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## PLANNING COMMISSION AGENDA

### Thursday, July 7, 2016

NOTICE IS HEREBY GIVEN that the Herriman Planning Commission shall assemble for a meeting in the City Council Chambers, located at 13011 South Pioneer Street (6000 West), Herriman, Utah.

**6:00 PM - Work Meeting:** *(Front Conference Room)*  
👉 Review of Agenda Items

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

**1. General Business:**

Welcome

- 1.1 Invocation and Pledge
- 1.2 Roll call
- 1.3 Approval of Minutes for: **June 16, 2016**

**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 **13S16** – Rosecrest Communities, LLC – 4700 W Juniper Crest Rd – Proposed Subdivision for a Public Right of Way Dedication – Zone: R-1-15 – Acres: 7.55 (**Public Hearing held on June 16, 2016**)
- 2.2 **17S16** – Rosecrest Communities, LLC – 4600 W Juniper Crest Rd – Proposed Subdivision of 83 Single Family Lots (Pod 32) – Zone: R-1-15 – Acres: 17.46 – Units: 83 (**Public Hearing opened on June 16, 2016**)
- 2.3 **56C07-15** – Rosecrest Communities, LLC – 4600 W Juniper Crest Rd – Final Planned Unit Development Approval for 83 Single Family Lots (Pod 32) – Zone: R-1-15 – Acres: 17.46 – Units: 83
- 2.4 **19S16** – Rosecrest Communities, LLC – 14473 S Autumn Crest Blvd – Proposed Subdivision of 125 Townhome Units (Pod 8) – Zone: MU-2 – Acres: 7.92 – Units: 125 (**Public Hearing opened on June 16, 2016**)
- 2.5 **56C07-16** – Rosecrest Communities, LLC – 14473 S Autumn Crest Blvd – Final Planned Unit Development Approval for 125 Townhome Units (Pod 8) – Zone: MU-2 – Acres: 7.92 – Units: 125
- 2.6 **14S15-01** – Rosecrest Communities, LLC – 14401 S Autumn Crest Blvd – Subdivision Amendment to Change 44 Single Family Lots to 94 Townhome Units (Park House at Rosecrest) – Zone: MU-2 – Acres: 11.20 – Units: 94 (**Public Hearing opened on June 16, 2016**)
- 2.7 **56C07-10** – Rosecrest Communities, LLC – 14401 S Autumn Crest Blvd – Planned Unit Development Amendment to Change 44 Single Family Lots to 94 Townhome Units (Park House at Rosecrest) – Zone: MU-2 – Acres: 11.20 – Units: 94

- 2.8 **20S16** – Forman – 5862 W 13000 S – Proposed 2 Lot Subdivision – Zone: A-.25  
Acres: .89 – Units: 2 (*Public Hearing*)
- 2.9 **34C16** – Everill – 13064 S Lazy Creek Cove – Request for an Exception to the Fencing Ordinance – Zone: A-1 – Acres: 1.2
- 2.10 **25C06** – Jessop – 6767 W Rose Canyon Rd – Final Approval for the CC&R’s for Oak Hollow – Zone: A-.25
- 2.11 **21S16** – Herriman City – 3950 W Academy Parkway – Proposed Subdivision for a Public Right of Way – Zone: A-1, MU-2, R-2-15 – Acres: 10 (*Public Hearing*)

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 **01G16** – Herriman City – Proposed Amendment to the 2025 General Plan (*Public Hearing held on June 16, 2016*)

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

5. **Future Meetings:**

- 5.1 City Council Meeting – Wednesday, July 13, 2016 @ 7:00 PM
- 5.2 Planning Commission Meeting – Thursday, July 21, 2016 @ 7:00 PM

6. **ADJOURNMENT:**

- ✦ In accordance with the Americans with Disabilities Act, Herriman City will make reasonable accommodation for participation in the meeting. Request assistance by contacting Herriman City at (801) 446-5323 and provide at least 48 hours advance notice of the meeting.
- ✦ ELECTRONIC PARTICIPATION: Members of the planning commission may participate electronically via telephone, Skype, or other electronic means during this meeting.
- ✦ PUBLIC COMMENT POLICY AND PROCEDURE: The purpose of public comment is to allow citizens to address items on the agenda. Citizens requesting to address the commission will be asked to complete a written comment form and present it to Cindy Quick, Deputy Recorder. In general, the chair will allow an individual three minutes to address the commission. A spokesperson, recognized as representing a group in attendance, may be allowed up to five minutes. This policy also applies to all public hearings.

