



HERRIMAN CITY PLANNING COMMISSION MEETING MINUTES

Thursday, February 5, 2015
Approved February 19, 2015

[6:06:38 PM](#) 6:00 P.M. ~ Work Meeting (Open to the Public)

Attendance

Planning Commission Members:

Chris Berbert
Jeremy Burkinshaw
Blayde Hamilton
Wayne Hill
Adam Jacobson
Jessica Morton
Robyn Shakespear
Clint Smith

Council Members:

Mayor Carmen 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
John Brems, City Attorney

Guests:

Please see the attendance sign in sheet.

Hillsdale Lane Subdivision

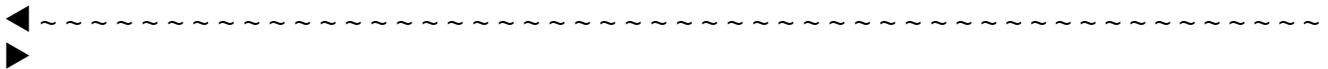
City Planner, Bryn McCarty passed around a plan for the Barlow's property and turned the time over to the realtor to present the proposal. This property is zoned for ¼ acres and it has a private drive issue. It is her understanding that the property owners would like to get Hillsdale Lane paved. She outlined different easements and described access issues. The existing homes will be taken down and two new homes built. Planning Commission members discussed concerns with the private road and the access issues. The consensus of the commission was that this is not a plan they would approve.

City Planner, Bryn McCarty mentioned an issue with Silver Crest town homes located on 5600 W. 12900 S. and turned time over to Matt Watson. Matt Watson made the planning commission aware of one of the units that would be closer to the sidewalk than is typically approved.

City Planner, Bryn McCarty reviewed items on the agenda beginning with 2.1 RDM Land & Development. The proposal was to build four homes for the parade of homes along Wide Hollow Drive (14800 S). RDM would like approval for these homes as a first phase and in two weeks will bring back the whole subdivision for approval. A discussion between the applicant and the commission about whether or not they would approve four lots as a first phase took place. Ideas and direction were given for things the developer could do to allow for higher density in this subdivision. Density always starts at the lower end and higher density is only given when a developer provides extra items in their development (i.e., larger lots, traffic connections, open space, trails, etc.). Staff recommendation for density of 2.0 was okay because the developer tied in multiple projects and will handle a storm drain issue. The commission consensus was to see the overall plan for the entire area. Bryn McCarty then explained that the conditions they had are for approving four lots only.

City Planner, Bryn McCarty briefly reviewed item 2.6 for Rosecrest Village. The applicant was having an issue getting the plat signed by the HOA, they may need to go back to the original plat and they are asking for an elevation change for that original plat. Item 2.4 was briefly reviewed.

Work meeting adjourned at [7:04:39 PM](#)



[7:12:35 PM](#) **7:00 P.M. ~ Regular Planning Commission Meeting**

Attendance

Planning Commission Members:

Chris Berbert
Jeremy Burkinshaw
Blayde Hamilton
Wayne Hill
Adam Jacobson
Jessica Morton
Robyn Shakespear
Clint Smith

Council Members:

Mayor Carmen Freeman, Coralee Wessman-Moser

City Staff:

Bryn McCarty, City Planner
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.

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

1. GENERAL BUSINESS:

Chair Smith welcomed those in attendance.

- 1.1 [7:13:19 PM](#) Reverence / Thought: [Josh Crowe](#)
- 1.2 [7:13:56 PM](#) Pledge of Allegiance: [Sherrie Ricks](#)
- 1.3 [7:14:29 PM](#) Roll call: [Full Quorum](#)
- 1.4 [7:14:35 PM](#) Approval of Minutes for: [January 15, 2015](#)

Commissioner Robyn Shakespear **MOVED** to approve the minutes for January 15, 2015.

Commissioner Adam Jacobson **SECONDED** the motion.

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

Commissioner Blayde Hamilton	Yes
Commissioner Jessica Morton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Wayne Hill	Yes
Commissioner Jeremy Burkinshaw	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

Chair Smith reviewed policy and procedure for the public comment/hearing portion of the agenda.

2. **REGULAR AGENDA:**

- 2.1 [7:16:06 PM](#) ~~2014~~ – RDM Land & Development – 6769 W 14600 S – Proposed Subdivision of Single Family Lots – Zone: A-.25 – Acres: 17.36 – Units: 42 (**Public Hearing held on 12/18/14**)

City Planner, Bryn McCarty reviewed the item and showed site plans and subdivision layouts for the proposal. The plan was amended to 40 units and applicant proposed approval of four lots along Wide Hollow Drive.

