



HERRIMAN CITY PLANNING COMMISSION MEETING MINUTES

Thursday, March 5, 2015

Approved March 19, 2015

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

Attendance

Planning Commission Members:

Chris Berbert
Blayne Hamilton
Wayne Hill
Jessica Morton
Robyn Shakespear
Clint Smith

Council Members:

Coralee Wessman-Moser, Mayor Freeman

City Staff:

Bryn McCarty, City Planner
Heather Upshaw, Planner III
Blake Thomas, City Engineer
John Brems, City Attorney

Guests:

Please see the attendance sign in sheet.

[6:05:41 PM](#) City Planner Bryn McCarty provided a list of text changes that staff will be working on. The next text change will be the design standards. She asked for commissioner's suggestions or ideas and a brief discussion took place.

[6:18:36 PM](#) Chair Smith asked for a review of the agenda.

City Planner Bryn McCarty quickly reported that item 2.2, Jessop, asked to be moved to the beginning of the meeting because he had a funeral he needed to attend.

Item 2.1, Bowler. Applicant will bring a slightly new plan. Pod 2 was taken out as requested. Staff found that the Trax line should be counted as open space which puts them over the requirement, so they slightly reduced the park areas. City Attorney John Brems suggested that if the commission approved this item that their motion should state that for pods 10, 11, 12 and 13 to take out 'held for commercial until a date' those terms will be negotiated in the development agreement. City Planner Bryn McCarty requested that they also state on item #20 that 'no final plat shall be recorded until the development agreement is completed.' She also requested that on item #2 it state 'receive and agree to the recommendations from other applicable agencies including engineering department.' Planning Commission requested that CCR's come back for approval. Council Member Coralee Moser requested that the CCR's state that no subsidized housing is allowed and no rental units without a total percentage of the neighborhood. Applicant responded with a suggestion of what had been stated in other CCR's that they are allowed to rent up to

15% in the entire subdivision. Commissioners requested that because landscaping is required at Certificate of Occupancy issuance, to change part of the CCR's to match the city requirement on landscaping.

Item 2.2 Jessop. This applicant needed to meet the open space requirement and do something extra to earn higher density of three extra lots. The suggestion was additional amenities and a fee in lieu. The applicant agreed to do a trail connection from 14200 S, which will require them to add a bridge and put in a pavilion in parcel B (the detention in the middle). A discussion about a fee in lieu for open space took place amongst commissioners. Number 14 should read 'no final plat shall be recorded until fee in lieu has been paid.'

Item 2.3 Laguna. This property is located at the south side of Juniper Crest. This item will have a public hearing. There will be a substantial amount of open space in this development and there will be approximately 100 lots total. Staff recommended a zoning condition of three. The proposal is just for zoning.

City Planner Bryn McCarty reminded commissioners about the training on March 18, 2015 at 6:30p.

[6:58:38 PM](#) Meeting Adjourned



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

Attendance

Planning Commission Members:

Chris Berbert
Blayde Hamilton
Wayne Hill
Jessica Morton
Robyn Shakespear
Clint Smith

Council Members:

Coralee Wessman-Moser, Mayor Freeman

City Staff:

Bryn McCarty, City Planner
Heather Upshaw, Planner III
Blake Thomas, City Engineer
John Brems, City Attorney

Guests:

Please see the attendance sign in sheet.

1. GENERAL BUSINESS:

[7:03:55 PM](#) Chair Smith welcomed those in attendance.

1.1 [7:04:21 PM](#) Reverence / Thought: [Liz Jones](#)

1.2 [7:05:33 PM](#) Pledge of Allegiance: [Russell Smart](#)

- 1.3 [7:06:00 PM](#) Roll call: Full Quorum. Wade Thompson, Jeremy Burkinshaw and Adam Jacobson were absent
- 1.4 [7:06:16 PM](#) Approval of Minutes for: **February 19, 2015**

Commissioner Robyn Shakespear **MOVED** to approve the minutes for February 19, 2015.

Commissioner Blayde Hamilton **SECONDED** the motion.

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

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Wayne Hill	Yes
Commissioner Chris Berbert	Yes

Vote passed.

Motion carried.

Commissioner Chris Berbert **MOVED** to rearrange the agenda by moving item 2.2 before 2.1.

Commissioner Robyn Shakespear **SECONDED** the motion.

The voting was unanimous.

Motion carried.

2. **REGULAR AGENDA:**

- 2.2 [7:07:12 PM](#) **25Co6-01/o6So6-01** – Jessop – 6775 W Rose Canyon Road – Proposed Subdivision and Planned Unit Development Amendment to add 3 Single Family Lots Zone: A-.25 – Acres: 25.6 – Units: 55 (**Public Hearing was held on February 5, 2015**)

City Planner, Bryn McCarty oriented the commission with site plans, aerial maps and other images prepared. She informed the commission that the applicant will propose the addition of three lots to phase two and will add public roads instead of narrow private roads. The location of the trail will be on the west side. It will include a bridge, a connection to the cove and another bridge which will connect to the trail being constructed in Desert Creek. She noted that he also added a pavilion in the open space.

Doug Jessop, 9962 S. Birdy Way, SJ UT, did research on the bridges and came up with plans that he believed the city will like. He expressed a desire to move forward to be able to see what council would like him to do in regard to the fee in lieu.

