



HERRIMAN CITY PLANNING COMMISSION MEETING MINUTES

Thursday, November 19, 2015

Approved December 3, 2015

[6:03:55 PM](#) **6:00 P.M.** ~ Work Meeting (Open to the Public)

Attendance

Planning Commission Members:

Chris Berbert
Blayde Hamilton
Adam Jacobson
Jessica Morton
Robyn Shakespear
Clint Smith
Wade Thompson

Council Members:

Coralee Wessman-Moser, Mayor Freeman

City Staff:

Bryn McCarty, City Planner
Sandra Llewellyn, Planner I
Gordon Haight, Assistant City Manager
Blake Thomas, City Engineer
John Brems, City Attorney

 **Hillsdale Lane Subdivision (Alicia Davis)**

City Planner, Bryn McCarty oriented the commission with the location of the subdivision. Alicia Davis described a few issues with the property, manufactured home, drainage problems and steepness of Hillsdale Lane, a situation with well water for secondary water and an issue with a retaining wall. Access questions were addressed. Another issue regarding a retaining wall, drainage and access was described. A site map was shown. The manufactured home has been taken down. The water issues have been cleaned up.

Jennifer McAllen spoke about an out building sitting on her property line and she didn't feel that it met city ordinance.

Ms. Davis showed the retaining wall and detailed concerns. She commented that they are trying to create solutions so the subdivision will work out. An agreement for water rights and easement for access were shown. The benefits for each owner were detailed and included: paved roads, removal of concrete, removal of manufactured home, removal of cement retaining walls, water share rights, and a paved driveway.

Ms. McAllen voiced concern over the benefits for her property. She felt concerned with the problems on the property and stated that she would be against the proposal.

City Planner, Bryn McCarty explained that Hillsdale Lane is privately owned by several property owners. Commissioner Blayde Hamilton suggested taking the proposal to the home owners and then bringing it back to the commission. Planner McCarty suggested that they put in an application to bring it before the commission. Chair Clint Smith was concerned with allowing another access on a private drive.

Planner McCarty quickly briefed the council in regard to the request for the sign in the Plaza. The planning commission recommended denial but the city council approved the text change to allow them to add the sign. She communicated an idea that John Brems, City Attorney had; he explained that if the city is in the middle of changing an ordinance (a pending ordinance) no one would be able to submit an application. He suggested providing the text change and officially starting the sign application so it becomes a pending ordinance and no one else can come in and ask for a sign. That would also allow her to finish the sign ordinance. Therefore, there is a current ordinance in place that allows the plaza to do their sign and staff can approve the sign, so they officially submitted an application for that sign. To follow through with the commission she asked if they'd like to review the application or if they are comfortable with staff approving it. There was a brief discussion about the sign application and the commission would like to see more stone on the sign, however, they will allow staff to approve the application.

6:34:07 PM Review of Agenda Items

Item 2.1 Victory Homes ~ Detached Garage. Applicant felt confused about what the commission had requested and staff was as well. The new plan did not include a fence across the front of the garage because they are not able to twist or move the building location. She reminded commission that the proposal was for a 1,600 square foot garage, however, a 1,200 square foot garage can be built without approval and the applicant might end up doing that. The commission would like the driveway entrance smaller. City Planner, Bryn McCarty reported that the maximum sized driveway width is 35 feet; however, the request was for a second driveway so Engineering has to approve it. The commission reiterated the desire for the garage to be behind a fence.

Item 2.2 Wasatch South Hills. Assistant City Manager, Gordon Haight outlined changes made to the plan. The city will put one pump station for the water tank on city property in the area. The buffer will be 140 feet of park and trail. He showed where the outdoor soccer fields and a business park will be located. He reminded the commission that the proposal is subject to the soccer fields going in. The canal is 48 feet and the applicant is providing 100 feet for a buffer. Commissioner Blayde Hamilton wants a certificate showing the ordinances have been cleared and wants it tied to the plot so that the residents are aware.

Item 2.3 KW Advisory Group. The density was calculated at 2.2 but he has included 30 lots on the plan. UFA felt fine with the 31 lots. The commission agreed that he should not be given more density than approved. Chair Clint Smith wondered why the applicant was still not showing a round-about because that will affect the number of lots he will have. A discussion about how the density was calculated took place. Commissioner Adam Jacobson asked if a density bonus would be allowed for putting in a round-about. The applicant stated that the reason the round-about is not on the plan yet was because he was still not aware of where it would go. The applicant asked if he could continue to the next meeting.

