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## HERRIMAN CITY PLANNING COMMISSION MEETING MINUTES

Thursday, June 2, 2016

Approved June 16, 2016

[6:05:35 PM](#) **6:00 PM - Work Meeting:** *(Front Conference Room)*

### Attendance

#### **Planning Commission Members:**

Chris Berbert  
Jeremy Burkinshaw  
Adam Jacobson  
Jessica Morton  
Robyn Shakespear  
Wade Thompson

#### **City Staff:**

Bryn McCarty, City Planner  
Heather Upshaw, Senior Planner  
Jonathan Bowers, Assistant City Engineer

### Review of Agenda Items

2.1 Lujan – basement apartment. The applicant provided pictures of the entryway to show the separation of the main home and the basement unit.

2.2 Anthem Commercial Center – for five super pads. One of the pads will be a Wal-Mart Super Center. There will be a road through the development that will be public but it will likely be maintained by the developer. Engineering had been working with the applicant for roadway and drive connections.

2.3 Wal-Mart – will not be asking for an exception to the 60% brick requirement. Rich (applicant) presented material boards. The applicant meets the parking requirement. A brief discussion about the building elevations took place. The applicant did not have any issues of putting brick on the back side of the building where it is so visible from the road.

2.4 Hill – Commercial building between Subway and Taco Time. The building will house three tenants; a dental office on one end and Rancherito's on the other end. There is not currently a tenant for the middle unit. Pictures and elevations were submitted. The three rail fence will remain and the applicant will put in trees for a buffer. A brief discussion of the location of the dumpster and how it will be serviced took place.

2.5 Johnson – The applicant submitted final plat and CC&R's.

2.6 Leisure Villas – The applicant submitted CC&R's and elevations. The applicant falls under Miller Crossing's CC&R's. The elevations, colors and materials were shown.

3.2 Rezone of city property – This will be a future public works yard.

3.1 Agricultural Low Density Zone – The zone criteria would be similar to A-.25. This zone would incentivize a PUD. The criteria was reviewed. Half acres lots will be required; 10% of the lots will be half acre lots. 10% of the lots can be the smallest size. The smallest size would be different depending on the size of the development. If the development is larger than 300 acres the smallest lot size could be 7,500.

The minimum lot size in a straight subdivision will be 14,520 and would still require 10% of the lots to be half acres. Greater than 300 acres, 10% of the lots can be multi-family (townhomes); specifically not apartments. An example was given of how the criteria would work and a brief discussion ensued. Any development over 100 acres would be required to do a development agreement. A discussion about changing the maximum number 2.5 to 2.6 took place. A brief discussion about various projects took place. John provided a brief update regarding the retail center. He reported meeting with several retailers such as Ross, World Market and Bed Bath and Beyond and preparation of a video presentation which will be provided in the near future.

Meeting adjourned at [6:54:50 PM](#)



[7:03:29 PM](#)

**7:00 PM - Regular Planning Commission Meeting:**

**Attendance**

**Planning Commission Members:**

Chris Berbert  
Jeremy Burkinshaw  
Adam Jacobson  
Jessica Morton  
Robyn Shakespear  
Wade Thompson

**City Staff:**

Bryn McCarty, City Planner  
Heather Upshaw, Senior Planner  
Cindy Quick, Deputy Recorder  
Jonathan Bowers, Assistant City Engineer

**1. General Business:**

Welcome

Vice Chair Jeremy Burkinshaw welcomed those in attendance.

- 1.1 [7:04:02 PM](#) Invocation and Pledge  
Jason Nichols offered the invocation and Rico Lujan led us in the pledge.
- 1.2 [7:04:48 PM](#) Roll call:  
Full Quorum, Clint Smith absent
- 1.3 [7:04:53 PM](#) Approval of Minutes for: **May 19, 2016**  
Commissioner Robyn Shakespear **MOVED** to approve the minutes for May 19, 2016.  
Commissioner Jessica Morton **SECONDED** the motion.  
The voting was unanimous.  
  
