side of the development and the size of the lots.

Ray Sariego 5366 W Pulley Lane. Sizing and spacing of the lots on the east side is inconsistent with the design of this community.

Steve Sandall 5384 W Pulley Lane. Opposed to the extra lots at the bottom of the street. Doesn't like the size of the lots.

Veronica Sariego (Ray's wife) chose this area to retire in doesn't want to move.

Joni Kartchner (Brad's wife) worried about a sports court right behind her home. She likes the private community. Worried about her property value. Asks for council to consider the existing people there.

David Figge 5482 Pulley Lane I'm curious why it's not annexed for a gun range. Worried about the gate and the implications to it. Would love to have discussions with the developer.

Mike Schoenfeld 5548 W Bugle Ridge Court concerned about the access. Like to see pedestrian access to and from the lake. Concerned with the elevation difference between his lot and the property below him.

Dave Barbee with Momentum - no low spot there – flow to the road way.

Joanne Sandall 5384 W Pulley Lane lives next to open space. She is saying that's a drainage and says no way to put a path there. Why the extra lots too.

Jerry Pickering 14833 Alden View Circle doesn't feel fair about changing the zoning. He has a problem with size of lots for the space.

[9:15:54 PM](#) Chair Hill closes the public hearing.

Commissioner Clint Smith **MOVES** to continue items 2.6 and 2.7 indefinitely.

Commissioner Jessica Morton **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Leslie Mascaro	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Dave Burrows	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

[9:41:44 PM](#) 2.7 **01C99-13** – Rosecrest Communities, LLC – 5510 W Aurora Vista Drive – Final Planned Unit Development Approval for Plat W of Rosecrest – Zone: R-1-15Acres: 18.5 – Units: 5

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Citizen Comments:

Commissioner Clint Smith **MOVES** to continue items 2.6 and 2.7 indefinitely.

Commissioner Jessica Morton **SECONDED** the motion.

Chair Hill asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Leslie Mascaro	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Dave Burrows	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

9:42:47 PM **3. NEW ITEMS OF SUBSEQUENT CONSIDERATION (OTHER):**

Gary Broadhead and Mike Day

Gary Broadhead 14676 S Placid Rose Drive seems to be missed when that zone change came about. Sent an email tonight to Bryn. He's concerned about looking down on a four-plex when he's built a party deck now it's going to look down on this four-plex. Gave commission a picture on an ipad. Gary was not noticed. Mike Day requested us sending the developer a letter to please talk with Gary.

9:52:55 PM **4. FUTURE MEETINGS:**

- 4.1 Planning Commission Work Meeting – Tuesday, **April 9, 2013** @ 6:00PM
- 4.2 City Council Meeting - Thursday, **April 11, 2013** @ 7:30 PM
- 4.3 Planning Commission Meeting - Thursday, **April 18, 2013** @ 7:00 PM

5. ADJOURNMENT:

Commissioner Clint Smith moves to adjourn the meeting.

Meeting adjourned at 9:53:30 PM

I, Cindy Quick, Deputy Recorder of Herriman City hereby certify that the foregoing minutes, along with the digital recording, represent a true, accurate, and complete record of the meeting held on April 4, 2013. This document along with the digital recording constitutes the official minutes for the Herriman City Planning Commission Meeting.


Cindy Quick, Deputy Recorder

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