Don Matthews, 1181 W Koradine Dr, South Jordan UT, representing RDM Land & Development. He proposed four lots as a cluster site and mentioned that he will continue to work with staff on the rest of the subdivision. The parade of homes will take place the first week of August and he commented that he has four builders who want to participate in this cluster site. It is estimated the parade of homes will bring approximately 18,000-21,000 potential home buyers to this subdivision. He would like to start with this road and readdress the entire subdivision in two weeks. The lots are 1/3 acre lots.

City Planner, Bryn McCarty asked the applicant if he had any issues with the amended staff report, being that he was given it very recently.

Chair Smith explained that they are only looking at an approval of four lots that front 14800 S. The developer is anticipating bringing additional land into the subdivision. At which time, he will bring the entire plan for the subdivision to a future planning meeting.

Chair Smiths turned to the planning commission for further discussion. The commission consensus was to wait for the overall plan for the entire area.

[7:27:03 PM](#) Chair Smith allowed public comment on this item. Chair Smith reminded residents in attendance that they will have opportunity to speak at the next meeting when they present the entire subdivision.

Eric Johnson, 6708 W. Temecula Lane, felt that the developer was deceiving the public because they promised that their lots sizes would be 1/3 acre and above. None of their lot sizes in this proposal are 1/3 acre lots.

Nate Jensen, 6756 W. Clear Water Dr., urged the planning commission to stand firm on the requirements delivered in December.

Joe Darger, 7530 W. 13504 S., as a resident and developer felt that the city should take time to look at the Master Plan and allow the developer to start marketing with these four lots.

Joshua Crowe, 14812 S. Brush Basin Cir., attended the first meeting in December and felt comfortable with the planning commission guidelines issued at that meeting. After he had a meeting with RDM, he felt concerned because the presentation felt completely different. He would like to see the four lots facing the new community not towards the cove.

Yvette White, 14357 S. Knapper Point Cove, is a landowner in this development. She felt that this development was very different from what was originally proposed. She asked the commission to reconsider and allow these four lots so that the remainder of the project can continue. It has been in the works since 2004.

[7:38:11 PM](#) Chair Smith closes the public comment time.

Commissioner Adam Jacobson **MOVED** to continue the item without date to allow the developer to show an entire package.

Commissioner Jeremy Burkinshaw **SECONDED** the motion.

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

Commissioner Blayde Hamilton	Yes
Commissioner Jessica Morton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Wayne Hill	No
Commissioner Jeremy Burkinshaw	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

2.2 [7:39:34 PM](#) **03Z15** – Walz – 12626 Herriman Main Street – Proposed Rezone from A-1 to C-1 Zone: A-1 – Acres: 2.7 (PUBLIC HEARING)

Heather Upshaw, Planner III oriented the commission with a site plan and pictures to show the location of the

parcel. She explained that the applicant would like to put in an acre of storage units and 1.7 acres of retail. She reminded the commission that he had previously discuss this with the city council in a work meeting. The council seemed supportive of changing the location of the office building only.

Ryan Walz (applicant), 5128 W. Ashfield Dr, would like to take .7 acres of the parcel and put an office there on the main road along with some storage units. In the rest of the 2 acres he would like to build retail spaces. He explained that he felt the City Council didn't want him to add storage units because the tax revenue is less. He felt that using a portion of the land for storage units would make it easier to put the rest in retail. He would build a building, not just relocate their current modular office.

Commissioner, Blayde Hamilton reminded the applicant about previous owner promises which were to remove the units entirely after five years. The applicant was unaware of the history and explained that he would like to improve this development.

[7:49:22 PM](#) Chair Smith opened the public hearing and called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name and address for the record.

Citizen Comments:

Bruce Williams, 12677 S. Laureston Wy, lives in a townhome next to this property. He is concerned about an office building being very tall and blocking his view. He is not in favor of having an office building built here.

Mary Faaliliu, 12718 S. Rodwell Ct, is concerned about adding more storage units and the type of commercial that will be added.

[7:52:17 PM](#) Chair Smith closed the public hearing.

Chair Smith turned the time over to the planning commission for further discussion. A discussion about what is allowed and what is not allowed in a C-2 zone took place. Commission consensus was concern over expanding the storage units in this area. The Planning Commission discussed wanting to review the uses in the C-2 zone before approving this area, so that this parcel will be zoned properly.

