



## HERRIMAN CITY PLANNING COMMISSION MEETING MINUTES

*Approved August 1, 2013*

*July 18, 2013*

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



[7:09:04 PM](#) 7:00 P.M. ~ Regular Planning Commission Meeting

### Attendance

#### Planning Commission Members:

Wayne Hill  
Dave Burrows  
Robyn Shakespear  
Blayde Hamilton  
Jessica Morton  
Clint Smith

- **City Staff:** Gordon Haight; Assistant City Manager  
Bryn McCarty; Planning Supervisor  
Heather Upshaw; Planner III  
Cindy Quick; Deputy Recorder
- **Guests:** Please see the attendance sign in sheet.

#### 1. WELCOME INTRODUCTION AND PRELIMINARY MATTERS:

- 1.1 [7:09:15 PM](#) Reverence / Thought: Barbara Boss
- 1.2 [7:10:00 PM](#) Pledge of Allegiance: Greg DeHaan
- 1.3 [7:10:36 PM](#) Roll call: Full Quorum
- 1.4 [7:10:49 PM](#) Approval of electronic minutes for: **June 20, 2013**

Commissioner Clint Smith **MOVES** to approve the minutes for June 20, 2013.

Commissioner Robyn Shakespear **SECONDED** the motion.

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

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Dave Burrows	Yes

Vote passed.  
Motion carried.

2. **REGULAR AGENDA:**

7:11:52 PM 2.1 **20C13** – Good – 6709 W Desert Lily Circle – Conditional Use amendment to reduce the rear yard setback for a deck – Zone: A-.25

**Citizen Comments:**

Commissioner Blayde Hamilton **MOVES** to approve this item  
Commissioner Clint Smith **SECONDED** the motion.

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

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Dave Burrows	Yes

Vote passed.  
Motion carried.

7:14:12 PM 2.2 **01S12** – Howland – 13320 S 7565 W – Proposed 2 lot subdivision – Acres: 2.83 Zone: A-.25 – Units: 2 (**PUBLIC HEARING**)

7:20:16 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:**

Commissioner Clint Smith **MOVES** to approve this item with the requirements outlined by staff with and add a ninth requirement that occupancy will not be granted until the pavement is in place on 7530 W.  
Commissioner Blayde Hamilton **SECONDED** the motion.

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

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

Commissioner Dave Burrows Yes

Vote passed.  
Motion carried.

[7:39:27 PM](#) 2.3 **12Z10** – DeHaan – 13602 S 7530 W – Proposed zone change from A-1 to A-.25 Acres: 1.0 – Zone: A-1 (**PUBLIC HEARING**)

[7:40:36 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:**

**Nicole Hale** 7252 W 14100 S concerned about the high density.

**Greg DeHaan** 7575 W Rooster Cove wanted the commission to know that these lots will be about 1/3 acre and he feels it would line up with the horse property.

**Tom Walk** 13323 S 7530 W worried about the type of houses the city is going to allow DeHaan to build. Doesn't like the way one of his houses sits on the lot right now.

**Barbara Boss** 13121 S Dillan Circle I'm in favor of DeHaan getting his 3 lots

[7:47:51 PM](#) Chair Hill closes the public hearing.

Commissioner Dave Burrows **MOVES** to approve this item with zoning condition that the density not exceeds the 2.5 units per acre.

Commissioner Robyn Shakespear **SECONDED** the motion.

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

Commissioner Jessica Morton Yes

Commissioner Blayde Hamilton Yes

Commissioner Robyn Shakespear Yes

Commissioner Clint Smith Yes

Commissioner Dave Burrows Yes

Vote passed.  
Motion carried.

[8:03:20 PM](#) 2.4 **12S10** – DeHaan – 13602 S 7530 W – Proposed 3 lot subdivision – Acres: 1.0 Zone: A-1 – Units: 3 (**PUBLIC HEARING**)

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:**

Commissioner Jessica Morton **MOVES** to continue this item indefinitely.

Commissioner Blayde Hamilton **SECONDED** the motion.

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

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Dave Burrows	Yes

Vote passed.

Motion carried.

8:04:01 PM 2.5 **20S13** – Zitting – 13927 S 7300 W – Proposed 17 lot subdivision – Acres: 6 Zone: R-1-10 – Units: 17 (**PUBLIC HEARING**)

8:05:14 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:**

**Nicole Hale** 7252 W 14100 S asked commission to consider the size of the lots and zoning of lots surrounding the subdivision and consider the density. Surprised at residential zoning instead of agriculture.

**Barbara Boss** 13121 S Dillan Circle gave the commission a little history on this property

**Gene Hunnewell** 14012 Skyhaven Circle is the open space also going to be used as detention and grading issues with Trevor Hull’s subdivision as well.

**Gordon Haight** addressed his concern the intent is to use an easement that goes to the north and uses a detention pond there.