Item 2.4 & 2.5 Charter School. Assistant City Manager, Gordon Haight explained that the main concern of the charter school was congestion. The state code alludes that this is a permitted use, however, the ordinance also states that the city can change something if there were a safety issue. However, congestion is not a safety issue. Congestion is considered safe. Assistant City Manager, Haight suggested that the school provide signs for no drop off areas but that the commission not require a fence. Commissioner Blayde Hamilton voiced concern with children being dropped off on the main road. City Engineer, Blake Thomas explained about an app for pick up times. He also explained that pick up can be done on both sides of the internal roads. He agreed about the concern with dropping children off on 6000

West. Commissioner Adam Jacobson voiced concern about children being dropped off and getting hit in the traffic on the internal roads. He wanted a fence installed so children cannot cut across the traffic in the drop off area.

Item 2.6 Oakwood Homes. Rosecrest already has approved setbacks in their design guidelines. However when the phase was approved it was not included with this phase. She restated that the commission may not have even needed to see this proposal.

Meeting adjourned at [7:05:46 PM](#)



[7:10:42 PM](#) 7:00 P.M. ~ Regular Planning Commission Meeting

Attendance

Planning Commission Members:

Chris Berbert
Blayde Hamilton
Adam Jacobson
Jessica Morton
Robyn Shakespear
Clint Smith
Wade Thompson

Council Members:

Coralee Wessman-Moser, Mayor Freeman

City Staff:

Bryn McCarty, City Planner
Sandra Llewellyn, Planner I
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.

1. GENERAL BUSINESS:

Chair Smith welcomed those in attendance.

1.1 [7:11:08 PM](#) Reverence / Thought: [Scott Johnson](#)

1.2 [7:11:31 PM](#) Pledge of Allegiance: [Jeremy Searle](#)

1.3 [7:11:57 PM](#) Roll call: [Full Quorum, Jeramy Burkinshaw absent](#)

1.4 [7:12:04 PM](#) Approval of Minutes for: [November 5, 2015](#)

Commissioner Chris Berbert **MOVED** to approve the minutes for November 5, 2015.

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 Chris Berbert	Yes
Commissioner Adam Jacobson	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

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 applications compliance with the ordinance.

Chair Clint Smith read the public comment policy and procedure.

2.1 7:13:25 PM **37C15** – Victory Homes – 14862 S Aurora Vista Cir – Proposed Detached Garage Zone: R-1-15 – Acres: .88 (Item Continued from November 5, 2015)

City Planner, Bryn McCarty oriented the commission with site plans, aerial maps and other images prepared. The revised plan shows a fence along Woodsmere Lane and the side of the property. Elevations and pictures of the property were shown to illustrate slope and position of the garage.

Dave Williamson, 14862 S Aurora Vista Cir, (builder representing applicant), felt that he addressed the commissions fencing concerns. The driveway will be across the entire width of the garage and will include two curb cuts of 16 feet. The driveway is 52 feet wide and will be approximately the width of the building.

Commissioner Blayde Hamilton expressed concern with the plan. He suggested putting the garage doors on the east side of the building. He asked the builder to make that suggest to the owner and have him present the request. Commissioner Chris Berbert would like to see a fence across the whole back of the property. Commissioner Adam Jacobson suggested a maximum opening for the gate of 16 feet. He wondered if the applicant planned to work out of the garage or just store vehicles. Mr. Williamson stated the garage is just for storage and the applicant will not work out of the garage. Chair Clint Smith reiterated the concern of visibility from the street and backing out of the garage on to the street, as well as, the desire to minimize the impact of the garage to the surrounding neighbors. He further added that if this were a typical yard, the garage would be at the back of the lot and a completely fenced back yard. Mr. Williamson felt the functionality of the garage would be drastically different and difficult to maneuver vehicles around with the commission's suggestions. Commissioner Chris Berbert asked the applicant if the direction provided was clearer; the response was, yes.

Chair Clint Smith asked Blake Thomas, City Engineer about a 50 foot wide curb cut and access. The response was that it would not be typical of the subdivision. From an engineering perspective there are no concerns for storm water or traffic and that there is not a maximum width for a driveway. Commissioner Blayde Hamilton was concerned with the width of the driveway and felt the yard should be fenced. Chair Smith complimented the applicant on the design of the garage and how the plan shows that it will match the home but it's still a garage and should be fenced. Commissioner Hamilton referenced a home on 6000 West that was required to fence in a side garage.

City Planner, Bryn McCarty asked the commission if they felt the width of the driveway was okay as long as it is behind a fence. The response was that they don't mind it as long as it's behind a fence.

Commissioner Adam Jacobson **MOVED** to continue the item without date.

