



**HERRIMAN CITY PLANNING COMMISSION MEETING
MINUTES**

Approved September 5, 2013

August 15, 2013

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



[7:04:44 PM](#) 7:00 P.M. ~ Regular Planning Commission Meeting

Attendance

Planning Commission Members:

Wade Thompson
Robyn Shakespear
Jessica Morton
Clint Smith

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

1. WELCOME INTRODUCTION AND PRELIMINARY MATTERS:

- 1.1 [7:05:00 PM](#) Reverence / Thought: Alyssa Uffendorde
- 1.2 [7:05:59 PM](#) Pledge of Allegiance: Alan Zitting
- 1.3 [7:06:23 PM](#) Roll call: Full Quorum, Wayne Hill, Blayde Hamilton & Dave Burrows are excused.
- 1.4 [7:06:43 PM](#) Approval of electronic minutes for: **August 1, 2013**

Commissioner Clint Smith **MOVES** to approve the minutes for August 1, 2013.

Commissioner Jessica Morton **SECONDED** the motion.

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

Commissioner Jessica Morton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Wade Thompson	Yes

Vote passed.
Motion carried.

2. **REGULAR AGENDA:**

7:10:15 PM 2.1 **23C13** – Masarone – 5226 W Brundisi Way - Conditional use to build a 1400 square foot detached garage – Acres: .45 acres – Zone: R-1-10

Citizen Comments: Masarone (applicant) answers commissions questions and shows them a picture of his frontage.

Commissioner Clint Smith **MOVES** to approve this item with requirements as outlined by staff and understanding that due to the location and the screening already in place, that on this particular one, we will not require it to match the front of the home.

Commissioner Wade Thompson **SECONDED** the motion.

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

Commissioner Jessica Morton	Yes
Commissioner Robyn Shakespear	No
Commissioner Clint Smith	Yes
Commissioner Wade Thompson	Yes

Vote passed.
Motion carried.

7:09:42 PM 2.2 **12C13** – Anthem Development – 12000 S 5600 W – Proposed Planned Unit Development of Single Family Homes and Townhomes – Acres: 135 – Zone: R-2-10 Units: 698

Citizen Comments:

Commissioner Jessica Morton **MOVES** to continue items 2.2 to 2.6 until the next meeting, September 5, 2013.

Commissioner Clint Smith **SECONDED** the motion.

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

Commissioner Jessica Morton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Wade Thompson	Yes

Vote passed.
Motion carried.

7:09:42 PM 2.3 **12C13-01/26S13** – Anthem Development – 12000 S 5600 W - Proposed Final PUD and Subdivision Approval for 104 Senior Townhomes “Anthem Point” – Acres: 12.38 Zone: R-2-10 – Units: 104 (*Public hearing was held on April*

18, 2013)

Citizen Comments:

Commissioner Jessica Morton **MOVES** to continue items 2.2 to 2.6 until the next meeting, September 5, 2013.

Commissioner Clint Smith **SECONDED** the motion.

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

Commissioner Jessica Morton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

7:09:42 PM 2.4 **12C13-02/27S13** – Anthem Development – 12000 S 5600 W - Proposed Final PUD and Subdivision Approval for 134 Townhomes “Anthem Park” – Acres: 11.43 – Zone: R-2-10 Units: 134 (*Public hearing was held on April 18, 2013*)

Citizen Comments:

Commissioner Jessica Morton **MOVES** to continue items 2.2 to 2.6 until the next meeting, September 5, 2013.

Commissioner Clint Smith **SECONDED** the motion.

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

Commissioner Jessica Morton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

7:09:42 PM 2.5 **12C13-03/25S13** – Anthem Development – 12000 S 5600 W – Proposed Final PUD and Subdivision Approval for 27 Single Family Lots “Anthem Cove” – Acres: 7.24 Zone: R-2-10 – Units: 27 (*Public hearing was held on April 18, 2013*)

Citizen Comments:

Commissioner Jessica Morton **MOVES** to continue items 2.2 to 2.6 until the next meeting, September 5, 2013.

Commissioner Clint Smith **SECONDED** the motion.

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

Commissioner Jessica Morton	Yes
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Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Wade Thompson	Yes

Vote passed.
Motion carried.