Vote passed.  
Motion carried.

[7:05:29 PM](#) Vice Chair Burkinshaw briefly reviewed the public comment 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 applications compliance with the ordinance.*

### 2.1 [7:05:56 PM](#) **22C16** – Lujan – 6343 W 13100 S – Conditional Use Approval for a Proposed Secondary Unit (basement) – Zone: A-.25 – Acres: .23 (Continued from May 19, 2016)

City Planner, Bryn McCarty oriented the commission with pictures of the home and the entry way to show the separation for the basement unit.

Rico Lujan (applicant) 6343 W 13100 S, explained that the exterior of the home will not change at all. The entry will have two doorways, one will go to the basement unit and one for the main home.

Commissioner Chris Berbert **MOVED** to approve the item with recommendations and requirements noted by staff.

Commissioner Robyn Shakespear **SECONDED** the motion.

Vice Chair Burkinshaw asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Wade Thompson	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

### 2.2 [7:09:08 PM](#) **15S16** – Anthem Center LLC – 5401 W 11800 S – Proposed 5 Lot Commercial Subdivision Plat – Zone: MU-2 – Acres: 55.378 (Public Hearing)

City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. The application was for five commercial lots in the Anthem Commercial Center. The plat was shown and a connection to the frontage road was pointed out and noted that it will be a public road. Engineering has been working through right of way and easements.

[7:10:58 PM](#) Vice Chair Burkinshaw 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:**

Greg Poulson, 13657 S 6315 W, wondered if this development would have open space and wanted the commission to consider requiring open space in this type of development.

Vice Chair Burkinshaw asked City Planner, Bryn McCarty to address Mr. Poulson. She pointed out a trail connection with open space. Senior Planner, Heather Upshaw noted a six acre detention site to the south of the project that will be deeded back to the city. Also a five to six acre piece in the Miller Crossing development where a large park / open space would be located which was to the south of the area being proposed.

Ignacio Moroyoqui, 4925 Emma Mine Dr, questions why the city would allow a Wal-Mart Super Center in this development when there are two within a 10 mile radius. He questioned how to voice his opposition.

Vice Chair Burkinshaw mentioned that the city has limited options as to who is interested in coming into the

city to conduct business and added that the city does not own the land.

Senior Planner, Heather Upshaw added that the city does speak with several retailers to try and entice them to come to Herriman.

7:17:28 PM Vice Chair Burkinshaw closed the public hearing.

Commissioner Adam Jacobson asked about item thirteen of the staff recommendations, reimbursement for the retaining wall. City Planner, Bryn McCarty explained about grading issues from Main Street to Mountain View; in order for the big box retailers to build here, there would need to be retaining walls on the site which would limit the traffic. She pointed out an area where the retaining wall will need to be done and mentioned the road would be lowered. However, the city is looking to the developer to help with the cost.

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

Commissioner Jessica Morton **SECONDED** the motion.

Vice Chair Burkinshaw asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Wade Thompson	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

2.3 7:19:38 PM **28C16** – Galloway & Company Inc – 5401 W 11800 S – Conditional Use Approval for a Proposed Walmart Supercenter – Zone: MU-2 – Acres: 17.96

City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared for a Wal-Mart Super Center with Gas Station and Convenience Store. The detention along Midas Creek was pointed out along with Miller's detention on the other side of the creek which creates an open area. Engineering reviewed and felt fine with road connections and the driveway connections. They are requiring a traffic study for the site. Access off of Mountain View was pointed out. The building elevations for the main building, gas station and convenience store were shown. The requirement of 60% brick or stone has been met. Signage will come back as a separate approval.

Rich Piggott with Galloway and Company was retained by Wal-Mart for community approval. The architect, Duong Bach with Law Kingdon was also present. Mr. Piggott thanked planning for their time and effort and being so great to work with. He reported that the 17 parking spaces in front of the fuel center will also be part of the requirement for the overall center as well. He responded to the question of this being the largest Wal-Mart in Utah and explained that it is not. Wal-Mart felt that there is a need for the Super Center according to their building plan.