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 Chris Berbert	Yes
Commissioner Adam Jacobson	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

2.2 [7:26:45 PM](#) **44Co8-01** – Wasatch South Hills – 3600 W 15800 S – Amend the Approved Master Plan for the South Hills PUD – Zones: R-2-15/R-1-15/MU-2/R-2-10/R-1-10 – Acres: 436 Units: 1963 (Item Continued from November 5, 2015)

City Planner, Bryn McCarty oriented the commission with site plans, aerial maps and other images prepared. The current plan and the new proposed plan were shown. The changes between the two plans were outlined. The plan was amended to show a buffer and approximately 50 units were moved to different pods. The surrounding properties and plans for that area were shown. The property will be next to the community college and a commercial business park.

Assistant City Manager, Gordon Haight oriented the commission with plans illustrating areas around the proposed plan; where the soccer fields will be located. A buffer next to the canal was shown. The canal is 40 feet wide and there will be approximately 100 feet next to the canal to provide a buffer. They also moved density into pod #4.

City Planner, Bryn McCarty reminded the commission about conditions added. The overall units did decrease because of Mountain View Corridor. Item number 14 states that the plan is subject to the soccer fields and apartments will be constructed and that the apartment will be similar to the project in Logan. Commissioner Adam Jacobson asked about condition number 14 and whether it could be tied to the alternative area B.

John Lindsley (applicant) responded that they are still trying to acquire the alternative area A and expand the area to include a women's league. He informed the commission that he can't promise the acquiring of land but he is trying to acquire alternative area B to space out the soccer fields and create a bigger impact for the academy with the school. Commissioner Wade Thompson asked whether or not the fields were multi-use. The primary use is for the soccer academy but they will work to involve the public. The hope is to create an area where people can live, play and work. A discussion about the type of fields took place. Chair Clint Smith asked about the 140 foot buffer provided and whether or not the applicant may still be open to soften the buffer next to the residents across the canal. The response was affirmative. Commissioner Blayde Hamilton commended Mr. Lindsley for moving the density and asked that he provide a certificate on the plat map showing that there use to be unexploded ordinances in the area and that they've been cleared; he wants to make sure the residents understand. Mr. Lindsley answered affirmatively and stated he would provide the information; he would want anyone planning to live in the area to know that it's been cleared. Commissioner Chris Berbert thanked Mr. Lindsley for the changes made and the buffer provided for the city and our neighboring city.

Commissioner Wade Thompson **MOVED** to approve the item with recommendation adding ordinance 16 that unexploded ordinances on the plat on all the south land and on item 14 that we add 8 fields to that,

minimum; two indoor and six outdoor. Commissioner Blayde Hamilton reiterated to be clear that (ordinance information) is on the plotted plots. Commissioner Chris Berbert restated that it's everything on the south west side of Mountain View recorded on the plat.

Commissioner Chris Berbert **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 Chris Berbert	Yes
Commissioner Adam Jacobson	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

2.3 [7:42:54 PM](#) **26S15** – KW Advisory Group – 7360 W 13300 S – Proposed Single Family Lot Subdivision – Zone: A-.25 – Acres: 13.75 – Units: 33 (**PUBLIC HEARING opened November 5, 2015**)

Chair Clint Smith informed those present that the item was continued from November 5th and there were ongoing discussions for design. The applicant asked the commission to continue the item to allow him time to keep working on the design with the city. The public hearing will remain open.

Commissioner Chris Berbert **MOVED** to continue without date.

Commissioner Robyn Shakespear **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 Chris Berbert	Yes
Commissioner Adam Jacobson	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

2.4 [7:44:26 PM](#) **03P15** – The Charter School Fund, LLC – 12309 S Mustang Trail Way – Proposed Charter School – Zone: R-2-10 – Acres: 10.5 (**Item Continued from November 5, 2015**)

Chair Clint Smith explained that item 2.4 and item 2.5 will be discussed together. City Planner, Bryn McCarty oriented the commission with an aerial map to show the location. A memo was received explaining what can and cannot be looked at for the school. New plans for the school were shown. The location of drop off and pick up zones were changed, as well as, the set back area (62 feet from property line). Pictures of the building and site plan were shown. Traffic information was received and no specific information about the number of cars allowed in the drop off area was provided. City Engineer, Blake Thomas explained that the study showed 2,888 feet of stacking which would allow approximately 145-150 cars in one lane and there are two lanes all the way around.

Assistant City Manager, Gordon Haight recited the concern from the public was with congestion that would be created in the area. In the state code the school is a permitted use and states that the city can look at unreasonable risk to health and safety. Congestion is not a safety issue; it is a quality of life issue. He further added that collector and arterial roads are designed to fail at peak times, however, in the industry they are deemed safe.