*I, Cindy Quick, certify the foregoing Herriman City Planning Commission agenda was emailed to at least one newspaper of general circulation within the geographic jurisdiction of the public body. The agenda was also posted at the principal office of the public body, at the building where the meeting is to be held. It was also posted on the Utah State Website <http://www.utah.gov/pmn/index.html> and on Herriman City’s website [www.herriman.org](http://www.herriman.org).*

*Dated and Posted this 1<sup>st</sup> day of July, 2016*

*Cindy Quick, CMC  
Deputy Recorder*



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**PLANNING COMMISSION AGENDA**  
**Thursday, June 16, 2016**  
**Waiting Formal Approval**

6:03:06 PM    **6:00 PM - Work Meeting:** *(Front Conference Room)*

**Attendance**

**Planning Commission Members:**

Jessica Morton  
Robyn Shakespear  
Clint Smith  
Wade Thompson

**Council Members:**            Mayor Freeman

**City Staff:**                    Bryn McCarty, City Planner  
Sandra Llewellyn, Planner I  
Blake Thomas, City Engineer

 **Transportation Master Plan**

City Engineer, Blake Thomas addressed the commission regarding the Transportation Master Plan. He discussed future bike lanes, traffic signals, planned round-a-bouts. He explained that a written report will be prepared and presented to council as well.

 **Review of Agenda Items**

City Planner, Bryn McCarty briefly explained that although there are a lot of the items on the agenda, several of them are split into two items but they are the same item. Therefore, what looks like an extremely long agenda isn't as long as it appears. She reminded them that there will be several public hearings. Chair Clint Smith mentioned that there may be many residents in attendance for this meeting and he suggested that there may be a need to reorder some agenda items to facilitate a large group and getting through the evening smoothly. Mike Bradshaw suggested that if there were concerns with item 2.9 and 2.10 that he would feel fine about continuing those items to bring them back once he has had opportunity to review needed changes. City Planner, Bryn McCarty requested that the meeting on July 21<sup>st</sup> be cancelled because she will be absent. Chair Smith did not want to get way behind and suggested if they needed to schedule an option of adding another meeting if it was needed.

Item 2.1 – Galloway & Company – concern was the blue coloring around the canopy for the gas station. Applicant provided a brick sample due to a color difference.

Item 2.2 – Rindlisbacher – The Porter Rockwell elevations are not retail so 60% brick is not required. The buildings are for light industrial. Elevations were similar when originally proposed.

Item 2.3 – Church by Providence – this building will also be used as a seminary for the students. Site plan was presented. Staff asked applicant to connect to the cul-de-sac at the back end and they complied. Fencing will be rod-iron and vinyl. This will replace the portable that is currently being used for the seminary. Getting to the seminary will require students to walk out towards the main road and come back along the sidewalk because there is a significant slope between the school and the church building. The materials are all brick and stucco.

Item 2.4 – Preschool – there was a complaint from a resident and that's why it's before the commission.

Item 2.5 – Ivory Development – Hamilton Property – originally part of the Hamilton Farms subdivision approval but was never completed. The approvals have expired. What was submitted was close the original submission. The property will fall under the new agricultural zone. Planner McCarty noted that the criteria in that zone worked well for this development. There are no lots smaller than 10,000 and lots range up to 30,000 with a mix of sizes throughout the development. The applicant reported that the density will be 2.3 units per acre and will be an upscale semi-custom product. Commissioner Wade Thompson felt concerned with the parking lot for the proposed soccer fields. The applicant response was that the open space will be a programmable field and may include a trail if it adds value, however, the specific design was still being worked through. They do plan to follow staff's requirements for parking and tot lot. Commissioner Thompson was still concerned with allowing parking along 6400 West. The applicant remarked that there would be a 66' right of way along 6400 West, a five foot park-strip and a five foot sidewalk as well. Staff recommended requiring that the park be installed before any building permits were issued; Chair Clint Smith suggested that the park be installed prior to 50% completion and the commissioners agreed. Requirement number eight describes the design of the park and Chair Smith suggested adding language to work with parks for the design. The applicant was agreeable to work with staff and parks for the design to make it valuable. The trail connection to the adjoining subdivision was pointed out.

Item 2.6 – Rosecrest Communities – Juniper Crest – the public hearing will be for the plat with a recommendation to council and then wait for their decision. However, nothing would change the subdivision.

Item 2.7 & 2.8 – Juniper Crest – Single Family – Planner McCarty did ask Matt Watson to add a park and it was included as part of the proposal. An open lot on the border of the two developments was pointed out as a proposed park. Chair Smith noted that the layout of Juniper Crest road is not clear, so there would be an option to continue or base it on approval of the road.

Item 2.9 & 2.10 – Edge Homes – suggested that the commission leave the public hearing open for the item.

Item 2.11 & 2.12 – Roscrest – next to Hardrock subdivision and next to the Salt Lake Community College. The college has indicated that they would like to purchase a portion of the property, however, just in case they don't the applicant proposed a different design. Mr. Bradshaw felt that the purchase was a sure thing, but he wanted the commission to see what would happen if they do not purchase. Chair Smith did mention wanting to provide approval with what will be happening, not a guess, he would like to wait and see what happens. Elevations would be brought back for approval. The subdivision approval would allow them to move forward on the road so a motion could be made on the subdivision and continue the PUD.

