



HERRIMAN CITY PLANNING COMMISSION MEETING MINUTES

Approved March 6, 2014

February 20, 2014

6:00 P.M. ~ Work Meeting (Open to the Public) [6:06:00 PM](#)

Chair Hill welcomes those in attendance and turns the time over to Bryn McCarty.

Attendance

Planning Commission Members:

Wayne Hill
Robyn Shakespear
Blayde Hamilton
Clint Smith
Jessica Morton
Tony DiConza
Jeremy Burkinshaw
Wade Thompson

City Council Members:

Carmen Freeman, Mike Day, Matt Robinson
and Coralee Wessman-Moser

City Staff:

Bryn McCarty; Planning Supervisor
Heather Upshaw, Planner III
Cindy Quick; Deputy Recorder
Gordon Haight, Assistant City Manager
Blake Thomas, City Engineer
Augusto Robles, Engineering
Tami Moody, PIO
Justun Edwards, Water Director

- ***Discussion of Density***

Bryn McCarty briefly explains the topics on the agenda tonight and explains that the commission can lead the discussion tonight.

Gordon Haight explains that they have information for them tonight to answer any questions they may have regarding density.

Mayor Freeman remarks that he and Matt have had a lot of people asking about high density and he is asking to see what the commission is seeing and hopes to have the ability to coordinate their efforts. He asks the commission if we need to look at the 20 year plan and make some changes to it or are they comfortable with it. He's just had a few residents with a lot of concern.

Council Member Matt Robinson takes this opportunity to express the concerns he's heard from residents regarding the Anthem Development, the Towne Center to the east and south of Tuscany – the Garbett Development that goes along Herriman Parkway and north as well as the apartments on the north end of the city.

An extensive dialogue was held at this time between Council Members, Planning Commission and staff please listen to the electronic minutes for specific facts.

Council Member Matt Robinson requests that staff bring back a recommendation on how we can protect our density.

- *Discussion of Rosecrest Master Plan*
Not enough time to discuss this topic



[7:02:08 PM](#) 7:00 P.M. ~ Regular Planning Commission Meeting

Attendance

Planning Commission Members:

Wayne Hill
Wade Thompson
Robyn Shakespear
Blayde Hamilton
Clint Smith
Jessica Morton
Tony DiConza
Jeremy Burkinshaw

- **City Staff:** Bryn McCarty; Planning Supervisor
Heather Upshaw, Planner III
Cindy Quick; Deputy Recorder
Gordon Haight, Assistant City Manager
Augusto Robles, Engineering
Blake Thomas, City Engineer

- **Guests:** Please see the attendance sign in sheet.

1. WELCOME INTRODUCTION AND PRELIMINARY MATTERS:

- 1.1 [7:02:31 PM](#) Reverence / Thought: Jeremy Burkinshaw
- 1.2 [7:02:58 PM](#) Pledge of Allegiance: Tony DiConza
- 1.3 [7:03:25 PM](#) Roll call: Full Quorum
- 1.4 [7:03:30 PM](#) Approval of electronic minutes for: **February 6, 2014.**

Commissioner Clint Smith **MOVES** to approve the minutes for February 6, 2014.
Commissioner Robyn Shakespear **SECONDED** the motion.
Chair Hill asks for a vote. The vote is as follows:

| | |
|--------------------------------|-----|
| Commissioner Jessica Morton | Yes |
| Commissioner Tony DiConza | Yes |
| Commissioner Robyn Shakespear | Yes |
| Commissioner Clint Smith | Yes |
| Commissioner Jeremy Burkinshaw | Yes |
| Commissioner Blayde Hamilton | Yes |

Vote passed.
Motion carried.

2. **REGULAR AGENDA:**

- 2.1 [7:03:45 PM](#) **05S14** – DR Horton – 5200 W Armada Way – Proposed Subdivision Amendment to Rosecrest Village Plat 3 to Revise the Site Plan and Add 3 Units – Acres: 3.8
Zone: R-M (*Public hearing was held 2/6/2014*)

Dan Reeve, D.R. Horton, 12351 S Gateway Park Place Draper (applicant). Dan explains to the commission that they've had meetings with the residents of this community and he shows the commission a PowerPoint to address each concern. He presents a new amendment for plat III which shows an adjustment in the open space, visitor parking and an addition of a tot-lot/playground. The other request is the addition of three more townhomes. Dan felt the concerns have been addressed and the community was okay allowing the addition of the three townhomes.