**David Hale** 7252 W 14100 S concerned about children walking along the road. Worried about being required to hook onto city water. Snow removal concerns. Would like to integrate the trail system.

**Gordon Haight** addressed his concerns – the city does not require anyone to hook to the water system. The process of sidewalks will come over many years. Sections will not have sidewalks.

**Barbara Boss** 13121 S Dillan Circle addressed concerns of sidewalks. She believes her development is the beginning of sidewalks coming in. She will check on the well issue.

**Michelle Baguley** 6186 W 13100 S is representing Janeen Carpenter who is concerned with the numbers of children and safety of those children.

**Cindy Miller** 7282 W 14100 S moved from a higher density subdivision. Worried about the high density coming here.

8:20:29 PM Chair Hill closes public hearing.

**Barbara Boss** 13121 S Dillan Circle stated that the density bonuses are actually a zoning condition. We did the open space approving the road and one extra lot was granted for stubbing a road to the south. She responds to a question about the residential zone explaining that she didn’t want them to have animals on a 10,000 square foot lot. Barbara stated that Trevor might buy this subdivision from her in response to Nicole’s question below.

**Nicole Hale** stated that Janeen Carpenter told her one of the owners of this subdivision use to be on the planning commission and that might explain why it was zoned residential is that true? Planning Commission responded No that is not true.

Commissioner Dave Burrows **MOVES** to approve this item with

requirements outlined by staff and that the density not exceed 2.8.

Commissioner Clint Smith **SECONDED** the motion.

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

Commissioner Jessica Morton	No
Commissioner Blayde Hamilton	No
Commissioner Robyn Shakespear	No
Commissioner Clint Smith	Yes
Commissioner Dave Burrows	Yes

Vote did not pass.

Commissioner Jessica Morton **MOVES** to continue this item indefinitely

Commissioner Robyn Shakespear **SECONDED** the motion.

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

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	No
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Dave Burrows	Yes

Vote passed.

Motion carried.

[8:38:31 PM](#) 2.6 **10Z13** – Barlow – 13927 S 7300 W – Proposed zone change from A-1 to R-1-10 Acres: 4.66 – Zone: A-1 (**PUBLIC HEARING**)

[8:39:51 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:**

**Nicole Hale** 7252 W 14100 S concerned about the zoning this area is agricultural. She wants to preserve the agricultural zone in this area.

**Burke Staker** 6 Quietwood Lane – applicant. This falls under the same master plan. He wants the zone to be the same to link it up with Barbara Boss’s subdivision.

**Chair Hill** asks Burke if he would bring back the subdivision and rezone it to A.25?

**Tom Walk** 13323 S 7530 W why no speed bumps here – such a straight shot here.

**Gordon Haight** addressed his concerns explained that the cost of speed bumps do not outweigh the speed being decreased. He is open to other options to reduce the speed.

**David Hale** 7252 W 14100 S still concerned with curb and gutter and sidewalk as well as safety issues for children. Concerned for fire trucks to come in and out.

**Cindy Miller** 7282 W 14100 S love the sounds of animals. What feel do you want in this area?

[8:49:37 PM](#) Chair Hill closes public hearing.

Commissioner Jessica Morton **MOVES** to continue this item indefinitely

Commissioner Blayde Hamilton **SECONDED** the motion.

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

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Dave Burrows	Yes

Vote passed.

Motion carried.

[8:51:24 PM](#) 2.7 **19S13** – Zitting/Barlow – 13927 S 7300 W – Proposed 32 lot subdivision – Acres: 10.72 Zone: A-1 & R-1-10 – Units: 32 (*PUBLIC HEARING*)

[8:52:06 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:**

**Nicole Hale** 7252 W 14100 S when this comes back will you be approving plan or zoning? Answer was zoning. She is concerned with the size of lots and have some mixed. Shay subdivision allowed for smaller lots but with agriculture so they could afford it and still have animals.

**Burke Staker** 6 Quietwood Lane we're doing our best to balance the lots sizes and work with the city and residents. We have been given a 2.5 density here.

Commissioner Clint Smith **MOVES** to continue this item indefinitely and to keep the public hearing open.

Commissioner Jessica Morton **SECONDED** the motion.

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

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Dave Burrows	Yes

Vote passed.

Motion carried.

[8:59:50 PM](#) Chair Hill asks for a ten minute break.

[9:08:37 PM](#) 2.8 **18S13** – Winburn – 13680 S 7300 W – Proposed 9 lot subdivision – Acres: 3.66 Zone: A-.25 – Units: 9 (*PUBLIC HEARING*)

[9:10:58 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:**

**David Hale** 7252 W 14900 S believes this is a public safety issue with fire and needs a turn around because there is no culdesac.

**Burke Staker** 6 Quietwood Lane working with property to the north and so there will be a direct through.

**Samantha Winburn** 13680 S 7300 W she put the fence in and it can stay in. The neighbors to the front said they were willing to do a lot line adjustment to give you extra five feet on the road. Low impact on the neighborhood.