Item 2.13 & 2.14 – Rosecrest – Park House – Single Family lots with an amendment to add Townhomes. The layout was provided and noted that the applicant does have density left over in the area. Chair Smith understood that the applicant does have density in the area, however, he did not like the layout proposed. He felt there was not a good flow or transition between single family and multi-family townhomes. He believed that might significantly impact the single family homes. He suggested changing the transition row of single family and multi-family. He reported that the road layout was fine. Mike Bradshaw informed the commission that the transition is being done at the back of lots not facing homes across the street. There are three other places in Rosecrest where the same thing has been done. There is not an elevation difference and none of the people are in the neighborhood yet, so they would know that they are backing townhomes. Chair Smith pointed out the area where he felt there was a concern and Mr. Bradshaw understood his point. It was noted that there would be different elevations for each product.

Item 3.1 – Rezone of city property for a public works yard Commissioner Thompson reported that those in opposition at the last meeting became satisfied with the proposal when the public works yard was described in more detail to them.

Item 3.2 & 3.3 – Shipp – Rezone. There is a piece off of 11800 S that is being proposed as C-1 and the intent would be for storage units. It is only on the agenda for zoning. The emails received seemed to indicate that there had been some misinterpretation of the proposal. Chair Smith reported that neither of these items comply with the general plan. Planner, McCarty felt that the proposal was before them because of the amendment to the general plan; that they wanted to propose these items before changes were made. Chair Smith asked Planner McCarty to be very clear, when announcing the items, of staff's recommendation for denial and he will direct people to comment only on the rezone and that does not meet the general plan. The second item was a proposal for 40 townhomes in 4 ½ acres which staff did not feel was possible. Neither request meets the general plan.

Item 3.4 – General Plan Amendment. The commissioners received a map in their packet. Planner McCarty recommended holding the public hearing and closing it. It will be discussed further at the joint work meeting on June 30<sup>th</sup>. It will be a recommendation to the council with a public hearing later in July.

Chair Smith asked for the option to rearrange the agenda items when they know what residents are here for which items.

Meeting Adjourned at [7:06:50 PM](#)



[7:12:24 PM](#) **7:00 PM - Regular Planning Commission Meeting:**

**Attendance**

**Planning Commission Members:**

Chris Berbert (arrived at 9:27pm)  
Jessica Morton  
Robyn Shakespear  
Clint Smith  
Wade Thompson

**Council Members:** 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

**1. General Business:**

[7:12:19 PM](#) **Welcome**

Chair Clint Smith welcomed those in attendance and recognized that it was a full house.

**1.1 [7:13:20 PM](#) Invocation and Pledge**

Mike Davey offered the invocation and Lamont Hamilton led us in the pledge.

Chair Clint Smith reviewed the public comment policy and procedure.

**1.2 [7:17:16 PM](#) Roll call:**

Quorum present, Jeremy Burkinshaw, Chris Berbert and Adam Jacobson are absent

**1.3 [7:17:30 PM](#) Approval of Minutes for: June 2, 2016**

Commissioner Robyn Shakespear **MOVED** to approve the minutes for June 2, 2016.

Commissioner Jessica Morton **SECONDED** the motion.

The voting was unanimous.

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.*

2.1 **7:17:55 PM 28C16 – Galloway & Company Inc – 5401 W 11800 S – Final Approval of Gas Station Canopy Elevations – Zone: MU-2 – Acres: 17.96**

City Planner, Bryn McCarty reminded the commission that Walmart was approved at the last meeting, however, the elevations were brought back for the gas station. The blue canopy was of concern, the applicant revised it to be blue just around the sign with the rest a stone stucco color to match the building.

Duong Bach (applicant), LK Architecture, 345 Riverview Ste. 200, Wichita, KS 67201, heard the concerns of the commission and addressed those concerns by changing the blue to a stone stucco color but kept the brand identity by leaving the blue color behind the Walmart name. He felt that was a good compromise.

Commission thanked the applicant for being willing to make those changes.

Commissioner Jessica Morton **MOVED** to approve the item.

Commissioner Wade Thompson **SECONDED** the motion.

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

Commissioner Wade Thompson Yes

Commissioner Robyn Shakespear Yes

Commissioner Jessica Morton Yes

Chair Clint Smith Yes

Vote passed.

Motion carried.

2.2 **7:20:54 PM 39C15 – Rindlisbacher – 2200 W Porter Rockwell Blvd – Final Approval for Rockwell Landing Building Elevations – Zone: M-1 – Acres: 52.37**

City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and building elevations. The Rockwell Landing Business Park was approved several months ago and the applicant had since been working on engineering. Building elevations were shown. The proposal was for a light manufacturing industrial building.

The applicant was not present, however, the commission felt fine with what was presented and noted that it was very similar to what was originally proposed with the site plan. They also noted that it was an appropriate building for the type of business.

Commissioner Jessica Morton **MOVED** to approve the item.

