



HERRIMAN CITY PLANNING COMMISSION MEETING MINUTES

Thursday, January 15, 2015

Approved February 5, 2015

6:00 P.M. ~ Work Meeting (Open to the Public)

Attendance

Planning Commission Members:

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

Council Members:

Coralee Wessman-Moser, Mayor
Carmen Freeman

City Staff:

Heather Upshaw, Planner III
Sandra Llewellyn, Planning Administrative Coordinator
Gordon Haight, Assistant City Manager
Blake Thomas, City Engineer
John Brems, City Attorney

Guests:

Please see the attendance sign in sheet.

[6:09:06 PM](#) Planner III, Heather Upshaw began the discussion with a review of text changes for the family food production. She asked commission to write comments of what they'd like to see for this ordinance. She reminded the commission that this is on for a public hearing on February 5, 2015. A lengthy discussion regarding lot sizes, number of animals allowed and grandfathering allowances took place amongst the commission.

Planner III, Heather Upshaw oriented the commission where this Bach Subdivision will be located. Randy explained that they are buying a third parcel (in the middle) and would like to request a zoning change to that parcel. The middle piece is currently zoned as agriculture. However, the other two parcels are zoned R1-10. They would like to make these parcels one large subdivision. He feels it makes sense to rezone the middle parcel to R1-10. Randy is asking for feedback on his request. John Brems, City Attorney reminded the commission and council they can provide opinions but there would be no vote. A brief discussion amongst the commission took place. The consensus of the commission was to allow the R-1-10 zone here. Heather reminds the commission that would go against the general plan and a brief discussion regarding the importance of following the general plan ensued.

Planner III, Heather Upshaw quickly reviews the agenda with Planning Commission members. They reviewed the process to continue an item and the Anthem development.

[6:55:17 PM](#) Work Meeting Adjourned

7:00 P.M. Regular Planning Commission Meeting

Attendance

Planning Commission Members:

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

Council Members:

Coralee Wessman-Moser, Mayor Carmen Freeman

City Staff:

- Heather Upshaw, Planner III
- Sandra Llewellyn, Planning Administrative Coordinator
- Cindy Quick; Deputy Recorder
- Gordon Haight, Assistant City Manager
- Blake Thomas, City Engineer
- John Brems, City Attorney

Guests:

Please see the attendance sign in sheet.

7:03:38 PM Chair Smith welcomed those in attendance and opened the meeting.

- 1.1 7:04:11 PM Reverence / Thought: [Marc Avery](#)
- 1.2 7:04:48 PM Pledge of Allegiance: [Troop #1357 lead by Jordan Allen](#)
- 1.3 7:06:50 PM Roll call: [Full Quorum, Jessica Morton absent](#)
- 1.4 7:06:57 PM Approval of Minutes for: **December 18, 2014**

Commissioner Robyn Shakespear **MOVED** to approve the minutes for December 18, 2014.

Commissioner Blayde Hamilton **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

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

Vote passed.

Motion carried.

Chair Clint Smith informed the audience about the procedure for public hearings.

2. **REGULAR AGENDA:**

- 2.1 **7:08:22 PM** **20S14** – RDM Land & Development – 6769 W 14600 S – Proposed Subdivision of Single Family Lots – Zone: A-.25 – Acres: 17.36 – Units: 42 (This item will be continued until February 5th, 2015)

Commissioner Wade Thompson **MOVED** to continue this item without date.

Commissioner Robyn Shakespear **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

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

Vote passed.

Motion carried.

- 2.2 **7:09:06 PM** **27S13-01 / 12C13-05** – Anthem Utah LLC – 12200 S Anthem Park Blvd – Building Elevation Approval for Yosemite Park

Planner III, Heather Upshaw oriented the commission with site plans, aerial maps and other images prepared. She reminded the commission that this was approved at the last meeting except for elevations which were requested at this meeting.

Doug Young, 6150 Redwood Road, explains that this is a continuation of the previous approval. He didn't like the original drawings because the drawings didn't match his CCR's these new elevations do match.

