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## HERRIMAN CITY PLANNING COMMISSION MEETING MINUTES

*Thursday, August 21, 2014*  
*Approved September 4, 2014*

### 5:30 P.M. Work Meeting

#### Attendance

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

Robyn Shakespear  
Blayde Hamilton  
Clint Smith  
Wayne Hill  
Wade Thompson  
Adam Jacobson  
Chris Berbert  
Jessica Morton

##### **Council Members:**

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

##### • **City Staff:**

Bryn McCarty, Planning Supervisor  
Sandra Llewellyn, Planning Administrative Coordinator  
Heather Upshaw, Planner III  
Brett Wood, City Manager  
Blake Thomas, City Engineer  
Augusto Robles, Engineering  
John Brems, City Attorney

##### **Guests:**

Please see the attendance sign in sheet

[5:41:19 PM](#) Planning Supervisor, Bryn McCarty opens the meeting and turns the time over to Lynn Bowler to talk about the Miller Crossing Development.

#### ❖ [5:41:19 PM](#) Discussion of the Miller Crossing Development

Lynn Bowler, Bowler Development, explains that the Miller family owns this property they are under contract to buy it but do not currently own it. Two neighborhood meetings have taken place prior to this meeting. The site is 182.5 acres and is zoned R210 which allows for up to 8 units per acre. He shows the commission a plan for

the neighborhood as well as an additional piece on the south east corner of 6000 W. Herriman Parkway, where a commitment has been made to have ¼ acre lots. Mayor Carmen Freeman encourages Lynn Bowler to reserve property for schools. Lynn Bowler explains that he approached Jordan School District and they have no plans to build a school here. Council Member Mike Day and Mayor Carmen Freeman express concerns with the proposed density.

Jason Harris, Fieldstone Homes, details elements of the plan. The desire of the developer is to keep some of the natural elements on the property and include parks as well. The plan will incorporate trax and Main Street into the neighborhood. They are planning to have a community theme for this development and provide a “destination feel” with entrance monuments and neighborhood monuments that complement each other. Jason Harris informed the commission and council that apartments are being proposed for this development. Mayor and Council Members disclosed their unity along with many residents for no more apartments in the city. Council Member Mike Day points out that once trax really does come here, it may make sense to have higher density in some areas around the trax line. Council Member Coralee Wessman-Moser agrees and adds that council may reconsider a rezone in certain areas around trax if it does come. A discussion about whether or not to plan on trax in this area took place amongst the council, commission and the applicant. Planning Supervisor Bryn McCarty informs Jason that the city does need to plan for trax to come through this area because UTA is doing a study to put trax through this area. It could be years before they receive funding but the city does need to plan for it here.

Council Member Mike Day expresses public interest in an outdoor pool and Jason Harris expressed an interest in putting in a community center in this development. Commissioner Clint Smith expresses that the commission may consider the higher end of the density scale when a developer is willing to include amenities in their development such as a community center. Jason Harris briefly reviews the six different product types planned for this area. A lengthy discussion with the applicant regarding the commission and council’s desire for lower density in Herriman took place.

Lynn Bowler thanks the commission and council for their time and service in helping with development in the city. He explains that he is under contract to purchase this property and requests, in regards to the trax line placement for a definition of where the corridor will be going. He understands that cannot be provided yet but requests it as soon as possible. Planning Supervisor Bryn McCarty explains that they will be meeting with UTA next week and after those meetings she can provide more detail. He reiterates the possibility of providing an outdoor pool and letting the city take it over as a city amenity. He asks for help and consideration to connect Main Street through their development. He expressed concern regarding the request for larger lots in this area because of economic reasons. Discussions regarding density continued, as well as, a discussion regarding pocket parks in this development.

❖ [6:43:50 PM](#) Discussion of the Summit at Lookout Ridge Development

Jim Giles, developer of Lookout Ridge, proposing to do 8 one acre lots tied to the end of one of a cul-de-sac. This would be a private road and eventually would be gated. If this proposal is approved, the land owner will donate the rest of the property to the city (roughly 224 acres). Council Member Mike Day asks him to report on the meeting he had with Lookout Ridge. He understands the community is currently split on whether or not to support this. What was the biggest complaint? The response was traffic. City Manager Brett Wood expresses a desire for the donated property. He feels it would be nice to be able to control how it is developed. A discussion about fire access for these homes took place. Council is not in favor of a gated neighborhood. Council Member Mike Day expresses liking the proposal and understands he’ll need to work it out with the CCR’s of the neighborhood and the current Home Owners Association.