Aaron Carol (applicant), Director of Real Estate Development for the Charter School Fund, 418 S 9th Street, Boise ID, addressed the concern of the student drop off and pick up zone and fencing request. He described the traffic management plan and added that they want to make it as safe and efficient as possible. They provide over 4,500 linear feet of stacking on site. There are designated pick up and drop off zones on both sides of the street. Sidewalks along those streets are wide and staff members help the children get back to the school safely. He detailed software/app used by teachers for pick up times. It informs the parent where to pick up their student and when their student is ready. The software/app reduces pick up time frames from 45 minutes to an hour, down to 20 minutes. Chair Clint Smith asked if the use of the app/software was mandatory. The response was that the parents do not use the app it is controlled by staff; when staff sees the car of a student, they tell the school and the child is sent to a pick up area. Placards for each vehicle are provided and cars can have multiple placards for carpools. Parents are provided training and the process is part of the code of conduct. Signage will be provided to help enforce the rules. Commissioner Blayde Hamilton asked if the plan included fencing around the school. The applicant responded that he felt the fence was ineffective and a waste. Commissioner Hamilton suggested providing a half brick/half wrought iron fence for aesthetics because he was told that they would like to keep it as open as possible. He added that he likes the system but he wanted fencing provided to force parents and children to be dropped off on the property. Commissioner Adam Jacobson agreed with Commissioner Hamilton. Chair Smith asked the commission about the placement of the fence. The response was to include fencing on the west side of the school and south side, along Herriman Parkway. Mr. Carol remarked that no amount of fencing would stop parents from dropping their kids off on the main road. It only forces them through funnel points that aren't monitored. Commissioner Hamilton suggested that the fence would not allow children inside unless they go through a gate. He was very concerned about the safety along Herriman Parkway. Mr. Carol noted that he had canvassed other schools in the area and didn't see any that have restrictive fencing and that most of the schools have half of the stacking lanes that will be provided for this school. Commissioner Jacobson's response was that the commission is trying to fix that issue. Commissioner Hamilton reiterated that he was not opposed to the school but felt fencing is very important. Commissioner Jacobson questioned how many students will be enrolled at the school. 1,200 at full enrollment was the response. Concerns with the drop off plan were noted by the commission. Mr. Carol noted that the start time of the school will be adjusted with the surrounding schools. Further discussion about the traffic management plan took place.

Chair Clint Smith suggested that the fencing could move closer to the school for protection of the students. Mr. Carol noted that the doors on the south side of the building are not accessible to students in the morning during drop off time, as a control/safety measure. Chair Smith reiterated the suggestion of moving the fencing closer to the school and described the fencing at Herriman Elementary to illustrate his suggestion and a dispute took place. Commissioner Chris Berbert revealed that he felt the fence will not stop parents from dropping off students on the main road; his perspective was changed with the knowledge of allowed entrance points. Mr. Carol detailed the location of staff members during drop off and pick up times and added that the code of conduct is unique to a charter school and provides a solid mechanism to make sure the rules are clear and followed. City Planner, Bryn McCarty advised the commission that some children will be walking to the school and need to be able to get in to the school safely. Chair Smith expressed that it is difficult to see how the drop off and pick up times would work and unfortunately there are bad examples around the city to draw from. He felt signage was important and that fencing along Herriman Parkway was fine but felt flexible with fencing along Mustang Trail Way. Mr. Carol asked if other materials for fencing would be allowed. Commissioner Hamilton explained that wrought iron fencing was suggested because the applicant wanted to be able to see the school. Commissioner Berbert was very concerned with landscaping as a fence because of an accident that happened due to the child coming out of a landscaped area. Commissioner Jacobson reported that the fence should be a 'no climb fence,' chain link should not be allowed. Planner McCarty understood that they want an open feel but needed further direction. Commissioner Jacobson explained he wanted it to be high enough that children can't climb it; four foot fence would work for the majority of students

being dropped off. Commissioner Hamilton suggested that they provide a no climb fence and bring it back to the commission. Planner McCarty suggested requiring staggered start times and make sure late start Friday is part of that requirement and reminded the commission about desired signage.

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

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 Chris Berbert	No
Commissioner Adam Jacobson	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

- 2.5 [8:23:59 PM](#) [27S15](#) – The Charter School Fund, LLC – 12309 S Mustang Trail Way – Proposed One Lot Subdivision – Zone: R-2-10 – Acres: 10.5 – Units: 1 (PUBLIC HEARING held November 5, 2015)

Commissioner Adam Jacobson **MOVED** to approve the item with two more requirements, adjust requirement number 5 to provide a minimum four foot, no climb fence along both roads to be brought back to the planning commission for approval (on the type of fence); sixth item to provide signage of no drop off zones on both roads also.

