



HERRIMAN CITY PLANNING COMMISSION MEETING MINUTES

Thursday, November 6, 2014

Approved November 20, 2014

6:00 P.M. Work Meeting

Attendance

Planning Commission Members:

Jeremy Burkinshaw
Blayde Hamilton
Wayne Hill
Adam Jacobson
Jessica Morton
Robyn Shakespear
Clint Smith
Wade Thompson

Council Members:

Mayor Freeman

City Staff:

Bryn McCarty, City Planner
Sandra Llewellyn, Planning Administrative Coordinator
Heather Upshaw, Planner III
Cindy Quick, Deputy Recorder
Gordon Haight, Assistant City Manager
Blake Thomas, City Engineer

Guests:

Please see the attendance sign in sheet.

6:02:31 PM Bach – Sunrise Pointe Discussion

City Planner, Bryn McCarty briefly describes the packets being distributed. Bach did not make it to the meeting tonight. Trevor Hull is here to discuss his development. In Rose Basin the general plan says 1.8 – 3 (density) and the can go to the higher end if they follow all requirements. Bach will bring their proposal back in a couple of weeks. Trevor Hull's development is before the road ends on 7300 West and connects all the way over to 7530 West.

Trevor Hull starts with Concept Four, which is a PUD and has the 20% open space, the down side is that the lots get smaller, most at 7,000 square feet. He then shows the commission another plan which would have 10,000 square foot lots and larger. This plan would still have a two acre park and the density would be 2.56 and would not be a PUD.

Bach has a similar situation for their development and both are looking for guidance from the planning commission for these properties. Trevor has submitted zoning for this property and the commission will see it at the next planning commission meeting. The zoning requested is A.25. Trevor explains that a residential zone wouldn't work for this development with the way it lays out.

A discussion regarding the two concepts and options for the park took place.

City Planner, Bryn McCarty reviews the agenda for tonight. She gives time to Matt Watson to discuss his proposal. He explains that they've adjusted the layout to include six more parking stalls. It was mentioned that density for this master plan is different than in the packet. This was a staff error. This does not change the units of the project. A trail system for this area was briefly described.

The Anthem zoning change was discussed. The applicant would like to rezone to MU-2 instead of C2 which they applied for originally. Tim Soffe explains that the interested user would like this to be a regional shopping center and the MU-2 zoning is more conducive for that product type. The planning commission was concerned with density for this zone. Tim Soffe and Doug Young repeatedly commented that they would not exceed the approved density for the overall development. After a lengthy discussion the consensus of the commission is that they are excited for a zone other than R-2-10, they just want to make sure that density is tied to the original approved overall density for the project.

The Avalos proposal was briefly discussed. This proposal is for a separate living space attached to an existing home.

A brief discussion about previous recommendations for approval to City Council as well as development timelines took place.

[6:55:48 PM](#) Work Meeting Adjourned

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

Attendance

Planning Commission Members:

Jeremy Burkinshaw
Blayde Hamilton
Wayne Hill
Adam Jacobson
Jessica Morton
Robyn Shakespear
Clint Smith
Wade Thompson

Council Members:

Mayor Freeman

City Staff:

Bryn McCarty; City Planner
Sandra Llewellyn, Planning Administrative Coordinator
Heather Upshaw, Planner III
Cindy Quick; Deputy Recorder
Gordon Haight, Assistant City Manager
Blake Thomas, City Engineer

Guests:

Please see the attendance sign in sheet.

1. **GENERAL BUSINESS:**

Chair Smith welcomes those in attendance.

- 1.1 [7:05:09 PM](#) Reverence / Thought: [Russel Baugh](#)
- 1.2 [7:05:33 PM](#) Pledge of Allegiance: [Jeremy Burkinshaw](#)
- 1.3 [7:06:07 PM](#) Roll call: [Full Quorum](#)
- 1.4 [7:06:12 PM](#) Approval of Minutes for: [October 2, 2014 & October 16, 2014](#)

Commissioner Robyn Shakespear **MOVES** to approve the minutes for October 2, & 16, 2014.

Commissioner Wade Thompson **SECONDED** the motion.