Commissioner Robyn Shakespear **SECONDED** the motion.

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

Commissioner Wade Thompson Yes

Commissioner Robyn Shakespear Yes

Commissioner Jessica Morton Yes

Chair Clint Smith Yes

Vote passed.

Motion carried.

7:23:44 PM Chair Clint Smith took a moment to address the audience, being that there was such a full house, about which items they were attending for. The majority of people were there to discuss item 2.5 Ivory Development, item 3.2 Proposed Rezone at 5101 W 11800 S and item 3.3 Proposed Rezone at 4874 W 12600 S. He recommended to the commission that item 2.5 Ivory Development be moved next on the agenda, with item 3.2 and 3.3 to follow. After the items had been discussed, go back to the remainder of the agenda. This was in an effort to help speed up the process. Commissioners agreed.

Commissioner Wade Thompson **MOVED** to reorder the agenda items moving item 2.5, 3.2 and 3.3 ahead of item 2.3 then return to the remaining agenda items.

Commissioner Jessica Morton **SECONDED** the motion.

The voting was unanimous.

Vote passed.

Motion carried.

**2.5** 7:28:02 PM **18S16 – Ivory Development – 13475 S Rose Canyon Rd – Proposed Subdivision of 168 Single Family Lots – Zone: A-.25 – Acres: 72.7 (Public Hearing)**

City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. The proposed subdivision was originally approved with the Hamilton Farms subdivision approval but the phase was never created and the approval had expired. The applicant was proposing the phase with a different developer and builder. The proposed layout for 168 single family lots was presented. Half acre lots along the top were pointed out to show that they would buffer larger lots along 13400 South. Gina Road will connect to Hollister. A four acre park was shown and an example of soccer fields with a parking lot, a tot lot playground and a trail around the park was added as an example of what could be built there. A precast wall will be installed along 6400 West and vinyl fencing will go around park. The layout was shown and an example of a typical home for

The development. All lots will be over a quarter acre. Pictures of the land were shown. Density will be 2.3 units per acre and they will meet the requirement for 40% rock, brick or stone on front elevations.

Brian Prince (applicant), Ivory Development, SLC, thanked the staff for working with them on the design. He also thanked the Hamilton family for working with them. Ivory Development were excited for this marquee project in Herriman. He reported that the average lot size will be a third acre and it will be lower density than the surrounding subdivisions. He explained that the park design was not set in stone and that they will work with staff and the park department to comply with their suggestions and requirements. Hales Engineering was hired for the traffic study and the time was turned over to them.

Ryan Hales, Hales Engineering, 1220 N 500 W, Lehi, presented a power point. The development proposed would be for 165 single family homes. He used a trip generation program to show trips during peak hours. He presented existing and future scenarios for each intersection. Each intersection received a letter grade from A-F. Most intersections would function at an "A" level of service. However, the intersection at 13400 S 6400 W received a "C" level of service. He noted that a level of service "D" or better is an acceptable level of service. They recommended that a traffic signal be placed at the intersection by 2018, which would make it function at a level of service "B" during peak hours.

City Engineer, Blake Thomas reported plans for a traffic signal at 13400 S and 6400 W and that the signal is already budgeted for. He informed the commission that he had schedule a meeting with a consultant for the design. The target date for installation of the signal was for fall of this year. He noted the only concern with the traffic study was for the intersection noted but the signal will solve those concerns.

7:45:06 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:**

Lamont Hamilton, submitted a comment form but explained that he filled it out in case he was asked to speak.

Debbie Hamilton, 6613 W 13400 S, wanted to address the decision of letting the farm go and selling it for development. She announce that the decision was a difficult one but was made by the family. The family was born and raised in Herriman. She divulged the difficulty of running a farm and understood that the change may cause bad feelings. There would be those sad to see it go away, however, the decision was best for the family. She did declare that Herriman will remain her home and that was part of the decision in hiring Ivory Development. She felt that Ivory has beautiful homes. She briefly shared some of the problems the family experienced, for example, fireworks creating fires, trash and grass clippings being dumped and causing problems with crops and animals. She felt

the project will be a development Herriman can be proud of.

Patti Barrow, 6507 W. Hollister Way, thanked Ivory Development for the low density housing. She informed the commission that the 15 houses on Hollister have 33 children and with her calculations she believed there would be a possibility of 369.6 children in the proposed development. Her main concern would be for safety. She cited speeding concerns on Hollister Way and suggested installing speed bumps. She was concerned about the width of the streets, on street parking and access for emergency vehicles. She was worried about parking around the proposed soccer fields. She requested more parks throughout the development. She mentioned that was difficult for her to pull out on Hollister during school time and after work. She did like the lot sizes proposed and was happy for the Hamiltons being able to retire.

Chad Thomsen, 6519 W. Hollister Way, expressed that his main concern was children getting to school. He suggested putting in a path along the bottom row of houses to cut through the neighborhood so children don't have to travel along a busy street. He would prefer third acre lots and felt disappointed in the lot sizes. He would like to see smaller parks throughout the subdivision and felt concerned that the proposed park was too close to a very busy intersection. He was worried about increased traffic as well.