The meeting adjourned at [6:56:15 PM](#)



## 7:00 P.M. Regular Planning Commission Meeting:

### 1. **GENERAL BUSINESS:**

Welcome

#### **Attendance**

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

Robyn Shakespear  
Blayde Hamilton  
Clint Smith  
Wayne Hill  
Wade Thompson  
Adam Jacobson  
Chris Berbert

##### • **City Staff:**

Bryn McCarty, Planning Supervisor  
Sandra Llewellyn, Planning Administrative Coordinator  
Cindy Quick, Deputy Recorder  
Blake Thomas, City Engineer  
Augusto Robles, Engineering  
John Brems, City Attorney

##### **Guests:**

Please see the attendance sign in sheet

[7:07:11 PM](#) Chair Smith welcomes those in attendance and begins the meeting.

1.1 [7:07:38 PM](#) Reverence / Thought: [Lori Green](#)

1.2 [7:08:08 PM](#) Pledge of Allegiance: [Betty Barker](#)

1.3 [7:08:42 PM](#) Roll call: [Full Quorum, Jessica Morton absent](#)

1.4 [7:08:46 PM](#) Approval of Minutes for: [July 17, 2014 and August 7, 2014](#)

Commissioner Blayde Hamilton **MOVES** to approve the July 17 and August 7, 2014 minutes.

Commissioner Adam Jacobson **SECONDED** the motion.

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

Commissioner Adam Jacobson	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Wayne Hill	Yes
Commissioner Wade Thompson	Yes
Commissioner Chris Berbert	Yes

Vote passed.

Motion carried.

2. **REGULAR AGENDA:**

- 2.1 [7:09:53 PM](#) **10S14** – HTC Communities – 5200 W Herriman Rose Blvd – Proposed Development of 103 Townhomes and 42 Single Family lots-Acres: 17.99 – Zone: MU-2 (Public hearing held on June 19, 2014)

Matt Watson, Momentum Development, presents a powerpoint to illustrate the proposed development with a site plan and elevations. The three-story buildings and the other building elevations have been taken to the builder and the builder changed all the building types to make them more traditional. A 3D rendering was shown for each type. The consensus of the commission was for more stone on the front of the elevation for building type 1. Planning Commissioners unanimously agreed that they liked the changes to the design and the architectural components of the design. It was mentioned that the front door is an accent color but the main colors are for the body of the building. Commissioner Wayne Hill explains that the designs show coordinating rock options and expresses that he'd like to see those options and make them the standard. The commissioners unanimously agreed. Commissioners voiced concerns with some of the color schemes and wanting to keep earth tones for the body color of these buildings. Matt Watson suggested bringing the elevations back to a work meeting along with a color board. A brief discussion about a change to the three-story model took place. The consensus of the commission was to leave the three-story buildings as planned. It was mentioned that twenty five additional parking stalls were added to the plan.

Commissioner Adam Jacobson **MOVES** to approve this item with requirements by staff.

Commissioner Wayne Hill **SECONDED** the motion.

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

Commissioner Adam Jacobson	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Wayne Hill	Yes
Commissioner Wade Thompson	Yes
Commissioner Chris Berbert	Yes

Vote passed.

Motion carried.

- 2.2 [7:31:45 PM](#) **14Co8-18** – HTC Communities – 5200 W Herriman Rose Blvd – Final Master Plan Approval of 103 Townhomes and 42 Single Family Lots – Acres: 17.99 – Zone: MU-2

Commissioner Adam Jacobson **MOVES** to approve this item with an amendment to item 10 to have the elevations come back for approval and with the requirement to have stone incorporated.

Commissioner Chris Berbert **SECONDED** the motion.

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

Commissioner Adam Jacobson	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Wayne Hill	Yes
Commissioner Wade Thompson	Yes
Commissioner Chris Berbert	Yes

Vote passed.

Motion carried.

2.3 [7:32:57 PM](#) **31C14** – White – 14354 S Friendship Drive – Conditional Use Amendment to the Side Yard Setback – Acres: .36 – Zone: R-1-15

Planning Supervisor Bryn McCarty presents a powerpoint which includes the site plan, aerial views and pictures of the addition to the home.

Shauna White, 14354 S. Friendship Drive, applicant, approached the council and her husband was available by speaker phone (on her cell phone) to answer questions.

Commissioners and applicant briefly discuss details of the plan. Chair Smith requested the overall design and size of the addition. The overall size is 1,380 square feet on the main floor and less upstairs, it's just a loft. The loft is tied in through the stairs on the north side of the garage. Commissioner Adam Jacobson asks if the stairs are included in the setback. The response was that the stairs are not covered and therefore don't need to be included in the setback. The stairs are cement with a rod railing. Commissioner Chris Berbert asked for details about the retaining wall. The retaining wall will be cement, the length of the garage and can be walked around.