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

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Wayne Hill	Yes
Commissioner Wade Thompson	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

2. **REGULAR AGENDA:**

- 2.1 [7:06:44 PM](#) **42C14** – Hoopiiana – 13542 S Heather Daisy Dr – Home Occupation of a Daycare - Acres: .26 – Zone: A-.25 (*Continued from October 16, 2014*)

City Planner, Bryn McCarty reminds the commission that this is a continuation from the last planning meeting because the applicant wasn't able to appear. She reminds the commission where the home is and shows them pictures of the property.

Heather Hoopiiana, 13542 S. Heather Daisy Drive (applicant) explains that this business will be for her grandchildren and maybe two others. She has four grandchildren.

Chair Clint Smith briefly outlines the concerns that were submitted to the commission and asks for Heather Hoopiiana to speak to those concerns. The main concern is that the yard is not completely fenced to keep the children in the backyard from being able to go out into the street. A concern with parking was expressed because vehicles are always parked in the driveway and would not allow for pickup and drop off for children.

Heather Hoopiiana explains that there would only be drop off and pick up, there will not be anyone parking at her home. She explains that the state requirement for fencing is only if you're living so far from a two lane road or next to a large body of water; neither of these apply to her home. The only kids playing outside would be school aged kids and there would be supervision for anyone younger. The school aged kids walk to her house after school from Butterfield Elementary.

A brief discussion between the applicant and the Planning Commission took place.

Commission consensus was to install a fence enclosing the backyard. City Planner, Bryn McCarty reminds commission that if the daycare use stops for six months this conditional use will go away. The commission would also like her to establish parking.

Chair Smith allows public comment on this item.

Matt Watson, 6703 Gina Road, feels fine with the daycare use for this property. He mentions that he doesn't like the clutter in the driveway but is fine to have a daycare here.

Commissioner Blayde Hamilton **MOVES** to approve this item with staff requirements with a change on number 8 maximum children will be six and with number 10 to require fencing on all four sides and match the existing fence currently in place.

Commissioner Jessica Morton **SECONDED** the motion.

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

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Wayne Hill	Yes
Commissioner Wade Thompson	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

2.2 [7:19:30 PM](#) **18S14** – Rosecrest Communities, LLC– 4377 W Rosecrest Rd – Subdivision Approval for a Proposed 196 Townhome Unit Development – Acres: 12.04 – Units: 196 Zone: MU-2 (**PUBLIC HEARING**)

Commissioner Wayne Hill requests that item 2.2 and 2.3 be discussed together.

City Planner, Bryn McCarty orients the commission with site plans, aerial maps and other images she has prepared for this proposal. She turns the time over to Matt Watson for a PowerPoint presentation.

Matt Watson, Rosecrest Communities (applicant). Matt Watson shows a site plan for the Overlook at Rosecrest which illustrates five different phases. He mentions that interior roads will be private and exterior roads will be public roads. These will be rear-loaded town homes with private alleys that service the homes for access. There will be 196 units on 12 acres and two and three story townhome buildings. There are 294 garage spaces along with 119 parking stalls in the project. He shows some images of a similar project to illustrate the elevations. The townhomes face open space corridors. There will be a clubhouse and a pool. This project will be 50% for rent and 50% for sale.

[7:25:55 PM](#) Chair Smith opens the meeting for public comment and calls for any citizen who wishes to speak to come to the podium, fill out a comment form and state their name and address for the record.

Citizen Comments:

David Watts, 14461 S. Windom Road, asked what the allowed density for this MU-2 zone is. City Planner, Bryn McCarty responds that it's up to 15 units per acre. This is part of a PUD and they have an overall density. David Watts mentions that he doesn't like private roads and would like these roads to be city standard.

[7:27:39 PM](#) Chair Smith closes public comment.

A lengthy discussion about the development took place. Commission consensus was a desire to include basements in this development. Commission would like a fence on the south side.

Chair Smith allows comment from David Watts who feels it's a terrible idea to allow a development like this to go in without basements. He's even more concerned with parking in this development now and would like a parking study done.

Commissioner Wayne Hill **MOVES** to approve this item with staff requirements.

Commissioner Adam Jacobson **SECONDED** the motion.

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

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Wayne Hill	Yes
Commissioner Wade Thompson	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

- 2.3 [7:45:33 PM](#) **56C07-09** – Rosecrest Communities, LLC – 4377 W Rosecrest Rd – Final Planned Unit Development (PUD) Approval for 196 Townhome Units – Acres: 12.04 Units: 196 – Zone: MU-2

A discussion about open space and visitor parking took place.

