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## HERRIMAN CITY PLANNING COMMISSION MEETING MINUTES

*Approved October 17, 2013*

*October 3, 2013*

[6:30:50 PM](#) 6:00 P.M. ~ Work Meeting (Open to the Public)



[7:11:12 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  
Tony DiConza  
Jeremy Burkinshaw

- **City Staff:**  
Blake Thomas; City Engineer  
Augusto Robles, Engineer  
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 [7:11:46 PM](#) Reverence / Thought: Kyle McKee
- 1.2 [7:12:21 PM](#) Pledge of Allegiance: Tim Allen
- 1.3 [7:13:03 PM](#) Roll call: Full Quorum, Wayne Hill and Dave Burrows are excused.
- 1.4 [7:13:20 PM](#) Approval of electronic minutes for: **September 19, 2013**

Commissioner Wade Thompson **MOVES** to continue this approval to the next

meeting October 17, 2013.

Commissioner Jeramy Burkinshaw **SECONDED** the motion.

Robyn Shakespear asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Tony DiConza	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

2. **REGULAR AGENDA:**

7:15:17 PM

2.1 **29C13** – McKee – 13719 S Rocky Point Drive – Home Occupation of Wood Working Acres: 1 – Zone: A-1

**Kyle McKee** (applicant) 13719 S Rocky Point Drive.

7:19:09 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.

**Citizen Comments:**

**Tim Allen**, 13707 S Rocky Point Drive, he is here in opposition to this business

**Vicki Crook**, 13757 S Rocky Point Drive, hasn't heard any noise. There are other businesses in the neighborhood. She is in support of Kyle's business.

**Kyle McKee** (applicant), 13719 S Rocky Point Drive, wants to be a good neighbor, he has been more aware and listened from their own house and can't hear the majority of the tools that they use inside his house. Several of his neighbors weren't aware he even had this business when they received the notice.

**Kyle's wife**, 13719 S Rocky Point Drive, this is not an every day occurrence.

**Allie McKee**, 13719 S Rocky Point Drive, she was unaware of a problem, she lives in the house and she never hears any noise.

**Connie Allen**, 13707 S Rocky Point Drive, suggested sound mitigation options that she found online.

7:29:09 PM Commissioner Robyn Shakespear closes the public hearing

Commissioner Blayde Hamilton **MOVES** to approve this item with staff recommendations and add number 10 that the planer and the table saw are only running when the doors are closed and number 11 that deliveries will be between 8 and 5 only.

Commissioner Jessica Morton **SECONDED** the motion.

Robyn Shakespear asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes

Commissioner Tony DiConza	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Wade Thompson	Yes

Vote passed.  
Motion carried

7:42:45 PM 2.2 **31C13** – Mecham – 14373 Knapper Point Cove – Conditional Use Approval for a 2,250 Square Foot Detached Garage – Acres: 0.67 – Zone: A-.25

**Citizen Comments:** Dave Mecham (applicant), 14373 Knapper Point Cove wants to build this garage to keep their things out of the weather and out of the site of the neighbors.

Commissioner Tony DiConza **MOVES** to approve this item.

Commissioner Jessica Morton **SECONDED** the motion.

Robyn Shakespear asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Tony DiConza	Yes
Commissioner Robyn Shakespear	No
Commissioner Jeramy Burkinshaw	No
Commissioner Wade Thompson	Yes

Vote passed.  
Motion carried.

7:14:27 PM 2.3 **32S13** – HTC Communities, LLC– 5225 W Main St – 1 Lot Commerical Subdivision for an Office Building – Acres: 1.63 – Zone: MU-2 – Units: 1 (*Public hearing was opened on September 19, 2013 to be continued.*)

**Citizen Comments:**

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

Commissioner Jessica Morton **SECONDED** the motion.

Robyn Shakespear asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Tony DiConza	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

[7:14:27 PM](#) 2.4 **04C12-02** – HTC Communities, LLC – 5225 W Main St – Site Plan Amendment for an Office Building – Acres: 1.63 – Zone: MU-2 – Units: 1

**Citizen Comments:**

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

Commissioner Jessica Morton **SECONDED** the motion.

Robyn Shakespear asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Tony DiConza	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

[7:53:39 PM](#) 2.5 **12Z13** – Johnson – 13792 S 7300 W – Rezone from A-1 to A-.50 – Acres: 1.52 – Zone: A-1 (**PUBLIC HEARING for both this item and item 2.5 below**)

[7:56:12 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.

[7:56:30 PM](#) Commissioner Robyn Shakespear closes the public hearing

Commissioner Jessica Morton **MOVES** to approve this item.

Commissioner Wade Thompson **SECONDED** the motion.

Robyn Shakespear asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Tony DiConza	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

[7:58:21 PM](#) 2.6 **33S13** – Johnson – 13792 S 7300 W – 2 Lot Subdivision – Acres: 1.52 – Zone: A-1 Units: 2 (**PUBLIC HEARING**)

8:00:40 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.

8:00:52 PM Commissioner Robyn Shakespear closes the public hearing

Commissioner Wade Thompson **MOVES** to approve this item with all the requirements plus we add that this is subject to the City Council to approve for zoning.

Commissioner Jeramy Burkinshaw **SECONDED** the motion.

Robyn Shakespear asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Tony DiConza	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

8:01:40 PM 2.7 **07Z13** – Herriman City – Recommendation to the City Council on a Text Change to the Land Use Ordinance Regarding Required Open Space (*Public hearing was held on June 20 and July 18, 2013*)

**Citizen Comments:**

Commissioner Jessica Morton **MOVES** to have recommendation for approval to the City Council for this item.

Commissioner Wade Thompson **SECONDED** the motion.

Robyn Shakespear asks for a vote. The vote is as follows:

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	No
Commissioner Tony DiConza	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jeramy Burkinshaw	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, **October 10, 2013** @ 7:30 PM

4.2 Planning Commission Meeting - Thursday, **October 17, 2013** @ 7:00 PM

5. **ADJOURNMENT:**

Commissioner Jessica Morton moves to adjourn the meeting.

Meeting adjourned at 8:12:40 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 October 3, 2013. This document along with the digital recording constitutes the official minutes for the Herriman City Planning Commission Meeting.*

  
Cindy Quick, Deputy Recorder