



---

## HERRIMAN CITY PLANNING COMMISSION MEETING MINUTES

*Thursday, June 18, 2015*

*Approved July 16, 2015*

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

**Attendance**

**Planning Commission Members:**

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

**Council Members:**

Mayor Freeman

**City Staff:**

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

**Guests:**

Please see the attendance sign in sheet.

6:06:30 PM City Planner, Bryn McCarty began the meeting with a discussion about a rezone located at 7360 W 13300 S. She oriented the commission with the location. A round-about was proposed for this area. Planner McCarty asked for direction from Planning Commission regarding zoning. A discussion about what was planned for the area took place. The area is currently zoned A-1. Commissioner Blayde Hamilton mentioned that he would like to see the road stay narrow (80 ft right-of-way). The other commissioners echoed his thoughts. Applicant was advised to continue working with staff and engineering and that this item would go on the next agenda for planning meeting.

Chair Smith announced that this will be Commissioner Wayne Hill's last meeting with the planning commission. Commissioner Hill has been on the planning commission for 11 years; five years as the Commission Chair. He thanked Wayne for his service and for all that he taught. Commissioner Hill enjoyed being able to serve on the planning commission.

6:28:07 PM City Planner, Bryn McCarty reviewed items from the agenda. Item 2.1 is for Edge Homes and the proposed CC&R's for the subdivision. Planner McCarty noted that in the future if the subdivision has approved design

guidelines than the new residential design guidelines do not apply. However, in this case the CC&R's were not already approved and need to come before the commission, therefore the new residential design guidelines would apply.

Item 2.2 is for a lot line adjustment. The lot is located on Rodeo Acres and Rodeo Way. Several years ago the applicant completed a Deed to adjust the lot line but did not complete a Plat Amendment. This proposal is to amend the plat.

Item 2.3 is for a Questar Gas regulator station. Herriman City is building a pump station adjacent to this building. The colors presented are for the wall it will be an 8 foot wall surrounding the station. Engineering will work with the applicant on the storm drain.

Item 2.4 and 2.5 are for two lots in the town center behind Jimmy Johns. The parking is shared between the two commercial lots. The approval is needed to sell off the pads.

Item 2.6 is for 181 single family lots. The item is for a subdivision and a PUD approval. Rosecrest already has approved design guidelines.

Chair Smith asked about how many units are used in the development agreement.

Matt Watson stated that 4700 units are approved and they are at 3750. Mr. Watson guessed that there are 600 acres left to develop the 3700 units.

Item 3.1 is a text change to landscaping. The changes made were for backyard and side yard landscaping, as well as, park strips. Building staff are concerned with enforcing back yard landscaping. Commissioners felt that residents will probably just install a fence. Commissioners do want trees required in the park strip. A discussion about allowing concrete in the park strip ensued. Commissioners had a desire for a mix of concrete and grass. They discussed not allowing more than 50percent gravel or concrete.

Item 3.2 is for a rezone around Redwood Road. The general plan was changed last year and the zoning needs to be changed to comply.

Item 3.3 is a rezone to comply with the general plan, as well. Chair Smith turned time to Matthew Idema, representing McDougal one of the land owners to briefly discuss the rezone. Matthew Idema explained that the landowner owns approximately a third of the land being proposed. The landowner would like to keep the zoning the way it is or be allowed to separate off from the rest of the major parcels. The property in the area is not conducive to a manufacturing zone, as proposed. Planner McCarty explained that all the property owners had been notified of the rezone.

Item 3.4 is a second rezone over by 11800 S.

Item 3.5 is an exception to the criteria for commercial design guidelines. The city council approved 60percent brick or stone and asked for an exception. The exception was made for larger commercial developments.

Item 3.6 is for curb and gutter requirements. A couple years ago there was an exception for someone only putting in a couple of lots that would allow them not to install curb and gutter. However, a problem occurred with some subdivisions that fell under that exception but these subdivisions were areas the city wanted curb and gutter installed. Therefore, the city got rid of that exception with the intent of putting it back for the old town area, where curb and gutter does not make sense. This item is to take care of that issue. The map shows the area where curb and gutter will not be required. Commissioner Adam Jacobson asked what would take place in the larger areas and the response was that if there is a large subdivision that goes in that area they will still be required to install curb and gutter. If a new public road is created, curb and gutter will be required there as well. A discussion about the map took place. Chair Smith explained that this map is specific to this engineering issue.