Commissioner Jeramy Burkinshaw **MOVED** to continue this item with no date.

Commissioner Jessica Morton **SECONDED** the motion.

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

Commissioner Blayde Hamilton	Yes
Commissioner Jessica Morton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Wayne Hill	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

2.3 [7:58:02 PM](#) **01S15** – Mines – 5700 W 12900 S – Proposed Subdivision of Single Family Lots Zone: A-.25 – Acres: 2.6 – Units: 4 (PUBLIC HEARING)

Bryn McCarty, City Planner report that half of the subdivision is zoned A-.25 and half of it is zoned A-.5. All lots are over half an acre. She showed the site plan for these plots.

Grant Mines, 14387 Amber Point Cove, explained that his proposal was pretty straight forward. He would like to

put a 50 foot drive way, back into the acre lot, to allow for future development. It will be a hard surface.

[8:02:00 PM](#) Chair Smith opened the public hearing and called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name and address for the record.

Citizen Comments:

None

[8:02:40 PM](#) Chair Smith closed the public hearing.

Chair Smith turned the time to the commission for discussion. Commissioner, Adam Jacobson asked about the boundary line on the parcel map. Grant Mines (applicant) explained that the boundary lines recorded are not lined up.

Commissioner Jessica Morton **MOVED** to approve this item with recommendations outlined by staff and to change #7 to make it a 53 foot drive with 12 feet of asphalt; and #9 take it equally out of the three lots.

Commissioner Adam Jacobson **SECONDED** the motion.

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

Commissioner Blayde Hamilton Yes

Commissioner Jessica Morton Yes

Commissioner Robyn Shakespear Yes

Commissioner Wayne Hill Yes

Commissioner Jeremy Burkinshaw Yes

Commissioner Adam Jacobson Yes

Vote passed.

Motion carried.

2.4 [8:07:52 PM](#) **25Co6-01/o6So6-01** – Jessop – 6775 W Rose Canyon Road – Proposed Subdivision and PUD Amendment to add 5 Single Family Lots – Zone: A-.25 – Acres: 13.38 Units: 33 (PUBLIC HEARING)

Bryn McCarty, Planner explained that this is the old oak hollow subdivision. The whole thing was approved years ago. They platted the first phase and built the road and then the economy happened and no homes were ever built. The second phase had a few existing homes and they are amending that plan to eliminate those homes. The roads were very narrow in the beginning, now the proposed roads are wider to allow parking on each side. They are proposing a park in the middle. The furthest north east lot has been fixed, which would eliminate condition #11 in the commission packet. She also showed a trail through the development.

Doug Jessop (applicant) 9962 S. Birdy Way, South Jordan UT, explained that the property is family property and taking out the existing homes will make the subdivision have a better look and feel. He mentioned putting in public roads instead of having parking issues with narrow streets.

Commissioner, Adam Jacobson asked about a FEMA flood plain and Blake Thomas, City Engineer explained that the flood plain was done with Dessert Creek and had been removed.

[8:16:05 PM](#) Chair Smith opened the public hearing and called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name and address for the record.

Citizen Comments:

none

[8:16:35 PM](#) Chair Smith closed the public hearing.

Chair Smith turned time to the planning commission for further discussion. Commissioner, Blayde Hamilton asked for a lot count. The response was that there are five additional lots because the club house was removed and a few lots got cut in half. The plan submitted takes the density to 2.2, it was originally approved at 2.0. It is a PUD and there is a lot of open space, they are building a trail and they are required to finish up the park as well. The park will have ammenitites. Doug Jessop is open to whatever the city would like to see in the park. Planning Commision would like to see a useable park. Commissioner, Robyn Shakespear asked for the verbaige about an architectural committee to be removed from the CCR's. Commissioner, Adam Jacobson asked that no access be allowed on 14200 S (item #11). Commissioner, Blayde Hamilton asked the applicant for his opinion on providing a larger park by giving up an extra lot. The applicant response was he'd prefer not to. A lengthy discussion about the option of providing a larger park and trail system took place, as well as, a discussion about the density of the project.

Doug Jessop (applicant) acknowledged that the planning commisison desired a larger park and the reduction of at least one lot and that they'd like him to show a plan for the park. Commisison asked applicant to work closely with staff.

Commissioner Wayne Hill **MOVED** to continue this item with no date.