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 Chris Berbert	No
Commissioner Adam Jacobson	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

- 2.6 [8:26:29 PM](#) [41C15](#) – Oakwood Homes – 4339 W Rosecrest Rd – Conditional Use Amendment to the Rear Yard Setback for a Deck – Zone: MU-2

City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. There is a model home with a deck on Rosecrest Rd and Autumn Crest. The setback was 10 foot rear yard setback. The guidelines do allow for this but it was not on the approval letter, so it was brought back to the commission. The elevation was shown to illustrate design. It was also noted that the requirement says seven feet but that should be five feet.

Commissioner Jessica Morton **MOVED** to approve the item with the requirements outlined by staff and number two to be five feet instead of seven feet.

Commissioner Robyn Shakespear **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 Chris Berbert	Yes
Commissioner Adam Jacobson	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

2.7 [8:29:36 PM](#) **29S15** – HTC Communities – 5373 W Herriman Main St – Dedicate Property as Public Right of Way – Zone: MU-2 – Acres: 5.44 (**PUBLIC HEARING**)

City Planner, Bryn McCarty oriented the commission with site plans, aerial maps and other images prepared. The item was for a U-road that will go around city hall. The road is different because the ordinance allows on-street angled parking around the town center. The commission would be approving the road to be built and reminded them about the public hearing.

[8:30:52 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

[8:30:52 PM](#) Chair Smith closed the public hearing.

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

Commissioner Wade Thompson **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 Chris Berbert	Yes
Commissioner Adam Jacobson	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

2.8 [8:32:32 PM](#) **19S13** – Hull – 13927 S 7300 W – Amend Condition of Approval for the Antelope Barlow Subdivision – Zone: A-.25 – Acres: 10.72 – Units: 31

City Planner, Bryn McCarty oriented the commission with a site plan, and reported that there was a condition for a six foot masonry wall along 7300 West. The applicant was asking for an amendment to that condition.

Trevor Hull (applicant), 558 Pumpkin Patch Dr, explained the plan for 7300 West was that no homes would front the road. There is a 2 ½ acre park going in right across from the entry way of the subdivision. He pointed out vinyl fencing in the area and all homes are fronting 7300 West. He felt the masonry wall is no longer needed. Commissioner Blayde Hamilton felt that Mr. Hull received density for the masonry fence. Mr. Hull

responded that the fence was a requirement of Barbara and Alan not a requirement for him. Commissioner Hamilton recounted that the applicant wanted to put in a dozen homes on one acre and the density was given because the masonry fence would be installed. A brief dispute regarding the requirement for the fence took place. Mr. Hull declared that the city is helping/paying for improvements in front of a house in the area. He felt that if the city is helping with that then the city should pay for the masonry fence to keep the theme going. He commented that the requirement of masonry fence would create an irregular look; there would be a masonry fence, then a vinyl fence and then a masonry fence. He asked about using the fence style along Mountain View Corridor which is called Symtec, it is a panel fence. Commissioner Jacobson responded that whatever the city standard is would be fine. City Engineer, Blake Thomas described that Symtec looks like a rock surface but it has the feel of a vinyl fence – it is a plastic composite. Commissioner Jessica Morton and Robyn Shakespear agreed that the installation of the fence allowed greater density for the subdivision. Commissioner Chris Berbert felt that nothing needed to be changed; it should be as it stands.

Commissioner Blayde Hamilton **MOVED** to deny the item.

Commissioner Adam Jacobson **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 Chris Berbert	Yes
Commissioner Adam Jacobson	Yes
Commissioner Wade Thompson	Yes

Vote passed.

Motion carried.

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

None

4. **Future Meetings:**

4.1 Planning Commission Meeting - Thursday, **December 3, 2015** @ 7:00 PM

Chair Clint Smith announced a Special City Council Meeting on November 30, 2015 and the City Hall Ground Breaking Ceremony on Tuesday, November 24, 2015 at 3:30 p.m.

4.2 City Council Meeting – Wednesday, **December 9, 2015** @ 7:00 PM

5. **ADJOURNMENT:**

Chair Smith called for a motion to adjourn.

Commissioner Jessica Morton **MOVED** to adjourn the meeting and Commissioner Robyn **SECONDED** the motion. The voting was unanimous. Motion carried.

The meeting adjourned at **8:47:24 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 19, 2015. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.



Cindy Quick, CMC
Deputy Recorder