Meeting adjourned at [7:01:06 PM](#)



[7:08:06 PM](#) 7:00 P.M. ~ Regular Planning Commission Meeting

**Attendance**

**Planning Commission Members:**

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

**Council Members:**

Mayor Freeman, Mike Day

**City Staff:**

Bryn McCarty, City Planner  
Cindy Quick; Deputy Recorder  
Gordon Haight, Assistant City Manager  
Blake Thomas, City Engineer

**Guests:**

Please see the attendance sign in sheet.

**1. GENERAL BUSINESS:**

[7:10:15 PM](#) Chair Smith welcomed those in attendance.

1.1 [7:10:37 PM](#) Reverence / Thought: [Mayor Carmen Freeman](#)

1.2 [7:11:47 PM](#) Pledge of Allegiance: [Chris Berbert](#)

1.3 [7:12:20 PM](#) Roll call: [Full Quorum, Wade Thompson, Jeramy Burkinshaw, Jessica Morton absent](#)

1.4 [7:12:40 PM](#) Approval of Minutes for: [June 4, 2015](#)

Commissioner Robyn Shakespear **MOVED** to approve the minutes for June 4, 2015.

Commissioner Wayne Hill **SECONDED** the motion.

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

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

Vote passed.

Motion carried.

Chair Clint Smith offered thanks to Wayne Hill for his service to the community and to the commission during his 11 years of service. He mentioned that five of those years were as Planning Commission Chair. Wayne helped to shape the city that we have now. Each commissioner took opportunity to thank Wayne for his service. Commissioner Wayne Hill briefly spoke about enjoyable memories about his time serving on the planning commission. He thanked the city for all that's been done on his behalf.

Chair Smith read the public hearing policy and procedure.

**2. Administrative Items:**

*Administrative items are reviewed based on standards outlined in the ordinance. Public comment is taken on relevant and credible evidence regarding the application's compliance with the ordinance.*

2.1 [7:19:36 PM](#) [24S13](#) – Edge Homes – 13687 S Bronco Hills Cir – Proposed CC&R's for Mustang Meadows Subdivision – Zone: A-.25

City Planner, Bryn McCarty oriented the commission with site plans, aerial maps and elevations.

Commissioner Blayde Hamilton voiced concern over only having four elevations available for this development. Chair Smith voiced concern over the elevation materials. Commissioner Adam Jacobson wondered if three car garages would be built in the development.

Raymond Dawson (applicant), Edge Homes, explained that this development will offer 54 floor plans. They allow the customer to choose the floor plan and the colors. The four elevations provided were just an example of their more popular home plans. Mr. Dawson stated that three car garages are an option and felt there would be a lot of homes built with a three car garage. He mentioned that their design guidelines don't allow for one home elevation to be built next to another home with the same elevation. He mentioned that hardy board siding is very popular right now and felt that a lot of these homes will have hardy board siding.

Commissioner Blayde Hamilton **MOVED** to approve the item with two stipulations. Do not delete agriculture of A-.25 and adhere to Herriman's Single Family Design Standards.

Commissioner Chris Berbert **SECONDED** the motion.

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

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

Vote passed.

Motion carried.

2.2 [7:25:06 PM](#) [09So3-01](#) – Hyatt – 6367 W Rodeo Way – Proposed Subdivision Amendment to Adjust the Lot Line – Zone: A-1 – Acres: 2 (PUBLIC HEARING)

City Planner, Bryn McCarty oriented the commission with site plans, aerial maps and other images prepared.

[7:26:02 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

[7:27:06 PM](#) Chair Smith closed the public hearing.

Commissioner Chris Berbert **MOVED** to approve this item with staff recommendations and requirements.

Commissioner Adam Jacobson **SECONDED** the motion.

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

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

Vote passed.

Motion carried.

2.3 [7:27:36 PM](#) **15C15** – Questar Gas – 14199 S 4800 W – Proposed Natural Gas Regulator Station Zone: R-2-10 – Acres: .33

City Planner, Bryn McCarty oriented the commission with site plans and other images prepared. Planner McCarty explained that there will be an 8 foot fence required around the station and spoke about issues regarding grading and slope of the property that are being worked out with engineering.

Commissioner Adam Jacobson **MOVED** to approve the item with staff recommendations.

Commissioner Robyn Shakespear **SECONDED** the motion.

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

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

Vote passed.

Motion carried.

