



HERRIMAN CITY SPECIAL PLANNING COMMISSION MEETING MINUTES

Monday, April 28, 2014

Approved August 7, 2014



6:00 P.M. Special Planning Commission Meeting: [6:05:15 PM](#)

Attendance

Planning Commission Members:

Robyn Shakespear
Blayde Hamilton
Jessica Morton
Clint Smith
Tony DiConza
Wade Thompson

Council Members:

Coralee Wessman-Moser
Matt Robinson
Craig B. Tischner
Mike Day
Carmen Freeman

• **City Staff:**

Bryn McCarty; Planning Supervisor
John Brems, City Attorney
Cindy Quick; Deputy Recorder
Gordon Haight, Assistant City Manager
Tami Moody, PIO

• **Guests:**

Please see the attendance sign in sheet.

1. AGENDA:

- 1.1 [6:05:38 PM 07Z14](#) – Herriman City – Text change to the Land Use Ordinance regarding Planned Unit Developments (**HEARING AND RECOMMENDATION**)

Bryn McCarty explains the text change to the Land Use Ordinance.

[6:07:47 PM](#) Commissioner Robyn Shakespear opens the public comment portion and calls for any citizen who wishes to speak to come to the podium and address the Planning Commission members.

Comments: None

[6:08:15 PM](#) Closes the public hearing.

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

Commissioner Wade Thompson **SECONDED** the motion.

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

Commissioner Tony DiConza	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Jessica Morton	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

1.2 [6:09:38 PM](#) Discussion and consideration of the Master Development Agreement for Creek Ridge (*HEARING AND RECOMMENDATION*)

John Brems, City Attorney explains that this is the Master Development Agreement. He explains that this document may be interpreted to be a zoning ordinance change so out of an abundance of caution we are going through the process and bringing this to you, as if it were an ordinance change.

Commissioner Clint Smith reiterates that normally the Master Development Agreement would not come through the planning commission. John concurs and expresses it's just an abundance of caution. Bryn McCarty, Planning Supervisor explains that the development agreement, all attachments, including the PUD you approved. The project and design guidelines and CC&R's you approved. There were a couple of changes the council made regarding parking and donating the school for open space.

A brief discussion regarding conversion of property and how those densities are calculated took place.

[6:14:41 PM](#) Commissioner Robyn Shakespear opens the public comment portion and calls for any citizen who wishes to speak to come to the podium and address the Planning Commission members.

Comments:

Jared Henderson, 12568 S Heritage Hill Court, comments that appreciates that this has been a collaborative effort. This is on you to make sure that the work has been done on this agreement. We appreciate your work on this and look forward to this going forward in the future.

[6:16:50 PM](#) Closes the public hearing.

Betty Barker, 12513 S Sunlight Hill Court, asks if what has been posted on the website is still what they are asking to have passed tonight. Bryn explains that there were a few changes.

Bryan Bales, 1656 Equestrian Park, Kaysville, takes opportunity to explain three changes that were made. The first one was regarding acreage overlaps. The major change was being able to count the open space for the field area of the school towards our open space requirement. The last one was the 45 acre park we have an obligation to encourage the county to locate their facility on the 45 acre park and we adjusted dates to give more flexibility for that to occur.

John Brems, City Attorney requests that Betty and Bryan Bales' comments are included as part of the public hearing and that the public hearing is closed now [6:20:35 PM](#)

Commissioner Jessica Morton **MOVES** to recommend approval of this item to the city council.

Commissioner Tony DiConza **SECONDED** the motion.

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

Commissioner Tony DiConza	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Clint Smith	Yes
Commissioner Jessica Morton	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

2. **ADJOURNMENT:**

Commissioner Clint Smith **MOVES** to adjourn the meeting.

Commissioner Blayde Hamilton **SECONDED** the motion.

The meeting adjourned at 6:21:38 PM

3. **FUTURE MEETINGS:**

3.1 Planning Commission Meeting - Thursday, **May 1, 2014** @ 7:00 PM

3.2 City Council Meeting - Thursday, **May 8, 2014** @ 7:00 PM

I, Cindy Quick, Deputy Recorder of Herriman City hereby certify that the foregoing minutes represent a true, accurate, and complete record of the meeting held on April 28, 2014. This document along with the digital recording constitutes the official minutes for the Herriman City Planning Commission Meeting.



Cindy Quick, Deputy Recorder