Commissioner Adam Jacobson questioned who owns the storm drain pond. The response was that the detention pond will be dedicated to the city and the retaining wall be on the Sage Gate side. There will be access to the open space by Midas Creek.

Commissioner Adam Jacobson **MOVED** to approve the item with staff's requirements with an alteration of number 4, that the main building elevation is approved; with the canopy and the convenience store to come back to look more similar to the store colors/layout.

Commissioner Jessica Morton **SECONDED** the motion.

Vice Chair Burkinshaw asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Robyn Shakespear	Yes

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

Vote passed.  
Motion carried.

2.4 [7:28:53 PM](#) **26C16** – Hill – 13292 S 5600 W – Conditional Use Approval for a Proposed Commercial Retail Building – Zone: C-2 – Acres: .73

City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. For a commercial building in between subway and taco time. It will be the last pad of the plaza. Building elevations and a picture of a similar project were shown. The building will be available for three different users. The end the building will have a drive through it is proposed to be a Rancherito's, dentist office and the third unit does not have a user yet. They will complete the parking to line up with the plaza. They are adjacent to a trail so no fencing will be required. They will put in trees along the trail and road and park strip to provide a buffer.

Brent Vincent (applicant), 401 E 1700 S, SLC, he explained that the picture shown was built in Riverton and provided for the finish.

Commissioner Adam Jacobson asked about access to the dumpster. Egress from the exterior of the building to the dumpster side / pizza hut side with the parking area. The applicant would like to have the two dumpsters together and would be fine about providing a sidewalk as a break from the parking lot.

Commissioner Chris Berbert **MOVED** to approve the item with staff's recommendations and requirements.

Commissioner Wade Thompson **SECONDED** the motion.

Vice Chair Burkinshaw asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Wade Thompson	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.  
Motion carried.

2.5 [7:33:39 PM](#) **10S16** – Johnson – 5532 W Herriman Main St – Final Approval of CC&R's and Subdivision Plat for Herriman Health Center – Zone: MU-2 – Acres: 1.03

City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. The plat was approved, the final condo plat and CC&R's were requested back for approval. The condo plat was shown and it was explained that the CC&R's were provided to the commission.

The applicant was present, was glad to answer questions and had nothing further to add.

The commission thanked the applicant for providing requested information.

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

Commissioner Jessica Morton **SECONDED** the motion.

Vice Chair Burkinshaw asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Robyn Shakespear	Yes

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

Vote passed.  
Motion carried.

2.6 [7:35:25 PM](#) **38C14-01** – Leisure Villas – 12200 S 5100 W – Final Approval for CC&R’s and Elevations Zone: R-2-10 – Acres: 22.2 – Units: 120

City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. Leisure Villas were approved with final elevations and CC&R’s back for approval. CC&R’s were provided to the commission. Final elevations with materials / color boards were shown.

Dave Erickson, (applicant) Leisure Villas, 791 N 100 E, Lehi, explained that one elevation was in brick and one was in cultured stone. He would like approval to do either or both. He reported that on a current project hardy board was viewed as vinyl siding; however, it costs twice as much and people don’t like it. He felt that it was likely the building will be mostly brick, however, there may be some done in cultured stone. He explained that either option will comply with Miller Crossing guidelines and CC&R’s. He would like the option for a cohesive look with low maintenance and high quality. He asked for the option so he could go with the market and noted that the traditional look would be likely. He also added that Leisure Villas is big on landscaping. He showed the elevations for a clubhouse and examples of fencing styles were shown.

Commissioner Chris Berbert asked for him to point out the areas where hardy board would be used. Mr. Erickson pointed out an area around the bonus room. He also reported that they plan to maintain all of the landscaping; exterior and roof. They will also insure the buildings and provide snow removal.

The commission thanked the applicant for the drawings provided.