2.4 [7:34:50 PM](#) **13S15** – HTC Communities, LLC – 5102 W 13400 S – Proposed Subdivision of 2 Commercial Lots – Zone: MU-2 – Acres: 2.95 (PUBLIC HEARING)

City Planner, Bryn McCarty oriented the commission with an aerial map and site plan.

[7:36:04 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.

**Citizen Comments:**

None

[7:36:23 PM](#) Chair Smith closed the public hearing.

Commissioner Blayde Hamilton **MOVED** to approve this item with staff recommendations.

Commissioner Wayne Hill **SECONDED** the motion.

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

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

Vote passed.  
Motion carried.

- 2.5 [7:37:57 PM](#) ~~14S15~~ – HTC Communities, LLC – 14401 S Autumn Crest Blvd – Proposed Subdivision of 181 Single Family Lots and 1 Multi-Family Lot – Zone: MU-2 and R-2-10 Acres: 43 – Units: 182 (PUBLIC HEARING)

City Planner, Bryn McCarty oriented the commission with an aerial map and site plan. The proposal was for 181 single family lots and one multi-family lot in the future. She turned time to the applicant for further information.

Matt Watson (applicant), Rosecrest Communities LLC, oriented the commission with the location of the development. He explained that it will be built in five phases. Pictures of existing homes were shown as an example of the type of elevations available in the development. Design guidelines for the development are similar to city design guidelines. Rosecrest communities will require two homes in between homes of the same elevation; however, design elements will change, (i.e. materials, colors, roof lines, porches, etc.). Mr. Watson reviewed exterior materials and color design guidelines and outlined the front building elevation.

[7:44:39 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:**

David Watts, 14461 S. Windom Rd, concerned that Rosecrest Development has had plans approved and then the plans changed; he gave the example of Rosecrest Village. He felt concerned with Pod A, because it's being proposed with the subdivision. He felt that residents have no guarantee that it will go through a proper process to make sure homeowners are getting what was promised up front.

[7:46:35 PM](#) Chair Smith closed the public hearing.

Matt Watson (applicant), stated the single lot is not final PUD approval. Nothing will be constructed on the lot until that PUD approval takes place. There will be a notice mailed out and a public hearing. It will go through that process. The number of units are tied to the approval and cannot be exceeded.

City Planner, Bryn McCarty stated that in the PUD requirements, number four, the commission already approved guidelines so that requirement should be amended to say, as previously approved.

Chair Smith explained that design guidelines are tied to the development agreement. This development is tied to a total number of units for all of the pods. There can be flexibility within the development but it is capped at a total number of units overall.

Commissioner Blayde Hamilton asked the applicant about a trail connection. Mr. Watson responded that property was sold to the community college but they kept the corridor for the trail connectivity. Commissioner Hamilton asked for clarification on how the trail will connect. The response was that it will connect through sidewalks that go through the subdivision. A discussion about other trails in the development took place.

Chair Smith mentioned that this agenda item and item 2.6 are joined, but separate approvals will be made for each item. Commissioner Chris Berbert voiced concern with the overall count of units as the full development completes.

Matt Watson (applicant) responded to Commissioner Berbert's concern and stated that the Rosecrest area

east of 4800 W to the canal is 1200 acres. Of those acres 200 are open space and 125 acres of schools. There are 50-60 acres that are public right-of-way. There are roughly 800 acres of developable area. There have been approvals for 4,719 units of which 3,750 units remain on the 800 acres. There has been close to 200 acres developed; 600 acres remain undeveloped. He stated that he will get an exact count for the commission. Open space is 20percent of the area

Chair Smith asked applicant to provide a count before any future approval. Commissioner Adam Jacobson requested a summary sheet be provided with each upcoming proposal.

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

Commissioner Blayde Hamilton **SECONDED** the motion.

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

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

Vote passed.

Motion carried.

- 2.6 [7:57:35 PM](#) **56C07-10** – HTC Communities, LLC – 14401 S Autumn Crest Blvd – Final Planned Unit Development (PUD) Approval of 181 Single Family Lots and 1 Multi-Family Lot Zone: MU-2 and R-2-10 – Acres: 43 – Units: 182

Commissioner Wayne Hill **MOVED** to approve the item with recommendations from staff; changing item 4 to, design guidelines as previously approved by the planning commission.

Commissioner Chris Berbert **SECONDED** the motion.

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

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

Vote passed.

Motion carried.