Camie Thomsen, noted that her concerns were covered by Chad Thomsen's comments.

Jeffrey Howe, 6626 W. Monte Joseph Drive, thanked the Hamilton's for their consideration. He was concerned with the open field and what consideration would be taken for fencing around the development.

7:59:34 PM Chair Smith closed the public hearing.

Brian Prince (applicant) described the fencing as a masonry wall along 6400 West to the corner of the park and then probably vinyl fencing at that point. There was no plan for perimeter fencing. There will be detailed CCR's for fencing of individual lots and that fencing will be up to the homeowners. He liked the suggestion of a trail connecting to the elementary and he appreciated the comments about Hollister Way.

Chair Clint Smith remarked about a need for programmable parks instead of pocket parks throughout the development. The pocket parks are expensive for the city to maintain. The intent of the city was to consolidate those pocket parks into larger programmable parks. He understood that the change of the open space and farm land going away was hard, however, commission members are tasked with responsible growth. The ordinances help control density. This ordinance had density criteria guidelines that worked as intended; there are a mix of lot sizes with larger lots buffering areas with animal rights. He felt happy with the result of the new ordinance for this development.

Commissioner Wade Thompson offered an option for residents who live on Hollister Way to meet with Ivory Homes to discuss their concerns. The developer was present and heard the concerns but was agreeable to Commissioner Thompson's suggestion. Commissioner Jessica Morton explained

that the soccer parks were only an option for the park. Chair Smith added that there are specific requirements for the approval of the park which includes the amenities, landscaping, a parking lot, playgrounds, trails and utilities stubbed in the area. He suggested adding language to refer them to the parks department to oversee the design and layout of the park. Requirement item nine, refers to the construction of the park and the phasing. He would feel comfortable having it state that the park needs to be completed prior to 50% of the development being completed. Commissioner Thompson and Shakespear announced that they liked the outcome of ordinance criteria for the development.

Commissioner Jessica Morton **MOVED** to approve the item with the requirements outlined by staff; with number eight, adding work with the parks department and on number nine, instead of having any building permits, changing it to being installed prior to 50% of the building permits being issued.

Commissioner Wade Thompson **SECONDED** the motion.

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

Commissioner Wade Thompson	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jessica Morton	Yes
Chair Clint Smith	Yes

Vote passed.

Motion carried.

**3.2 8:09:02 PM 12Z16 – Shipp – 5101 W 11800 S – Proposed Rezone from A-1 to C-1 - Acres: 10.04 (Public Hearing)**

City Planner, Bryn McCarty oriented the commission with the proposed rezone for the property at 5101 W 11800 S from A-1 to C-1 a commercial zone. Pictures of the property were shown. The applicant provided a plan of what they would like to do if the rezone was approved; storage units were proposed with access off of 11800 S. There would still be room for open space. General plan does show parks and recreation. Staff recommended denial because the proposal does not meet the general plan. Commissioners would make recommendation to the council to make final decision at the next meeting.

The applicant was not present. City Planner Bryn McCarty noted that several emails and comments were received and they are part of the public record.

Chair Clint Smith briefly discussed the purpose of the general plan, a future vision of how commission and council would like the city to look moving forward. It is a living document that gets updated as changes are made. The general plan is something that the city would like to stick to. A lot of effort is made to keep it updated.

**8:14:30 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:**

Vicky Macias noted that she would be fine with commission denying the proposal.

Richard Oldham was also good with commission denying the proposal.

Reed Chadwick, 11892 S. Cory Ridge Cove, was glad to hear the position of staff. He requested a cycling and walking trail along Mountain View Corridor. He commented that there would be no way to support higher density.

City Planner, Bryn McCarty reiterated a message she received from the developer. They requested that the public hearing be held but left open and continue the item allowing them to come to the next meeting.

Michael Lowe, 11954 S. Powder Cove, expressed that the proposal be denied. The roads are very narrow through his subdivision and adding any additional traffic would be disastrous for safety. He felt that the proposed storage facility would increase the risk of crime in the area. He would prefer it to be agricultural.

Chair Smith closed the public hearing. City Planner McCarty reminded him that the applicant requested that it be left open to give him a chance to respond to the comments and concerns. Chair Smith solicited input from the commission as to whether or not to leave the public hearing open. There have been other times that public hearing's have been left open if additional information was needed and would solicit additional public comment. He voiced however, that he preferred not to leave it open at this time, because he surmised that no additional information would cause him to go against the general plan. Commissioner Wade Thompson and Jessica Morton agreed. Commissioner Robyn Shakespear agreed that additional information would not change her mind regarding the general plan but expressed that the hearing should remain open because the applicant was not able to be here. Chair Smith felt that the applicant should have been present to make that request.

8:25:34 PM Chair Smith closed the public hearing.