**Tom Walk** 13323 S 7530 W concerned about road being paved before they can build. The complaint he has is the dust right now.

**Barbara Boss** 13121 S Dillan Circle we love this plan this will encourage other routes to get out. We love the connectivity.

[9:16:07 PM](#) Chair Hill closes public hearing.

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

Commissioner Blayde Hamilton **SECONDED** the motion.

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

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Dave Burrows	Yes

Vote passed.

Motion carried.

[9:18:03 PM](#) 2.9 **17S13** – Hull – 13505 S 7530 W – Proposed 25 lot subdivision – Acres: 8.81 Zone: A-.25 – Units: 25 (**PUBLIC HEARING**)

[9:21:21 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:**

**Tom Walk** 13323 S 7530 W how far is the road going to be paved? The city is paving the portion where the existing homes are he’s paving up to where the subdivisions are starting past Calverts area. Can’t start building until it’s paved? No occupancy was the response.

**Gordon Haight** responded to his concerns he wants to have the road paved before they start construction. We will do our best to require that the road is paved.

**Barbara Boss** 13121 S Dillan Circle we want a stub through here.

**Burke Staker** 6 Quietwood Lane we plan to bring the road through.

**Steven Ohlwiler** 13494 S 7530 W concerned with what they’re doing with the crest of the hill. Concerned with the sidewalks.

**Gordon Haight** addressed this concern. Stopping site distance here is a concern. Speeding is a concern here and we will address traffic concerns here.

**Leroy Zitting** 13500 S 7300 W I would like to see the road go through.

[9:38:13 PM](#) Chair Hill closes public hearing

**Burke Staker** 6 Quitewood Lane asks for clarification on the density concerns and connectivity of the two subdivisions.

Commissioner Clint Smith **MOVES** to continue this item indefinitely.

Commissioner Blayde Hamilton **SECONDED** the motion.

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

Commissioner Jessica Morton Yes

Commissioner Blayde Hamilton Yes

Commissioner Robyn Shakespear Yes

Commissioner Clint Smith Yes

Commissioner Dave Burrows Yes

Vote passed.

Motion carried.

[9:47:00 PM](#) 2.10 **07Z13** – Herriman City – Recommendation to the City Council on a text change to the Land Use Ordinance regarding required open space (*Public hearing was opened on June 20, 2013*)

**Citizen Comments:**

**Michelle Baguley** 6186 W 13100 S concerned with the verbage that reads flood drainage or contamination. If there is a suitable cap there it should maintain the same value that it would have were it not contaminated.

[9:49:59 PM](#) Chair Hill closes public hearing.

Commissioner Blayde Hamilton **MOVES** to continue this item indefinitely

Commissioner Clint Smith **SECONDED** the motion.

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

Commissioner Jessica Morton Yes

Commissioner Blayde Hamilton Yes

Commissioner Robyn Shakespear Yes

Commissioner Clint Smith Yes

Commissioner Dave Burrows Yes

Vote passed.

Motion carried.

[9:59:13 PM](#) 2.11 **16S13** – Herriman City – Recommendation to the City Council on a text change to section 11-7-17 of the Subdivision Ordinance regarding performance bonds (*PUBLIC HEARING*)

[10:00:20 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:**

[10:00:32 PM](#) Chair Hill closes public hearing

Commissioner Clint Smith **MOVES** to recommend approval of this item to the city council.

Commissioner Dave Burrows **SECONDED** the motion.

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

Commissioner Jessica Morton Yes

Commissioner Blayde Hamilton Yes

Commissioner Robyn Shakespear Yes

Commissioner Clint Smith Yes

Commissioner Dave Burrows Yes

Vote passed.

Motion carried.

[10:01:21 PM](#) 2.12 **09Z13** – Herriman City – Recommendation to the City Council on a text change to the Land Use Ordinance regarding fencing (**PUBLIC HEARING**)

[10:08:29 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:**

Commissioner Robyn Shakespear **MOVES** to continue this item to a work meeting.

Commissioner Jessica Morton **SECONDED** the motion.

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

Commissioner Jessica Morton Yes

Commissioner Blayde Hamilton Yes

Commissioner Robyn Shakespear Yes

Commissioner Clint Smith Yes

Commissioner Dave Burrows Yes

Vote passed.

Motion carried.

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

4. **FUTURE MEETINGS:**

4.1 Planning Commission Meeting - Thursday, **August 1, 2013** @ 7:00 PM

4.2 City Council Meeting - Thursday, **August 8, 2013** @ 7:30 PM

5. **ADJOURNMENT:**

Commissioner Clint Smith moves to adjourn the meeting.

Meeting adjourned at 10:13:29 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 July 18, 2013. This document along with the digital recording constitutes the official minutes for the Herriman City Planning Commission Meeting.*



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Cindy Quick, Deputy Recorder