Commissioner Adam Jacobson **MOVED** to approve the item.  
Commissioner Chris Berbert **SECONDED** the motion.  
Vice Chair Burkinshaw asked for a vote. The vote was as follows:  
Commissioner Jessica Morton Yes  
Commissioner Robyn Shakespear Yes  
Commissioner Wade Thompson 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 [7:42:49 PM](#) **09Z16** – Herriman City – Proposed Text Change to the Land Use Ordinance to Create an Agricultural Low Density Zone (Public Hearing)

City Planner, Bryn McCarty oriented the commission with text for the new Agricultural Low Density Zone. It would be a lower density zone still allowing for agricultural uses. The PUD has a few different requirements; 10% of all the lots would be required to be half acres, a maximum of 10 percent of lots

could be at the smallest size lots – for variation of lot sizes. If less than 300 acres, single family dwellings only. Greater than 300 acres may include up to 10 percent of multi-family such as townhomes or a senior project with smaller attached housing (not apartments). Anything over 100 acres would require a development agreement would be required to be approved by City Council. Regular lot subdivision the minimum lot size is 14,520 (third acre) with 10% to be half acres. The zone is intended to incentivize PUD's. The required criteria to obtain additional density was shown. Trails, donations of properties, combining properties and a PUD of 100 acres could obtain additional density of .2 units per acre. 300 acres could get .4 units per acre. The text change would be a recommendation to the City Council. The commission thanked Planner McCarty for all of the work on this text change.

[7:46:28 PM](#) Vice Chair Burkinshaw 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:**

Gregg Poulsen, 13657 S 6315 W, was encouraged to see planning for more open space but questioned why the city settled on the 20% open space requirement.

City Planner McCarty explained that the PUD requires 20% open space which has been in the ordinance for a long time – it is not a new percentage. It does seem standard across many cities. If any open space is unusable, it doesn't count acre for acre. There would be more open space required because it's included at a discounted rate if unusable.

Vice Chair Burkinshaw explained that the city was developed around the proposed ordinance to encourage open space. Commissioner Chris Berbert explained that this is just one zone that is changing. This is a new zone. The zone would be for new developments that are zoned for one acre. Planner McCarty added that there is property out west and on the north side of town that could use this zone.

Mr. Poulsen would like to see Herriman continue to be developed with open space. He proposed that 30% of open space be required.

[7:51:32 PM](#) Vice Chair Burkinshaw closed the public hearing.

Commissioner Adam Jacobson asked about what percentage was required for roadways. The response was 20%. He would like to change section 10-8a-9 because an applicant can achieve 2.6 he felt that it should be stated as 2.6 and delete the rest of the sentence. The commission members agreed. The commission members thanked Planner McCarty for her hard work with the ordinance.

Commissioner Adam Jacobson **MOVED** to recommend to city council approval of the ordinance as we have discussed, with the strike out of the last sentence and putting it to 2.6.

Commissioner Chris Berbert **SECONDED** the motion.

Vice Chair Burkinshaw asked for a vote. The vote was as follows:

Commissioner Jessica Morton	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Wade Thompson	Yes
Commissioner Chris Berbert	Yes
Commissioner Adam Jacobson	Yes

Vote passed.

Motion carried.

3.2 [7:54:24 PM](#) **11Z16** – Herriman City – 5430 W Herriman Pkwy– Proposed Rezone of Property from R-1-21 to C-2 – Zone: R-1-21 – Acres: 15.16 (Public Hearing)

City Planner, Bryn McCarty oriented the commission with an aerial map and site plan. The city owns the property and plans to build a public works yard in the future. It will be rezoned to commercial because it makes more sense for the area with recommendation to city council.

[7:55:23 PM](#) Vice Chair Burkinshaw 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:**

Robert Goldman, 5492 Varena Street, gave a brief history about the changes in the area he felt concerned about the privacy of his backyard. He explained that originally it was a flat piece of property and now even with an 8 foot wall behind him, you can still see into his backyard. He would like to see the property remain residential.

Gregg Poulsen, 13657 S 6315 W, suggested that this be a park.

Dustin Thatcher, 5432 W Morena Wy, lives across the street in Tuscany. He was concerned with the lighting and people being able see into his backyard.