### 3. **Legislative Items:**

*Legislative items are recommendations to the City Council. Broad public input will be taken and considered on each item. All legislative items recommended at this meeting will be scheduled for a decision at the next available City Council meeting.*

- 3.1 [7:59:15 PM](#) **13Z15** – Herriman City – Text Change to Title 9 Section 4 – Landscaping (*Public hearing was held June 4, 2015*)

City Planner, Bryn McCarty oriented the commission regarding text changes to Title 9 Section 4 - Landscaping. Currently the front yard and side yard need to be landscaped. Changes were made to add landscape requirements to the side yards and park strips for a home on a corner lot. She mentioned irrigation has been added as a definition. Park strip landscaping changes included prohibiting asphalt and mulch bark; still

requiring trees and decorative rock. Planner McCarty asked the commission for remarks regarding corner lot changes. Planning Commissioners liked the changes made and asked about park strip landscaping requirements. Chair Smith asked for no more than 50 percent concrete allowed in the park strip. Commissioner Adam Jacobson also asked that no more than 50 percent of the park strip be gravel, concrete and/or hardscape. The whole square footage should be no more than 50 percent. He requested removal of item E and insert with something that says hardscape. He would like to have trees or shrubs required within the concrete or gravel, providing a mixture of elements. He felt the main issue seemed to be when the park strip is landscaped with only one element. He suggested that a certain length not be exceeded (i.e. 10 feet of rock, 10 feet of grass, 10 feet of rock and 10 feet of grass, etc.) but no more than 50 percent gravel or concrete. He specified that a resident can still have 100 percent grass along with the required trees.

Commissioner Blayde Hamilton informed staff that he felt the gravel size of 4" was not the right size (in regards to the gravel in a park strip). Chair Smith remarked that he understood wanting to require a larger gravel but agreed that 4" didn't seem like the right size.

Chair Smith asked City Planner Bryn McCarty if the commission had provided her with enough direction. Planner McCarty understood the direction given.

Commissioner Robyn Shakespear **MOVED** to continue this item without date.

Commissioner Wayne Hill **SECONDED** the motion.

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

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

Vote passed.

Motion carried.

3.2 [8:08:34 PM](#) [14Z15](#) – Herriman City – Southeast Herriman – Rezone of Several Properties to Comply with the Approved General Plan – Zones: R-M, MU-2, R-1-15, and R-2-15 Acres: 314.51 (**PUBLIC HEARING**)

City Planner, Bryn McCarty oriented the commission with an aerial map to show where the properties being rezoned are located. Recounted that the general plan was amended about a year ago the properties are being rezoned to comply with the general plan. She showed the current zoning, the general plan and the proposed rezone. She mentioned that staff notified property owners and was able to speak with most of them.

[8:10:32 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:**

Matthew Idema, Kimley Horn & Associates, 215 S. State Street, represented land owners that own about a third of the land proposed for rezone. Owner objects to this rezone. The property owner annexed into the city with the intention to create a gateway themed center as an entrance into the city. The area provides an interesting opportunity for the creation of the project. From a technical standpoint most of the property lies on the west hill side of Camp Williams Road. The hillside creates a constructability issue for a manufacturing tenant which is what it's being proposed as the new zoning. A manufacturing tenant would rely on dozens of acres of flat land in order for them to be successful. The current zoning is mixed use which would allow them to use the hillside to their benefit. The owner felt that this property will be better used as a 'Welcome to Herriman'

type feel. He requested that the owners's property be removed from this rezone or that the rezone be tabled to allow the owner to show the commission what they've been working on. The owners of these properties are Gary McDougal and Ken Olsen (represented by Mac 8 LLC). They own approximately 103 acres of the 314 acres in question.

Travis Canfield, Staker Parson, 295 W. 5650 S., stated that Staker Parson does not support this rezone proposal. It will significantly reduce the value of development on this property. They have created several plans that would need to be changed based on this rezone.