Commissioner Wade Thompson **MOVED** to deny the item with a recommendation to City Council for denial.

Commissioner Jessica Morton **SECONDED** the motion.

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

Commissioner Wade Thompson	Yes
Commissioner Robyn Shakespear	No
Commissioner Jessica Morton	Yes
Chair Clint Smith	Yes

Vote passed.

Motion carried.

**3.3 8:27:30 PM 13Z16 – Shipp – 4874 W 12600 S – Proposed Rezone from A-1 to R-2-10 –Acres: 4.48 (Public Hearing)**

City Planner, Bryn McCarty oriented the commission with a proposed rezone for property at 4874 W 12600 S from A-1 to R-2-10. Pictures of the property were shown. The applicant provided a plan of what they would like to do if it is rezoned; proposing 40 townhomes. The General Plan shows the area as open space. The applicant did ask for this to be continued and that the public hearing be left open.

8:29:09 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:**

Brian Nagamatsu, 4748 Wagon Train, informed commission that he is President of Legacy Ranch Town's HOA, President of Legacy Ranch Combined HOA and President of Legacy Ranch Master HOA and city that they have great concerns for the proposal. The number of requested units going in would be an access concern. There would be a dangerous blind corner at Black Powder. Towns have private roads and they would not allow access. There are current problems with on-street parking and getting through the neighborhood that the proposed project would make even worse. He also voiced worry with flooding issues. He suggested that the commission consider a rezone to R-1-10 (single family only), however, he would prefer a denial to keep it open space.

Felicia Nagamatsu, noted that her concerns were covered by Brian Nagamatsu's comments.

Richard Blackwell, 12157 S. Black Powder Drive, was concerned about driving on the roads because there was a lot of on-street parking. He was very concerned about a half circle turn in the area that creates a blind turn and was right next to the park where little children frequent. He was very concerned with safety. The streets don't seem to be wide enough to handle the possible activity that would come with the proposed development.

Susan Blackwell, 12157 S. Black Powder Drive, commented that it was not convenient for all those present to be at the meeting and requested that the commission deny the applicant's request to keep the public hearing open. His concern was with the amount of possible cars that would come from the proposed development. He conveyed that the roads in the subdivision are too narrow and voiced concern about a blind curve. He recommended denial.

Tim Farmer, 4857 W. Smooth Bore Lane, explained that he built a retirement home and picked the neighborhood because the General Plan shows the area as open space and requested that they please preserve that open space.

Richard Oldham, 12327 S. Black Powder Drive, was concerned with the road width and the high density of the proposed development. He felt the road capacity would not maintain the increase of

traffic especially with all of the on street parking in the neighborhood. He felt the request goes against the health and welfare of the citizens. He requested the commission stop allowing high density and voiced concern with the possibility of taxes increasing.

Janine Goldhardt, 4572 W. Black Powder Drive, mentioned that she understood there would be 300 townhomes, not 40. She voiced apprehension about road access and felt that increasing traffic and parking would only lead to one-way traffic which would be inadequate, especially during rush hour. She was concerned for the safety of the residents and children at Black Powder turning north. She spoke on behalf of Ryan & Caryn Reese who live at 4783 W. Black Powder Drive, she described two traffic incidents which nearly resulted in the death of their children. Traffic incidents like those would increase, risking lives. She detailed almost being rear-ended at 4754 West and added that there would be no road infrastructure to support the proposed development.

Rebecca Parker, 4794 W. Black Powder Drive, was very concerned with speeding traffic along Black Powder and reported nearly being hit several times. She was very concerned for the safety of children. She noted that the master plan shows open space and strongly opposes the proposal and would support the commission denying the proposal.

Tauni Hawker, 4731 W. Copper Mine Drive, she felt that this item should have been combined with item 3.2 because the infrastructure would be a problem for both items. She found issue with not receiving notification. She would like to see the area remain a park. She described not being able to drive through the area when a soccer game was in session. She would like to see a soccer park go in the area as long as it has ample parking. She detailed speeding issues in the subdivision. She worried about how to get power to the development without affecting the current residents.

Eric Wilkinson, 11945 S. Powder Cove, was concerned with safety, enforcement and maintenance of the roads. He described the deterioration of Copper Creek roads and how terrible they look and requested that they be resurfaced. He cited problems with speeding and the parking of trailers on both sides of the road and in the wrong direction. He wanted the parking problems to be enforced. He alleged that high density housing places a burden on the community and he would like to see Herriman turn away from it.

Julie Christensen, 4852 W. Smooth Bore Lane, was concerned when taking her children for a walk or over to the park because of speeding cars going around the corner. She felt the proposal of townhomes in the area would cause too much density. She also believed the developer should be present or that they should have sent a representative. She would like to see an environmental impact report. She detailed the horrible condition of 11800 South. She worried about the speeding traffic and the narrowness of the roads in the area.

