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## HERRIMAN CITY PLANNING COMMISSION MEETING MINUTES

*Approved September 19, 2013*

*September 5, 2013*

5:00 P.M. ~ Field Trip (Open to the Public)

\*Members of the City Council may be in attendance on the field trip



[7:03:07 PM](#) 7:00 P.M. ~ Regular Planning Commission Meeting

### Attendance

#### **Planning Commission Members:**

Wayne Hill  
Wade Thompson  
Robyn Shakespear  
Blayde Hamilton  
Jessica Morton  
Dave Burrows

- **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 [7:03:19 PM](#) Reverence / Thought: Wyatt Steele
- 1.2 [7:03:46 PM](#) Pledge of Allegiance: Kaulin Allen
- 1.3 [7:04:28 PM](#) Roll call: Full Quorum, Clint Smith (Interim Mayor) is excused.
- 1.4 [7:05:00 PM](#) Approval of electronic minutes for: **August 15, 2013**

Commissioner Robyn Shakespear **MOVES** to approve the minutes for August 15, 2013.

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 Dave Burrows	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

2. **REGULAR AGENDA:**

7:05:19 PM 2.1 **24C13** – Bach Investments, LLC – 6412 W 13100 S – Proposed 1575 sq ft Detached Garage – Acres: .40 – Zone: R-1-15 – Units: 1

**Citizen Comments:**

Commissioner Blayde Hamilton **MOVES** to approve this item with staff recommendations with an addition of number seven that the south and the east side match the residence in color and materials.

Commissioner Wade Thompson **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 Dave Burrows	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

7:16:02 PM 2.2 **25C13** – Caceres – 5274 W Ravenna Ct – Proposed Rear Yard Setback of 22 Feet Acres: .26 – Zone: R-1-21

**Citizen Comments:** Tim Castlebury (applicant's agent)

Commissioner Jessica Morton **MOVES** to approve this item with requirements outlined by staff.

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 Dave Burrows	Yes
Commissioner Wade Thompson	Yes

Vote passed.  
Motion carried.

7:18:50 PM 2.3 **28S13** – Balfour – 6838 W Vista Springs Dr – Proposed Subdivision Amendment to Combine 2 Lots into 1 Lot – Acres: .65 – Zone: FR-1 – Units: 1  
(PUBLIC HEARING)

7:21:02 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.

7:21:09 PM Chair Hill closes the public hearing

**Citizen Comments:**

Commissioner Dave Burrows **MOVES** to approve this item subject to staff recommendations.

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 Dave Burrows	Yes
Commissioner Wade Thompson	Yes

Vote passed.  
Motion carried.

7:21:47 PM 2.4 **13C13** – Anthem Development – 12000 S 5600 W – Amendment to Congregate Care Facility Approval to add 6 Additional Suites – Acres: 7.6 – Zone: C-2 Units: 298

**Citizen Comments:**

Commissioner Jessica Morton **MOVES** to approve this item to add six additional suites and also all the requirements outlined by staff and change requirement number 13 the 292 to 298 parking stalls.

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 Dave Burrows	Yes
Commissioner Wade Thompson	Yes

Vote passed.  
Motion carried.

7:24:01 PM 2.5 **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:** Doug Young (applicant) makes presentation of this and the next four items. Turns the time over to Tim Soffe with a power point presentation.

8:08:23 PM Chair Hill opens public comment for this and the next four items.

8:08:45 PM Chair Hill closes public comment

8:56:08 PM Commissioner Dave Burrows **MOVES** to approve this item with any and all recommendations outlined by staff. With this preliminary approval to be tied to the site plan submitted (135 acres the 698 units) and that the density should not exceed 5.18.

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 Dave Burrows	Yes
Commissioner Wade Thompson	Yes

Vote passed.  
Motion carried.

9:01:06 PM 2.6 **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 Wade Thompson **MOVES** to approve 12C13-01 the proposed final PUD with recommendations and requirements outlined by staff.

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 Dave Burrows	Yes

Commissioner Wade Thompson Yes

Vote passed.  
Motion carried.

Commissioner Wade Thompson **MOVES** to approve 26S13 the subdivision approval for Senior Townhomes “Anthem Point” with recommendations and requirements outlined by staff.

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 Dave Burrows	Yes
Commissioner Wade Thompson	Yes

Vote passed.  
Motion carried.

9:05:28 PM 2.7 **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 approve 12C13-02 the proposed final PUD with items outlined by staff including adding number 21 with 25% of all the units will have basements.

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 Dave Burrows	Yes
Commissioner Wade Thompson	Yes

Vote passed.  
Motion carried.

Commissioner Jessica Morton **MOVES** to approve 27S13 the subdivision approval for 134 Townhomes “Anthem Park” with requirements outlined by staff.

Commissioner Wade Thompson **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 Dave Burrows	Yes
Commissioner Wade Thompson	Yes

Vote passed.  
Motion carried.