7:09:42 PM 2.6 **12C13-04/12S13** – Anthem Development – 12000 S 5600 W – Proposed Final PUD and Subdivision Approval for 116 Single Family Lots “Anthem Park” – Acres: 25.9 Zone: R-2-10 – Units: 116 (*Public hearing was held on April 18, 2013*)

Citizen Comments:

Commissioner Jessica Morton **MOVES** to continue items 2.2 to 2.6 until the next meeting, September 5, 2013.

Commissioner Clint Smith **SECONDED** the motion.

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

Commissioner Jessica Morton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Wade Thompson	Yes

Vote passed.
Motion carried.

7:21:42 PM 2.7 **23S13** – Zitting/Stokes – 13496 S 7300 W – Proposed 14 Lot Single Family Subdivision Acres: 5 – Zone: A-.25 – Units: 14 (*PUBLIC HEARING*)

7:23:31 PM Commissioner Robyn Shakespear opens the public hearing and calls for any citizen who wishes to speak to come to the podium and address the Planning Commission members.

Barabara Boss 13121 Dillan Circle we are for this – we like the connectivity.

Rachel Thomas 13846 S 7530 W against this because we are in a rural area this will bring too much traffic. We are also one acre homes we don't want small lots.

Bryn McCarty, Planner comments how she received several emails – copies are in the packet.

Sally Sylvester 13560 S 7300 W against this development. Wonders about concealed fences? A. They would be required to fence against the entire south side. Asked about sidewalks. A. sidewalk is required in front of their development. Does not want small lots. Asked about storm drains. A. Storm drain goes through their project and a detention pond right by the street.

Nathan Bigley 7538 W 14000 S opposed to this development. He lives in a rural area – one acre lots – have animals. Worried about complaints about his animals. Would like the lots to be one acre.

7:27:42 PM Commissioner Robyn Shakespear leaves the public hearing open

Citizen Comments:

Commissioner Jessica Morton **MOVES** to continue this item until the next Planning Commission Meeting on September 5th and the public hearing is still open.

Commissioner Wade Thompson **SECONDED** the motion.

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

Commissioner Jessica Morton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

[7:30:39 PM](#) 2.8 **24S13** – Boss/Zitting – 13748 S 7530 W - Proposed 27 Lot Single Family Subdivision Acres: 10 – Zone: A-.25 – Units: 27 (**PUBLIC HEARING**)

[7:32:38 PM](#) Commissioner Robyn Shakespear opens the public hearing and calls for any citizen who wishes to speak to come to the podium and address the Planning Commission members.

Rachel Thomas 13846 S 7530 W opposed to this subdivision wants one acre lots.

Pat Olsen 13763 S 7530 W in favor of this development it will get rid of the fire exposure and get rid of the snow drifts.

Barbara Boss 13121 Dillan Circle, developer explains size of lots and rezoning.

[7:35:01 PM](#) Commissioner Robyn Shakespear leaves the public hearing open

Rachel Thomas 13846 S 7530 W worried about protection for her drinking water well. Not forced to hook up to city water.

Barbara Boss 13121 Dillan Circle developer explains protection for drinking water working on storm drains and in residential it's not a concern near wells.

Sally Sylvester she said she's never had a flooding problem. She's worried about a draw on her well. Concerned about mosquitoes in the pond. It's not an issue.

Brett geo. Wood, City Manager comments on well concerns.

Janeen Carpenter 7009 Gina Road concerned about the walking route.

Barbara Boss 13121 Dillan Circle comments on walking route concerns more development makes this happen sooner.

Citizen Comments:

Commissioner Wade Thompson **MOVES** to continue this item to the next Planning Commission Meeting, September 5, 2013 and will leave 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
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Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Wade Thompson	Yes

Vote passed.
Motion carried.

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

4. **FUTURE MEETINGS:**

4.1 City Council Meeting - Thursday, **August 22, 2013** @ 7:30 PM

4.2 Planning Commission Meeting - Thursday, **September 5, 2013** @ 7:00 PM

5. **ADJOURNMENT:**

Commissioner Clint Smith moves to adjourn the meeting.

Meeting adjourned at 7:51:24 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 August 15, 2013. This document along with the digital recording constitutes the official minutes for the Herriman City Planning Commission Meeting.



Cindy Quick, Deputy Recorder