Shauna Willits, 12169 S. Black Powder Drive, requested that the rezone be denied because the location would be very tight. The neighborhood is not designed to add additional traffic. She liked the open space shown in the master plan and would be in favor of keeping it open space.

Bob Cusick, 4863 W. Emma Mine Drive, felt that the proposed rezone does not comply with the general plan. He felt that the applicant should be present.

Jennifer Bangerter, 11991 S. 4895 W., took time to come even though it's her wedding anniversary and felt the applicant should have at least sent someone. The proposal should be denied due to that inconsideration. She moved here because of the open space. However, she felt that it has ended up being really scary. She detailed how people are not keeping up their homes and believed it was due to the high density homes. She would like to see a soccer field or splash pad in the area instead.

Mathew Savas, 4843 Emma Mine Drive, echoes previous statements made. He reported a problem with people not stopping at Black Powder and Emma Mine Drive which is a two-way stop, not a four way stop. He requested that the proposal be denied. He found out about the meeting at 6:00pm and still found a way to come; he felt the applicant should have been present.

Tom Schneiter, 12126 S. Black Powder Drive, would like the property to be open space. His concern was with increased traffic. He does not feel there is adequate infrastructure in place to support this type of a development. He encouraged the commission to deny the proposal.

Jennifer Price, 11911 Mother Lode Court, chose her home because of the greenspace in the area. She highly recommended denial.

Rebecca Shill, 11893 S. Emma Mine Drive, felt that the area could not handle any more traffic and believe changing the zone would affect the quality of life.

Frank Martin, 4954 W. Mineral Way, reported being the first resident of the Copper Creek subdivision, built several homes and worked with the county. He explained that the development was supposed to be a quaint little subdivision. He felt the only way the proposal would work would be to have one way streets and not allow on-street parking. He asked the commission to deny the proposal.

Christi Miller, 11853 Ticaboo Mine Road, was concerned with traffic problems. She described the safe walking route for the children and was concerned for their safety with any increased traffic.

Robert Peterson, 4558 W. Black Powder Drive, was concerned with the traffic in the neighborhood because they do not watch out for the kids. He reported that people make u-turns in his driveway and believed the subdivision could not handle any more density or additional traffic.

Chair Smith noted the request from the applicant to keep the public hearing open and asked for the views of the commission before closing the public hearing. Commissioner Robyn Shakespear was concerned. Chair Smith felt that the applicant may not have been prepared for the opposition and appreciated that they would like to address concerns, however, he felt that they should have been present to hear the concerns and make a request in person to allow them more time to present further information.

9:08:29 PM Chair Smith closed the public hearing.

Commissioner Jessica Morton explained that the proposal does not go along with the general plan and Chair Smith agreed. Commissioner Robyn Shakespear stated that in the past when the applicant was not here, then commission continues the item to have the applicant present. Chair Smith felt it had been based upon the issue being heard. However, the applicant made the application knowing it was on the agenda that evening. The commissioners do stand behind the general plan and felt there would be no other information presented that would cause them to reconsider changing the general plan. Commissioner Morton agreed.

Commissioner Jessica Morton **MOVED** to deny the item and recommended denial to city council.

Commissioner Wade Thompson **SECONDED** the motion.

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

Commissioner Wade Thompson Yes

Commissioner Robyn Shakespear Yes – she agrees that it does not meet the general plan

Commissioner Jessica Morton Yes

Chair Clint Smith Yes

Vote passed.

Motion carried.

City Planner, Bryn McCarty explained that this would be on the city council agenda, most likely on July 13<sup>th</sup>. There will not be another notice mailed out and there will not be public comment at that meeting, however, residents can always submit emails to city council members. Chair Smith reiterated that the item will most likely be on the city council agenda for July 13, 2016 and that an additional notice will not be mailed out. In regards to the comments about being notified; staff works very hard to make sure processes are followed and that information is provided. He understood that everyone may not agree with the minimum requirement for notification from the state, but staff does go above and beyond the minimum. Information is always posted on the city website and state website. He encouraged everyone to check those websites and review agendas so they are aware of the items happening in the city to be involved in the decisions being made. He very much appreciated participation for these items.

9:17:29 PM **Five Minute Break**

9:27:56 PM **Reconvene and reported that Commissioner Chris Berbert joined the meeting.**

2.3 9:28:27 PM **33C16 – Harris – 4615 W Patriot Ridge Drive – Conditional Use Approval for a Proposed LDS Meetinghouse – Zone: R-2-15 – Acres: 3.79**

City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. When the plat was approved, this lot was left out for the church. The proposed layout was

shown. The church will be next to Providence Hall High School and will be used as the seminary building, instead of the current portable. A walkway for those walking to seminary was pointed out, as well as the current portable. Elevations were shown with brick and stucco.