Aaron Ball, 12586 S Varena Street, concerned about it being a public works building and didn't feel like it was a smart move. He was concerned with light pollution and preferred a park.

[8:01:08 PM](#) Vice Chair Burkinshaw closed the public hearing.

Commissioner Adam Jacobson felt that there was no advantage to approve a rezone until more is known about what will go in there. He would prefer to see the plan before approving it. Vice Chair Burkinshaw asked about the timeline, the response was that it was based on budget, perhaps the next two to three years. The commission members agreed that the approval should wait until the plan was shown. Commissioner Chris Berbert mentioned that it does go along with the general plan and was what it is expected to be.

City Manager, Brett Wood arrived and asked to explain the plan for the property. He confirmed that the plan is for a public works yard. He reported that it was just in the planning stages still and there wasn't anything to show them. He reported the plan was for the shops to go at the east end and the way the landscape would be built up around the building making it difficult to see daily activities from the road. He reported a contaminated soil issue and the necessity of cappings. He felt the location would be efficient as a central point in the city. He further explained that he has been in communications with Salt Lake County for consideration of animal services in the southeast corner. He explained that no final decision had taken place yet and that there had been discussions about selling the property as well. The wall will actually be higher than eight feet and will be landscaped which will suppress the building and hide it. The neighbors to the north will have an elevation of 8 to 10 feet and perhaps 18 feet in the air before you can see any activity in the yard. There will be sound barriers with trees and landscaping. He reiterated again that the process is just beginning. The timeline is probably two to five years.

Commissioner Adam Jacobson felt that they should see a plan before approving a zone change. Commission members were in agreement. Planner McCarty suggested that the item could be continued and she could provide more information in a few weeks. She suggested that a zoning condition could be included so that even if it is zoned commercial it would have restrictions. The cost of cleaning up the contamination would be too high for residential.

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

Commissioner Robyn Shakespear **SECONDED** the motion.

Vice Chair Burkinshaw asked for a vote. The vote was as follows:

Commissioner Jessica Morton Yes

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

Vote passed.  
Motion carried.

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

None

5. **Future Meetings:**

5.1 City Council Meeting – **Wednesday, June 8, 2016** @ 7:00 PM

5.2 Planning Commission Meeting – **Thursday, June 16, 2016** @ 7:00 PM

6. **ADJOURNMENT:**

Vice Chair Burkinshaw called for a motion to adjourn.

Commissioner Jessica Morton **MOVED** to adjourn the meeting and the voting was unanimous. Motion carried. The meeting adjourned at **8:17:29 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 June 2, 2016. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.*



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Cindy Quick, CMC  
Deputy Recorder



**Planning Commission Meeting**  
**SIGN IN SHEET**

TIME: 7:00 p.m.

6/2/2016

	<b>Please Print Name:</b>	<b>Email</b>	<b>Phone #:</b>
1	DUONG BACH	dbach@IK-architecture.com	3162680230
2	JASON MICHALI	jmicchljopar@nykolo.com	8015321234
3	RICO LUJAN	ricovlujan@gmail.com	801-712-2800
4	BRAD VINCENT	vincentdesign@utahweb.com	801-484-2046
5	Robert Goldman	rrgoldma@up.com	801-414-9866
6	Dave Erickson	buzzerickson@gmail.com	801-859-1959
7	AARON BALL	AARBALL@Email.COM	801-647-6958
8	IGNACIO & NICOLE MORAYAN	nsully@2c@gmail.com	801-598-9115
9	CHAS JOHNSON	CHAS@THRIVELOPP.COM	8015983026
10	Gregg Paulsen		80-661-6793
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## Comment Form

One of the most important parts of our city meeting is the opportunity for citizens to speak. In an effort to maintain an orderly meeting and to insure the rights of others, we ask that the following rules be followed.