9:14:41 PM 2.8 **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 Blayde Hamilton **MOVES** to approve 12C13-03 the proposed final PUD with staff recommendations.

Commissioner Wade Thompson **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 Dave Burrows	Yes
Commissioner Wade Thompson	Yes

Vote passed.  
Motion carried.

Commissioner Dave Burrows **MOVES** to approve 25S13 subdivision approval for 27 Single Family Lots “Anthem Cove” with staff recommendations.

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 Dave Burrows	Yes
Commissioner Wade Thompson	Yes

Vote passed.  
Motion carried.

9:20:17 PM 2.9 **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 Robyn Shakespear **MOVES** to approve 12C13-04 the proposed final PUD with the recommendation of staff which is 15 items.  
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 Dave Burrows	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

Commissioner Jessica Morton **MOVES** to approve 12S13 subdivision approval for 116 Single Family Lots "Anthem Park" with the items outlined by staff.

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 Dave Burrows	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

[9:23:34 PM](#) Chair Hill asks for five minute break

[9:33:15 PM](#) 2.10 **23S13** – Zitting/Stokes – 13496 S 7300 W – Proposed 14 Lot Single Family Subdivision Acres: 5 – Zone: A-.25 – Units: 14 (*Public hearing was opened on August 15, 2013*)

**Citizen Comments:** Trevor Hull (applicant)

[9:37:30 PM](#) Chair Hill continues public comment for this item.

**Sherrie Ohrn** 13892 S 7300 W put together a petition for a moritorium on development in this area.

**Rachel Thomas** 13846 S 7530 W opposes tha this subdivision and agrees with Sherrie Ohrn's comments above.

**Barbara Boss** 13121 Dillan Circle hopes that commission honors the way it was zoned when they were annexed into the city.

**Janeen Carpenter** 7009 W Gina Road is pleading that the commission takes a pause in development so that studies can be done for those who want to keep the rural feel.

**Pat Olsen** 13763 S 7300 W in support of this subdivision.

**Leroy Zitting** 2258 E 7800 S Cottonwood Heights he is for this subdivision.

**Dan Hadfield** 13652 S 7300 W seconds what Sherri Ohrn said. He doesn't want go move away from the rural feel here. He'd like to see an overall development plan in this area.

**Clint Smith** 13749 S Horseback Lane The city does have an ISO rating and it's tied to fire services. Herriman city's current rating is a four. UFA has a split rating of four/nine.

[9:53:37 PM](#) Chair Hill closes public comment

Commissioner Blayde Hamilton **MOVES** to approve this item with a 2.7 density and with staff recommendations.

Commissioner Jessica 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 Dave Burrows No

Commissioner Wade Thompson Yes

Vote passed.

Motion carried.

[10:24:51 PM](#) 2.11 **24S13** – Boss/Zitting – 13748 S 7530 W - Proposed 27 Lot Single Family Subdivision Acres: 10 – Zone: A-.25 – Units: 27 (*Public hearing was opened on August 15, 2013*)

[10:26:03 PM](#) Chair Hill opens public comment for this item.

**Rachel Thomas** 13846 S 7530 W worried about contamination of her well. She opposes this development.

**Michelle Hadfield** 13652 S 7300 W requests precast concrete fence along her property line.

**Sherrie Ohrn** 13892 S 7300 W concerned about an ISO rating for this area and the master plan and general plan for the rose basin area.

**Leroy Zitting** 2258 E 7800 S also have a second home here in Herriman. He feels this subdivision will help with the fire control. This will help to keep the dust down.

**Tiffany Davis** 13832 S 7530 W she asked for clarification on why Planning couldn't just require a developer to put in bigger lots here to keep a rural feel. She's worried about getting squeezed out of this area because of complaints and how she may have to accommodate those complaints.

**Sally Sylvester** 13560 S 7300 W questions about fencing, storm drains and road development.

[10:50:57 PM](#) Chair Hill closes public comment for this item.

**Citizen Comments:** Barbara Boss (applicant) explained how she got the density they currently have.

Commissioner Blayde Hamilton **MOVES** to approve this item at 2.7 density with staff recommendations with number eleven as a precast fence around the entire exterior of the project and it's to be stone and omit number 9.

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 Dave Burrows	No
Commissioner Wade Thompson	No

Vote passed.

Motion carried.

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

4. **FUTURE MEETINGS:**

4.1 City Council Meeting - Thursday, **September 12, 2013** @ 7:30 PM

4.2 Planning Commission Meeting - Thursday, **September 19, 2013** @ 7:00 PM

5. **ADJOURNMENT:**

Commissioner Robyn Shakespear moves to adjourn the meeting.

Meeting adjourned at 11:08:28 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 September 5, 2013. This document along with the digital recording constitutes the official minutes for the Herriman City Planning Commission Meeting.*



Cindy Quick, Deputy Recorder