Planning Commissioners were concerned with the closeness of the stairs to the neighbor's property line.

Commissioner Chris Berbert **MOVES** to approve this based on modifying item 6 to either move the stairs in the back or inside the structure.

Commissioner Wade Thompson **SECONDED** the motion.

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

Commissioner Adam Jacobson	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Wayne Hill	Yes
Commissioner Wade Thompson	Yes
Commissioner Chris Berbert	Yes

Vote passed.

Motion carried.

2.4 [7:52:22 PM](#) **14S14** – Jacobson – 7004 W Gina Road – Proposed Subdivision of 11 Single Family Lots Acres: 3.9 – Zone: A-.25 (*Public Hearing held August 7, 2014*)

Supervisor Bryn McCarty reminds commission that they had questions regarding the site plan and turns the time over to Larry Jacobson, the applicant.

Larry Jacobson, 6956 W. Gina Road, reminds commission that the consensus was for larger lots. He explains that they went from 11 lots to 9 lots. Average lot size is .4 acres and the proposed density is 2.28. The designer also changed the circle to a half circle instead of a full circle. He was told that this design meets the fire department turn around code.

Chair Clint Smith questions whether or not Larry Jacobson was able to provide access to the well for the resident here last week. The response was that access will be provided down the utility easement. A brief

discussion regarding allowed density for this property took place. The consensus of the commission was to allow a total of 8 lots due to the change in the general plan and concerns with density in this area.

Commissioner Blayde Hamilton **MOVES** to approve this item with staff requirements and a special note to look at item 3 that the subdivision is approved with 8 lots including the existing home.

Commissioner Robyn Shakespear **SECONDED** the motion.

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

Commissioner Adam Jacobson	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Wayne Hill	No
Commissioner Wade Thompson	Yes
Commissioner Chris Berbert	No

Vote passed.

Motion carried.

2.5 [8:09:05 PM](#) ~~23S13, 17S13, 18S13, 08S13~~ – Approval for the CCR’s for the following Subdivisions: Jensen Place Phase 1 & 2, Winburn, and Majestic Oaks

Planning Supervisor Bryn McCarty reviews the changes for consistency to these CCR’s.

Trevor Hull, 558 Pumpkin Patch Drive, Saratoga Springs, applicant, he explains that he did not change the landscaping ordinance because CCR’s stay true the whole way through. If the city were to change their ordinance, they still want landscaping here. Consensus of commissioners was that the issues from last meeting have been addressed.

Commissioner Blayde Hamilton **MOVES** to approve this item.

Commissioner Adam Jacobson **SECONDED** the motion.

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

Commissioner Adam Jacobson	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Wayne Hill	No
Commissioner Wade Thompson	Yes
Commissioner Chris Berbert	Yes

Vote passed.

Motion carried.

2.6 [8:14:52 PM](#) ~~33C14~~ – Fuentes – 13033 S Padstow Lane – Home Occupation for a Daycare. Zone: MU-2

Planning Supervisor Bryn McCarty explains to the commission that staff received several comments from neighbors regarding this application and also received a letter from the applicant’s Home Owners Association (HOA) explaining that this use is not allowed in her neighborhood. The homeowner would have to get a variance from the HOA for this type of use. She suggests that the commission continue it to see what the HOA decides.

Claudia Fuentes, 13033 S. Padstow Lane, applicant, explains that she would like to open a daycare and work with parents who have a difficult schedule. She outlines the details of her daycare.

Chair Clint Smith explains to the applicant that the HOA does not allow this type of business in her neighborhood. She will need to meet with her HOA to work with them to see if they will allow a variance for her to open the daycare in her home. Then she can request the conditional use for a home occupancy request.

Claudia Fuentes asks the commission if she can legally provide daycare to the four children she is currently taking care of. Commission response was to speak with her HOA's representative Janae Reed and work with her in addressing the HOA's concerns.

Chair Clint Smith reads a comment form from Bette Jo Kemp, 5434 Fox Dale Lane. She is opposed to the daycare because it is against the HOA. The location is at a dead-end street with only one way in and one way out and she's concerned with the children's safety on the street.

Lori Green, 5442 W. Foxdale Lane, she is concerned with the amount of noise, traffic and the safety of the children. She mentioned that she is speaking for other neighbors in the neighborhood and indicates one neighbor is the Frones, who live north of her. She mentions property values of their homes due to this daycare going in. She plans to speak to the HOA as well.