Ken Olsen, property owner of the two McDougal properties, represented earlier by Matthew Idema. He plans to live in this area. He had envisioned a gateway with connecting trails system to the Jordan river, restaurants and people living there. The business loop has been being designed with UDOT for two years now. It will take millions of dollars to put in that road on the hill side; the infrastructure needed is incredible. Mr. Olsen disclosed that they will sit on the property and nothing will be built if the rezone takes place. He commented about Holiday Oil being on a flat part of the property and how the cost for that development was very expensive. He stated that Herriman won't see the gateway type of use if it's rezoned. He felt the zoning proposed is a taking and doesn't feel right. He felt the right zoning was already given to him. The property is very steep and won't be conducive to a manufacturing site. He reported that Bluffdale City was difficult to work with and then he deannexed to the county. He was happy in the county. He felt like he should have stayed in the county. He cited that Mayor Crane and Glen Graham asked him to annex into the city. He worked with them to plan out a "gateway feel" not a manufacturing feel. He stated that he was promised the zoning would be mixed use. Two years ago the zoning was changed to commercial and multi-family and that zoning was approved. He mentioned that he had raised financing and performed traffic studies to create an entrance into the city as a gateway. He felt that he had already been given commitments when he annexed into Herriman City. He asked the commission to work with him, but if they can't work together, he requested to be able to deannex back to the county.

Darrin McDougal, represented seven family owners of this property. Informed the commission that in 2001 they started working with planning and zoning and have been working out a plan for four or five years now. He stated that commitments were made, general plans were shown and zoning was promised. He felt like they've already followed the general plan. He would like to leave if those promises are not kept. He asked the commission to keep the commitments they've already made, or let them leave. He reported paying money to annex to the city and to rezone. He reported that two traffic studies have been done to get a lighted intersection on Redwood Road. He further declared that they've had 8-10 meetings with UDOT just to get that entrance which helps with the traffic flow. He remarked that the taxes, just to have water, are too much and felt that the property is hard to afford. He asked that the commission do the moral thing and just let them leave.

[8:25:56 PM](#) Chair Smith closed the public hearing.

Chair Smith turned to the commission for further discussion. He expressed that this is a difficult item. He has heard the plea from property owners and understands they have certain rights. However, it is the duty of the commission to uphold the general plan as it is before them and ensure that uses conform with the general plan. He wasn't sure if it would be viable to separate out certain properties from this rezone and delaying it does not solve the issue. The general plan would need to be changed which is a lengthy process.

Commissioner Adam Jacobson asked for clarification that the general plan was noticed and went through a public process. Planner McCarty responded affirmatively. He felt that the property labeled #8 is a future Mountain View Corridor and UDOT property. These properties in question are sandwiched between two highways. He commented that residentially speaking the general plan makes sense.

Commissioner Wayne Hill remembered the different plans brought in for these properties. He questioned whether or not the commission did their homework for this area. Chair Smith said we give some latitude to the property owner but this is in a difficult area and perhaps further research should've taken place.

City Planner, Bryn McCarty commented that she wasn't sure how the commission could recommend only parts of the area because it's all part of one application. They may want to continue the whole thing. Commissioner Adam Jacobson agreed that this is a whole area thing not just individual parcels.

Commissioner Chris Berbert asked when this area annexed to Herriman. The response was in 2007 or 2008. Commissioner Berbert didn't feel like he had all the history and understood how important it is to follow the general plan.

Mayor Freeman expressed that he spoke with John Brems who stated that the recommendation to the council could be to separate out the properties and move forward with certain pieces and not others.

Chair Smith asked that planning commissioners receive history on what has transpired with this property up to this point before making a decision. He suggested having a combined work meeting with the city council and perhaps there could be a general plan amendment for this area. Planner McCarty stated that there will be an amendment to the general plan in the next few weeks and this could be looked at to see what makes sense.

Commissioner Adam Jacobson expressed that an industrial development in this area could be problematic; perhaps it would be better to blend the two. Commissioner Berbert said this could be a gateway into Herriman and felt this needed to be discussed further.

Commissioner Blayde Hamilton questioned about the rest of the area being proposed. City Planner, Bryn McCarty explained that part of the JLUS study done with Camp Williams recommended different buffers. Within the half mile buffer, it recommended about one unit per acre. Commissioner Berbert stated that the study is more from a safety perspective and Commissioner Hamilton explained that there are unexploded ordinances in that area.

Chair Smith restated that he felt that the commission needed to be provided the historical data in this area before they could move forward with a decision.

Commissioner Adam Jacobson **MOVED** to continue this item without date to allow for a joint meeting.

Commissioner Wayne Hill **SECONDED** the motion.

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

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

Vote passed.

Motion carried.

3-3 [8:43:21 PM](#) **16Z15** – Herriman City – 5101 W 11800 S – Rezone Property to A-1 to Comply with the Approved General Plan – Zone: R-2-10 – Acres: 17.49 (**PUBLIC HEARING**)

City Planner, Bryn McCarty oriented the commission with an aerial map. This rezone is to comply with the general plan to zone it as A-1. This property is owned by UDOT.