Planning Commission hesitated to approve because the last time Doug Young was before the commission he received an approval, however, as part of that approval he was told he would need to provide an accounting for the density of his overall project before the commission would allow any more approvals.

Commissioner Wayne Hill **MOVED** to approve this item with staff recommendations.

Commissioner Wade Thompson **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

| | |
|-------------------------------|-----|
| Commissioner Adam Jacobson | No |
| Commissioner Blayde Hamilton | No |
| Commissioner Robyn Shakespear | No |
| Commissioner Wayne Hill | Yes |
| Commissioner Chris Berbert | Yes |
| Commissioner Wade Thompson | Yes |
| Chair Clint Smith | Yes |

Vote passed.

Motion carried.

2.3 [7:17:08 PM](#) **16Z14** – Anthem Utah LLC – 12200 S Anthem Park Blvd – Proposed Rezone from C-2 (Commercial) to MU-2 (Mixed Use) Zone: C-2 – Acres: 10+ (PUBLIC HEARING)

Planner III, Heather Upshaw oriented the commission about this proposed rezone. This parcel is along Mountain View corridor and is proposed from C-2 to MU-2 the developer was requested to bring this back.

[7:18:54 PM](#) Chair Smith opened the public hearing and called for any citizen who would like to speak about this item to come to the podium, fill out a comment form and state their name and address for the record.

Citizen Comments:

Kipp Ware, 6286 W. Heritage Hill Dr, asked if the density for this parcel will tie into the overall development. The response was yes.

David Watts, 14461 S. Windom Road, stated that he wants the density to be tied to the overall project.

[7:21:00 PM](#) Chair Smith closed the public hearing.

Planner III, Heather Upshaw showed the site plan and how it fits into the general plan.

Planning Commission members discussed wanting to see numbers of density for the entire development before they approve the proposal. There were no issues with the proposed rezone, the commission requested accounting of density for the overall project.

Commissioner Adam Jacobson **MOVED** to continue this item without date and until the commission receives a detailed map showing the zone of the entire project and the appropriate units for each pod.

Commissioner Chris Berbert **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

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

Vote passed.

Motion carried.

2.4 [7:23:43 PM](#) **01Z15** – Cetraro – 16750 S Camp Williams Rd – Proposed Rezone from A-1 (Agricultural) to M-1 (Manufacturing) – Acres: 15 – Zone: A-1 (PUBLIC HEARING)

Planner III, Heather Upshaw oriented the commission with a site plan showing that the Mountain View Corridor will dissect parcels and they would like to rezone to the same zoning as other parcels around them, which is manufacturing. This request is consistent with the general plan.

Carol Cetraro, 16750 S. Camp Williams Road, explained that most of the parcels around her parcel are zoned M-1. She explained that for marketability it should be consistent and thanked the commission for their consideration.

[7:26:50 PM](#) Chair Smith opened the public hearing and called for any citizen who would like to speak about this item to come to the podium, fill out a comment form and state their name and address for the record.

Citizen Comments:

None

[7:27:20 PM](#) Chair Smith closed the public hearing

A brief discussion amongst the commission took place. The general consensus was that this rezone makes sense and it stays consistent with the general plan.

Commissioner Blayde Hamilton **MOVED** to approve this item with staff recommendations and a recommendation to the City Council.

Commissioner Adam Jacobson **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

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

Vote passed.

Motion carried.

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

4. **ADJOURNMENT:**

Chair Clint Smith called for a motion to adjourn.

Commissioner Chris Berbert **MOVED** to adjourn the meeting. Adam Jacobson **SECONDED** the motion.

The voting was unanimous.

Motion passed.

Meeting adjourned at [7:29:45 PM](#)

5. **FUTURE MEETINGS:**

5.1 City Council Meeting - Wednesday, **January 14, 2015** @ 7:00 PM

5.2 City Council Meeting - Wednesday, **January 28, 2015** @ 7:00 PM

5.3 Joint Planning Commission and City Council Meeting - Thursday, **January 29, 2015** @ 6:00 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 January 15, 2015. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.



Cindy Quick, Deputy Recorder