Clint Smith asks Chair Hill to allow David Watts to address the council tonight.

David Watts, 14461 S. Windom Road, explains that DR Horton has made a good faith effort to meet with the community and they have listened and worked with them to address most of their concerns. The only concern they still have as a community is the total number of units. However, overall they are happy with the responses they've received.

A brief discussion regarding this revision took place between the Planning Commission, Dan Reeve and David Watts.

Commissioner Clint Smith **MOVES** to approve this item with other requirements as 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 Tony DiConza | Yes |
| Commissioner Robyn Shakespear | Yes |
| Commissioner Clint Smith | Yes |
| Commissioner Jeremy Burkinshaw | No |
| Commissioner Blayde Hamilton | No |

Vote passed.
Motion carried.

- 2.2 [7:45:54 PM](#) **17C05-03** – DR Horton – 5200 W Armada Way – Proposed PUD Amendment to Rosecrest Village Plat 3 to Revise the Site Plan and Add 3 Units – Acres: 3.8

Zone: R-M (*Continued from 2/6/2014*)

Citizen Comments: none

Bryn McCarty specified some conditions. Item number three states provide a trail connection, just add and the playground. She suggests they add a sixth condition that they provide eight additional parking spots.

Commissioner Clint Smith **MOVES** to approve this item with requirements outlined by staff with changes to item number three to provide the tot-lot and to add an additional item number six to provide for the eight additional visitor parking spaces throughout the proposed development. Also to add item seven that the additional grass be installed provided a sufficient agreement be worked out between the city and the HOA for maintenance.

Commissioner Jessica Morton **SECONDED** the motion.

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

| | |
|--------------------------------|-----|
| Commissioner Jessica Morton | Yes |
| Commissioner Tony DiConza | Yes |
| Commissioner Robyn Shakespear | Yes |
| Commissioner Clint Smith | Yes |
| Commissioner Jeramy Burkinshaw | No |
| Commissioner Blayde Hamilton | No |

Vote passed.

Motion carried.

- 2.3 [7:48:35 PM 06S14](#) – Miller – 6163 W 13100 S – Proposed Subdivision of 3 Lots – Acres: 1.21
Zone: A-.25 – Units: 3 (*HEARING*)

[7:51:13 PM](#) Chair Hill opens it up for public comment and calls for any citizen who wishes to speak to come to the podium and address the Planning Commission members.

Citizen Comments: none

[7:51:27 PM](#) Chair Hill closes public comment

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

Commissioner Tony DiConza **SECONDED** the motion.

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

| | |
|--------------------------------|-----|
| Commissioner Jessica Morton | Yes |
| Commissioner Tony DiConza | Yes |
| Commissioner Robyn Shakespear | Yes |
| Commissioner Clint Smith | Yes |
| Commissioner Jeramy Burkinshaw | Yes |
| Commissioner Blayde Hamilton | Yes |

Vote passed.

Motion carried.

- 2.4 [7:52:31 PM](#) **04C14** – Himalayan Spice House – 5530 W 13400 S – Conditional Use for a Restaurant with Liquor – Zone: C-2

Commissioner Clint Smith **MOVES** to approve this item.

Commissioner Jeremy Burkinshaw **SECONDED** the motion.

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

| | |
|--------------------------------|-----|
| Commissioner Jessica Morton | Yes |
| Commissioner Tony DiConza | Yes |
| Commissioner Robyn Shakespear | Yes |
| Commissioner Clint Smith | Yes |
| Commissioner Jeremy Burkinshaw | Yes |
| Commissioner Blayde Hamilton | Yes |

Vote passed.

Motion carried.

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

4. **ADJOURNMENT:**

Chair Hill calls for a motion to adjourn.

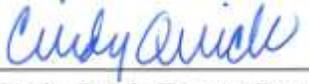
Commissioner Clint Smith **MOVES** to adjourn the meeting at [7:55:47 PM](#)

5. **FUTURE MEETINGS:**

5.1 City Council Meeting - Thursday, **February 27, 2014** @ 7:00 PM

5.2 Planning Commission Meeting - Thursday, **March 6, 2014** @ 7:00 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 February 20, 2014. This document along with the digital recording constitutes the official minutes for the Herriman City Planning Commission Meeting.


Cindy Quick, Deputy Recorder