[8:44:36 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:**

Jenny McArthur, 11855 S. Coles Camp Cir, home is east of the proposed area and would prefer it stay as a park and recreation area. She felt that her section of the city lacks park and recreation. Wants it to stay to help it feel more community oriented.

[8:45:44 PM](#) Chair Smith closed the public hearing.

Planning Commissioner Jacobson discussed that this isn't changing the use, parks are still allowed here, it is just a rezone to A-1.

Commissioner Adam Jacobson **MOVED** to approve this item with staff's recommendations.

Commissioner Chris Berbert **SECONDED** the motion.

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

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

Vote passed.

Motion carried.

3-4 [8:47:05 PM](#) **15Z15** – Herriman City – Text Change to Add an Exception to the Commercial Design Standards (**PUBLIC HEARING**)

City Planner, Bryn McCarty oriented the commission with changes made to the commercial design standards. Council approved 60 percent brick or stone. Staff added an exception to these criteria that will go to the council. Staff is asking that this be only on buildings greater than 40,000 square feet and are part of a larger project. She explained that the town center would be an exception or any large commercial project. Chair Smith revealed that council requested the ability to have this exception.

[8:49:16 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

[8:49:28 PM](#) Chair Smith closed the public hearing.

Commissioner Wayne Hill **MOVED** to approve recommendation to the city council on this item, to add an exception to the commercial design standards.

Commissioner Robyn Shakespear **SECONDED** the motion.

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

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

Vote passed.

Motion carried.

3-5 [8:49:53 PM](#) **15S15** – Herriman City – Text Change to the Subdivision Ordinance to Add a Curb and Gutter Exception in Designated Areas (**PUBLIC HEARING**)

City Planner, Bryn McCarty oriented the commission with a text change and exception to curb and gutters. She informed the commission that we do not want curb and gutter in areas that don't need curb and gutter; and gave the example of deep lots, etc.

Commissioner Blayde Hamilton asked if there were other areas other than this map. City Planner Bryn McCarty explained that "Old Town Herriman" was just "bubbled." There is another map outlining who gets new street signs and who gets the wagon street signs. Chair Smith explained that map is not defining Historic Herriman; it is the area for curb and gutter. Commissioner Blayde Hamilton was concerned with 6400 West. He was fine with this requirement in a new development but did not want to cut frontages off of existing homes.

Planning Commission members felt fine with having curb and gutter on 6400 West and commented that it was a public safety concern with increasing traffic and may need to eventually be widened. Commissioner Blayde Hamilton felt the map was defining "Old Town Herriman."

Commissioner Adam Jacobson asked if there were any other roads of concern. He reiterated that this approval is just for an exception of the area, everything else in the community will get curb and gutter – anything outside of the yellow box on the map. He mentioned that 6400 W will get curb and gutter eventually with this exception. The curb and gutter will be put in by the city, with capital projects.

[9:01:36 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

[9:01:53 PM](#) Chair Smith closed the public hearing.

City Planner, Bryn McCarty stated that the name of the map should be changed to the designated map. Commissioner Adam Jacobson commented that the exception is 6000 West, however, it's included in the map. He asked to change the map outline and described how the line should change. He asked to change the name of the map to Herriman Gutter Exception Map.

Commissioner Adam Jacobson **MOVED** to recommend approval of this item with the changes to the map boundary line, to remove properties on 6000 West, add another exception on 6400 West and to change the name of the map.

Commissioner Wayne Hill **SECONDED** the motion.

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

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

Vote passed.

Motion carried.

4. **New Items of Subsequent Consideration:**

City Planner Bryn McCarty reminded commission of no meeting on July 2, 2015 and the General Plan Discussion will be on the next combined work meeting.

5. **Future Meetings:**

5.1 City Council Meeting - Wednesday, **June 24, 2015** @ 7:00 PM

5.2 Next Planning Commission Meeting - Thursday, **July 16, 2015** @ 7:00 PM

6. **ADJOURNMENT:**

Chair Clint Smith called for a motion to adjourn.

Commissioner Wayne Hill **MOVED** to adjourn the meeting.

Commissioner Robyn Shakespear **SECONDED** the motion.

The voting was unanimous. Motion carried.

Meeting adjourned at 9:23:01 PM.

\*Please note the audio recording equipment malfunctioned the meeting was recorded from another source at approximately 7:38pm.

*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 June 18, 2015. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.*



Cindy Quick, CMC  
Deputy Recorder