Chair Smith asked Planner McCarty about the timing for the completion of the bridge. Planner McCarty responded that it's usually required at the construction of the road, prior to building permits. She further explained that the city will likely build the bridge and the applicant will pay for it, to permit the city to build it all at once. Therefore, the timing of the bridge will be left up to the city.

Commissioner Wayne Hill commented regarding number five that the gazebo will not be part of the trail. Planner McCarty responded that it will be placed in the open space instead of on the trail and to take the gazebo out of number five.

Commissioner Blayde Hamilton **MOVED** to approve this item with the thirteen staff requirements with an additional one that no final plat will be approved until the fee in lieu gets paid; change number 13 to take 20% out and change number 5 to take the gazebo out.

Commissioner Jessica Morton **SECONDED** the motion.

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

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Wayne Hill	Yes
Commissioner Chris Berbert	Yes

Vote passed.

Motion carried.

2.1 **7:13:48 PM 38C14** – Bowler Properties – 12200 S 5100 W – Proposed Planned Unit Development of Single Family Lots and Townhomes – Zone: R-2-10 – Acres: 182.4 – Units: 1093 (Continued from February 19, 2015)

City Planner, Bryn McCarty oriented the commission with site plans, aerial maps and other images prepared. She reminded commission that the number of units in this development is 1093. That number included all commercial lots on the east side of Main Street and 778 units are being approved on the west side. Open space requirements have been met. This proposal will be subject to a development agreement to be approved by the City Council. Number 20 explains that no final plats can be recorded until that development agreement is done. Timelines will be worked out as part of the development agreement. She reminded commissioners that every phase will come back for final approval.

Lynn Bowler, (applicant) 7095 S 5490 W, reminded commission that they had asked for two items; the revision of the plan and the landscaping. Commissioner Blayde Hamilton would like to see the CCR's reworked and then brought back to the commission. Applicant questioned if the CCR's need to come back before they are approved. City Planner, Bryn McCarty responded that the CCR's should be brought back before a house is built.

Chair Smith turned to commission for further discussion. Commissioner Chris Berbert commented that recommendation number 6 should not include 10, 11, 12 or 13 because of being held. He suggested adding a number 21 due to the official days and should state this map revised. City Planner, Bryn McCarty suggested stating it in the motion, it could read 'the map shall be revised to remove the dates from the commercial pods.'

Chair Smith mentioned that he felt it worthy to note that with this approval we are extending and dedicating the right-of-way for the Trax line. He felt that was a big piece of planning for the future of the city. He thanked the developer for working with the city to get it accomplished.

Commissioner Chris Berbert **MOVED** to approve this item with staff recommendations and to change number two to read receive and agree to the recommendations from applicable agencies. Adding number 21 to state, no official date of when it will be held for commercial use, this will be defined in a developmental agreement for pods 10, 11, 12 and 13. Number 20, no final plat shall be recorded within the PUD.

Commissioner Wayne Hill **SECONDED** the motion.

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

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Wayne Hill	Yes
Commissioner Chris Berbert	Yes

Vote passed.

- Motion carried.
- 2.3 [7:22:06 PM](#) **05Z15** – Laguna Investments – 14979 S Juniper Crest Road – Proposed Rezone from A-1 (Agricultural) to R-1-15 (Residential) – Acres: 67.5 (PUBLIC HEARING) City Planner, Bryn McCarty oriented the commission with site plans, aerial maps and other images prepared. Currently the property is zoned A-1 and FR-2.5. The applicant is looking to rezone to R-1-15 which meets the general plan in the area and allows up to 4.5 (density). The applicant is proposing closer to 2 or 3 units per acre. This item is on for a public hearing.

Troy Lashley, 1207 Browning Avenue, SLC, UT, representing Laguna Investments. He will partner with Mark Newman, Newman Construction to do the development. The first phase will be approximately 20-25 lots. At the completion of three phases it will have approximately 100 lots.

[7:25:04 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. He reviewed the public hearing policy.

Citizen Comments:

David Watts, 14461 S. Windom Road, commented that he lives close to this development and felt that the zoning condition for 3 units per acre should be changed to two units per acre. This would ensure, to the community, what was intended at the start, will be what is put in place.

[7:27:28 PM](#) Chair Smith closed the public hearing.

Chair Smith turned to the commission for further discussion. Commissioner Chris Berbert asked how many households this notice was mailed to. Planner Bryn McCarty responded that a sign was posted on the property and a notice went out to about 1000 feet, not many owners were affected. Chair Smith explained that this development had some significant slope to it and wanted time to review the parcel and conditions that may exist in the area. Commissioner Robyn Shakespear agreed with David Watts' comment that the commission could change the zoning condition and she thought it could be less than 3. Commissioner Blayde Hamilton would like to see the property before making a decision. City Planner Bryn McCarty will bring back pictures of the property for the next meeting.

Commissioner Wayne Hill **MOVED** to continue this item to March 19, 2015.

Commissioner Blayde Hamilton **SECONDED** the motion.

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

Commissioner Jessica Morton	Yes
Commissioner Blayde Hamilton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Wayne Hill	Yes
Commissioner Chris Berbert	Yes

Vote passed.

Motion carried.

3. **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 and Commissioner Blayde Hamilton **SECONDED** the motion. The voting was unanimous. Motion carried.

The meeting adjourned at 7:31:15 PM

5. **FUTURE MEETINGS:**

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

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



Cindy Quick, CMC
Deputy Recorder