Commissioner Wayne Hill **MOVES** to approve this item with the ten requirements from staff. With number 6 to provide 130 parking stalls and an addition of number 11 requiring basements for all units; number 12 fencing along the south side to be six foot vinyl.

Commissioner Adam Jacobson **SECONDED** the motion.

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

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Wayne Hill	Yes
Commissioner Wade Thompson	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

- 2.4 [7:54:37 PM](#) **13Z14** – Anthem Utah LLC – 12200 S 5250 W – Rezone from R-2-10 (Residential) to MU-2 (Commercial) – Acres: 40+ (PUBLIC HEARING)

City Planner, Bryn McCarty orients the commission with aerial maps and site plans for this proposed rezone. The MU-2 zone allows the mix of uses that they applicant is looking for and that potential users are looking for.

Doug Young, expresses that the MU-2 zone has a residential component in it and that there is an overall

approval number for the project itself and they will not exceed the original approval number given. He has a strong interest in this property. He would like to have the road filled this winter so that Herriman residents do not have to travel through Daybreak.

[7:57:22 PM](#) Chair Smith opens the meeting for public comment and calls for any citizen who wishes to speak to come to the podium, fill out a comment form and state their name and address for the record.

Citizen Comments:

Jared Anderson, 12568 S Heritage Hill, concerned over the MU-2 zone not being noticed properly; it originally showed a commercial zone. We love the idea of not driving through daybreak, however, the overall density in this project is a concern.

David Watts, 14461 S Windom Road, seconds what Jared had to say about the notification. He asks that this is postponed until noticed correctly. He is fully supportive of commercial property. The zoning of MU-2 isn't a concern as long as the density is tied to the overall project.

Jared Anderson, comments that he is unsure about approving this tonight to go to city council, he just wants it noticed properly.

[8:02:57 PM](#) Chair Smith closes public comment.

City Planner, Bryn McCarty comments that this was noticed properly. The applicant originally applied for C2 and the planning commission can recommend whatever zone they feel is appropriate for the area. The zoning was changed only after speaking with the applicant. So, it was not posted incorrectly.

Doug Young feels it's okay because there will be a public hearing at city council and residents could have an opportunity to talk about the MU-2 zone then.

Both Jared Anderson and David Watts felt better after this explanation was given.

A brief discussion amongst the commission took place concluding that they felt fine about the noticing and the opportunity to speak before city council as well. The commission was concerned with tying the density to the overall project.

Commissioner Blayde Hamilton **MOVES** to recommend to city council approval of this item with the recommendation that the overall density on the anthem project remains the same. If there is any residential units going into this area, that density is deducted from the other part, from the total overall density in the anthem project.

Commissioner Wayne Hill **SECONDED** the motion.

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

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Wayne Hill	Yes
Commissioner Wade Thompson	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

- 2.5 [8:08:58 PM](#) [45C14](#) – Avalos – 7014 W Gina Rd – Proposed Secondary Unit – Acres:
2.5 Zone: A-.25

City Planner, Bryn McCarty orients the commission with aerial maps and site plans for this proposed secondary unit. The ordinance does allow for this request as long as the secondary unit is smaller than the main dwelling. Bryn McCarty did receive a request from Rod Dansie. Rod would like a fence on the north side of the property.

Jerry Simons, 8751 Vicoro Drive, Sandy, is representing Fernando. Fernando wants his kids to have their own unit. The existing home is 2300 square feet and the proposed unit is 1605 square feet. The lot is two and a half acres. He will be working off one water meter, one gas meter and one power meter. The dwelling is attached.

Chair Smith allows time for public comment. There was no public comment on this item.

Commissioner Wade Thompson **MOVES** to approve this item with requirements from staff.

Commissioner Jessica Morton **SECONDED** the motion.

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

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Wayne Hill	Yes
Commissioner Wade Thompson	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

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

[8:13:32 PM](#) Chair Smith asks commission if there are any other items to be brought before the commission tonight.
None.

4. **ADJOURNMENT:**

Chair Clint Smith calls for a motion to adjourn.

Commissioner Jessica Morton **MOVES** to adjourn the meeting and the motion passed unanimously.

Meeting adjourned at [8:14:20 PM](#).

5. **FUTURE MEETINGS:**

5.1 City Council Meeting - Wednesday, **November 19, 2014** @ 7:00 PM

5.2 Planning Commission Meeting - Thursday, **November 20, 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 November 6, 2014. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.