Commissioner Jessica Morton **SECONDED** the motion.

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

Commissioner Blayde Hamilton	Yes
Commissioner Jessica Morton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Wayne Hill	Yes
Commissioner Jeremy Burkinshaw	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

2.5 [8:39:40 PM](#) **02Z15** – Herriman City – Text Change to the Family Food Production Definition in Section 10-2-1 of the City Code (**PUBLIC HEARING**)

City Planner, Bryn McCarty briefly described the family food production ordinance for zones A and R-1-21. This was an attempt at this ordinance. She understands that it may still need some refining. She described the changes made to this ordinance. Heather Upshaw, Planner III explained that they didn't change the numbers of animals in this ordinance. Planning Commissioners and staff discussed the amount of animals that should be allowed for different lot sizes. Commissioners mentioned that they were unsure about what should be allowed.

Council Member Coralee Wessman-Moser, 5733 W Frolic Court, explained that families can raise up to 50 chickens, as well as rabbits on one lot. Chickens and rabbits can be raised in about 8 week's time and then they are harvested for meat. It only takes about 50 square feet. It happens rather quickly and is a legitimate food source for a family.

Commissioners were okay with the verbiage for cows and horses and felt fine about the direction the document was headed.

[8:51:34 PM](#) Chair Smith opened the public hearing and called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name and address for the record.

Citizen Comments:

Lorrie Belnap, 13858 S. Travis Boyd Cir, concerned that they are taking away the allowance of cows. Chair Smith responded that the proposal is to limit cows to those of larger lot sizes, (i.e. half acre) and limit animals for the smaller lot sizes.

[8:53:29 PM](#) Chair Smith closed the public hearing.

Commissioner Jessica Morton **MOVED** to continue this item with no date.

Commissioner Robyn Shakespear **SECONDED** the motion.

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

Commissioner Blayde Hamilton	Yes
Commissioner Jessica Morton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Wayne Hill	Yes
Commissioner Jeramy Burkinshaw	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

2.6 [8:54:15 PM](#) **15S14** – Rosecrest Village – DR Horton – 5100 W Arete Way – Approval for Building Elevations for Plat 1 & 2 of the Rosecrest Village Subdivision

Planner, Bryn McCarty reported that this item was amended a few months ago. All the lots were platted and building elevations were approved. The applicant is working through some issues with the HOA to get that amendment approved through them. If they are unable to build on the new plat they would like to go back to the original plat with an amended elevation. She showed the new elevation and reported that the colors have remained the same. The new elevation will fit on the existing plat.

Dan Reeve (applicant), DR Horton, 12351 S. Gateway Park Place, explained that the hardy board counts as the masonry requirement. He reported that this elevation is consistent with other elevations on existing product. He showed the commission a picture of a previous building that has been built to show the elevation. This building is adjacent to these proposed buildings. He commented that this is not the route they'd like to go. When he brought the previous proposal to the commission he had received approval from the previous HOA. The current HOA has been turned over to the residents and they are uncomfortable with that previous approval. This will require a community member vote. The vote will be difficult because it's a full membership vote. This is a backup plan should that vote not be successful. He showed the commission pictures and elevations for the proposal and described details of the units.

Planning Commission reported that the hardy board is not consistent with the masonry requirement and expressed a desire for more brick or stone.

Commissioner Jessica Morton **MOVED** to approve the item with the requirements outlined by staff with #3, that if the previously approved amended plat is able to be recorded than that elevation must be built and to change #2 to 40% brick or stone (the hardy board does not count towards the masonry requirement).

Commissioner Robyn Shakespear **SECONDED** the motion.

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

Commissioner Blayde Hamilton	Yes
Commissioner Jessica Morton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Wayne Hill	Yes
Commissioner Jeremy Burkinshaw	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

3. 9:09:10 PM **NEW ITEMS OF SUBSEQUENT CONSIDERATION (OTHER):**

none

4. **ADJOURNMENT:**

Chair Clint Smith called for a motion to adjourn.

Commissioner Jessica Morton **MOVED** to adjourn the meeting at 9:09:41 PM. The voting was unanimous.

Motion carried.

5. **FUTURE MEETINGS:**

5.1 City Council Meeting - Wednesday, **February 11, 2015** @ 7:00 PM

5.2 Planning Commission Meeting - Thursday, **February 19, 2015** @ 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 February 5, 2015. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.



Cindy Quick, Deputy Recorder