1. This comment form must be completed and submitted by everyone who wishes to make any comments to any item on or off the agenda. Whether you are the applicant/representative or if you just wish to comment for or against the item. Please submit this form to the RECORDER before the start of the meeting.
2. Clearly state your name (please spell last name) and address for the record.
3. Observe the *(2 minutes)* time limit given for each remark.
4. Speak only to the Chair and Commission / Council members of tonight's meeting.
5. Follow directives that may be given by the Chair.

In addition to these rules, each speaker is encouraged to be specific in their remarks. (Please Print Clearly)

NAME: Arnon Ball DATE: 6-2-16

PHONE NUMBER(s): 801-647-6958 EMAIL: ArBall@gmail.com

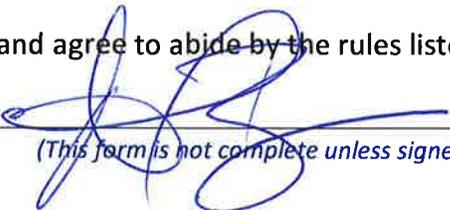
ADDRESS: 12586 VARENA STREET

SHORT Summary of your comment /remarks: I FEEL THE REZONING OF 5430 W. HERRIMAN  
Parkway FROM R-1-21 TO C-2 SHOULDN'T BE APPROVED. THE LAND  
WOULD BE BETTER USED AS PUBLIC PARK.

*(Please use the backside of this paper if you do not have enough space for your summary).*

**NOTE:** All citizens attending tonight's meeting will be expected to respect the rights of others by refraining from any open display of support or opposition to the remarks of any speaker, or open demonstration thereof. Anyone not complying with these rules of procedure may be asked to leave the meeting.

I have read and agree to abide by the rules listed.

Signed by: 

*(This form is not complete unless signed)*



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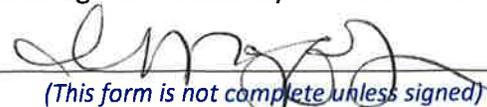
NAME: Ignacio Moroyogui DATE: 6.2.16  
PHONE NUMBER(S): 801-577-5306 EMAIL: imoroyogui74@gmail.com  
ADDRESS: 4925 Emma Mine Dr. Herriman, UT 84096

SHORT Summary of your comment /remarks: I don't want another Wal mart especially in my backward. It is going to be very hard for parents and students to go back and forth with an already Dangerous High way. Intersection.

(Please use the backside of this paper if you do not have enough space for your summary).

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Signed by:   
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2. Clearly state your name (please spell last name) and address for the record.
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4. Speak only to the Chair and Commission / Council members of tonight's meeting.
5. Follow directives that may be given by the Chair.

In addition to these rules, each speaker is encouraged to be specific in their remarks. (Please Print Clearly)

NAME: Nicole Moravogani DATE: 06/02/16  
PHONE NUMBER(s): 801-598-9115 EMAIL: nsully82@gmail.com  
ADDRESS: 4925 W. Emma mine DR., Herriman, UT 84096

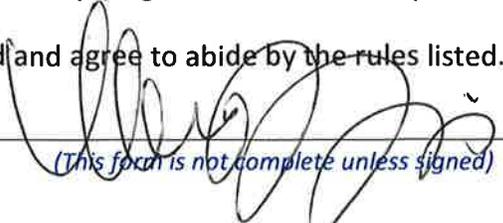
SHORT Summary of your comment /remarks: \_\_\_\_\_

I oppose the plans to bring a Walmart Supercenter to the 5401 W. 11800 So. location. It will bring additional traffic, lower income individuals who will need low income housing which will bring our home values down & tends to bring with it more crime & behavior that is not acceptable or desired! There are already 2-3 other Walmarts within a

*(Please use the backside of this paper if you do not have enough space for your summary).* 10 mile range. Not Needed!!!  
OR wanted

**NOTE:** All citizens attending tonight's meeting will be expected to respect the rights of others by ~~refraining~~ from any open display of support or opposition to the remarks of any speaker, or open demonstration thereof. Anyone not complying with these rules of procedure may be asked to leave the meeting.

I have read and agree to abide by the rules listed.

Signed by:   
*(This form is not complete unless signed)*