Commissioner Robyn Shakespear **MOVES** to continue this item indefinitely.

Commissioner Wade Thompson **SECONDED** the motion.

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

Commissioner Adam Jacobson	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Wayne Hill	Yes
Commissioner Wade Thompson	Yes
Commissioner Chris Berbert	Yes

Vote passed.

Motion carried.

2.7 **8:25:00 PM** **12C13-02/27S13-01** – Fort Herriman Crossing – 12000 S 5400 W – Proposed Amendment to Approved Subdivision/PUD (Yosemite Park Subdivision) to Modify the Site Plan and Building Elevations – Acres: 13.5 – Zone: R-2-10 – Units: 111

Planning Supervisor Bryn McCarty explains that this proposal will amend both the plat and the PUD and turns the time over to Tim Soffe for a presentation.

Tim Soffe, Think Architecture, 5151 S 900 E, orients the commission with site plans, elevations and details regarding the proposed homes. 84 lots were approved on December 5, 2013 and today they are asking for an additional 27 lots; for a total of 111 lots. Tim Soffe also asks for an addition to the side yard setbacks, which was not mentioned in the staff report; 5 feet for the side yards and 3 feet to the porch.

Chair Clint Smith explains that density in the overall development cannot change so he wonders where the reduction will be for the additional units they are gaining in this development. The response was south of the High School.

Commissioner Wade Thompson is concerned with the parking in this development. Tim Soffe responds that two garages are put together which allows for more space. Commissioner Wayne Hill asks about road widths and if they are private. The response was 27 feet and they are private roads.

Doug Young, Salt Lake City, explains that the master bedroom targets age 55 and that these homes will generally not have a lot of children in them. Reminds commission that originally they were approved for three-stories and they have pulled away from the three story style to go with a more traditional home. The HOA will maintain the landscaping. The homes are for purchase only and the CCR's are very restrictive when it comes to allowing an owner to rent the home. He then briefly reports excitement for a commercial center coming to the town center that will have attached living space and will be brought back before the commission at a later date.

Commissioner Chris Berbert requests parking stalls be added around the park and the commissioners agree. Commissioner Blayde Hamilton expresses concern for keeping the approved density for the whole development. Planning Supervisor Bryn McCarty explains that there are requirements for the development as a whole. Staff tracks where the applicant is regarding density to keep within the approved density for the development as a whole.

Commissioner Wayne Hill **MOVES** to approve this item with recommendations from staff including number six that it's a 3 foot setback to porch and the requirements from staff.

A brief discussion with concerns for density and size of lots took place.

Chair Clint Smith reminds commission that we have a motion and we need a second or an alternate motion. Consensus of commission was to have an accounting of adjustments being made in one area for adjustments in another.

Commissioner Adam Jacobson **SECONDED** the motion with a requirement to see numbers going forward with each phase, a total accounting for number of lots and open space. Commissioner Wayne Hill agreed to the amendment of his motion.

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

Commissioner Adam Jacobson	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Wayne Hill	Yes
Commissioner Wade Thompson	Yes
Commissioner Chris Berbert	Yes

Vote passed.

Motion carried.

### 3. [8:58:02 PM](#) **NEW ITEMS OF SUBSEQUENT CONSIDERATION (OTHER):**

Planning Supervisor Bryn McCarty reminds the commission that Bach Homes' apartment site plans were amended to add garage units along the road. As part of that amendment changes to the elevations were requested. She illustrates the changes to the elevations.

Randy Rindlisbacher, Bach Land and Development, 11650 S State Street, Draper, provides additional details regarding changes to the proposed elevations.

Planning Commissioners voice concern over the color scheme for the buildings. Randy Rindlisbacher describes the colors that will be used and reiterates that he is still asking for the original proposed colors and adds that the color schemes have already been approved.

The commission is not able to make a motion regarding this item tonight, because it was not on the agenda. The commission consensus was to continue the item to the next meeting's agenda for approval. Commissioners respond to the applicant that they can act on this item without him being present.

4. **ADJOURNMENT:**

Chair Clint Smith calls for a motion to adjourn.

Commissioner Robyn Shakespear **MOVES** to adjourn the meeting.

Commissioner Wayne Hill **SECONDED** the motion.

Motion passed unanimously.

Meeting adjourned at [9:08:39 PM](#)

5. **FUTURE MEETINGS:**

5.1 City Council Meeting - Thursday, **August 28, 2014** @ 7:00 PM

5.2 Planning Commission Meeting - Thursday, **September 4, 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 August 21, 2014. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.*

  
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Cindy Quick, Deputy Recorder