Mike Davey (applicant), B H D Architects, 65 E Wadsworth Park Drive in Draper, was available to answer any questions. Commissioner Robyn Shakespear commented that usually the commission requires some kind of stone elements and wondered if there was a problem accommodating such. Mr. Davey explained that he understood that the ordinance does not require stone; it only states brick or stone and they would prefer to provide brick and stucco as shown. Chair Smith asked about grading issues and use of the building for the seminary students. He wondered if there were any other options for a walkway other than going out to the sidewalk by the main road. Mr. Davey responded that the grading issues made any other option infeasible so they will be asking students to go to the city sidewalk and back towards the back of the building along a sidewalk. Commissioner Chris Berbert asked about the elevation and the brick and stucco. The response was that there would be 25% stucco and 75% brick. A color board showing the brick, stucco and shingle colors was presented.

Commissioner Chris Berbert mentioned concern with traffic around the schools in this area. City Engineer, Blake Thomas reported that he was anxiously awaiting the church because he felt it would eliminate some of the traffic concerns. They are still looking for options to help with the traffic concerns in the area. He noted that church traffic will only be on Sunday, when school is not in session, and that the building could actually help with dropping off for seminary students. He noted that the sidewalk previously discussed is part of a safe walking route. The church could be used as a drop off area for students which has not been formalized but should be considered.

Mike Bradshaw, Rosecrest, informed commissioners that the grade next to the church building is substantial and there was concern with motorcycles and four wheelers frequenting the area. That in part would be why they want the students to go to the sidewalk. He pointed out a trail system off a cul-de-sac behind the building and behind the school that could provide connectivity. He also briefly reported that Providence Hall is starting to see some decline in the student body coming from outside the area; more are coming from the Rosecrest and Herriman community which may help with the traffic volume.

Commissioner Berbert asked about the fencing requirements. It will be vinyl next to the houses with a walkway and rod iron along the east side. Chair Smith asked for an element of stone to be incorporated on the building.

Commissioner Jessica Morton **MOVED** to approve the item with the recommendations outlined by staff. Commissioner Chris Berbert **SECONDED** the motion.

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

Commissioner Wade Thompson	Yes
Commissioner Robyn Shakespear	Yes
Commissioner Jessica Morton	Yes

Vote passed.

Motion carried.

**2.4 9:40:49 PM 25C16 – Ungerman – 5243 W Leila Lane – Conditional Use Approval for a Proposed Preschool – Zone: R-1-15 – Acres: .20**

City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. Notices were mailed out and a complaint was received so that was why it was on the agenda for approval. Pictures of the home were shown. The preschool will have up to 12 students for three hours each day.

Chair Smith asked Planner McCarty to briefly describe the definition of conditional use. The response was that a home occupation is a conditional use which will be approved as long as conditions are met. Conditions are put on the home occupation to minimize any negative effects of the business. For example, hours are regulated, on-street parking is not allowed and it would be reviewed upon complaint. If issues arise in the future, it could be brought before the commission again to deal with those issues.

Alicia Ungerman (applicant), 5243 W Leila Ln, explained that she had a preschool in her previous home and did not have any complaints with that location. Preschool hours would be from 9:00am to 12:00 noon, Monday through Thursday. There would be no class during the summer and no school in the afternoons. Parents can drop off their children 5 min before the hour and ten minutes after the hour. She reported that traffic flow moved smoothly in the past and the window to drop off children would be only 10 minutes.

Commissioner Wade Thompson asked about the drop off process. Ms. Ungerman's response was that she preferred parents pull in front of the driveway because if they pulled into the driveway, there was concern with backing out. She will be out front to bring them into the home, it is a very structured process. Chair Smith asked how the pickup process would go. Ms. Ungerman reported allowing the child to go to the parent when it is safe for them. Sometimes parents will stand outside the car and wait for a child. Again, she reported that it usually goes very smoothly. The whole process is about 5 minutes or less. Commissioner Chris Berbert wondered if the entire backyard was fenced in and the response was yes. He asked about the months of operation and her response was September to May. He also asked how many teachers per child. She reported that the state law is a maximum of 12 children per teacher. She will be the only teacher. Commissioner Wade Thompson asked about supervision. She reported that she would be supervising the children the entire time, even when they are in the back yard.

Bridget Cole submitted a comment form for this item and Chair Smith allowed her to address the commission. Ms. Cole lives at 5253 W. Leila Lane and has lived there for 13 years. She reported being fine with a new neighbor and that she has her own business. Her concern was that she has

three dogs in her backyard which borders and goes beyond Alicia Ungerman's yard. She was concerned because other neighbors have thrown things into her yard before and was worried that these children may do the same. She was also worried about the noise the children will cause which will make her dogs bark and then she will get complaints from the city because her dogs are barking. She explained that she paid for and owns the fence; she was worried about possible damage to the fence or damage that would allow her dogs to get out of her yard. She was also anxious about possible traffic that the business may cause because she did not want her driveway blocked. She would like for her lifestyle to remain the same.

Alicia Ungerman (applicant) responded to Ms. Cole's concerns and explained that she hasn't had preschool children climb the fence before and doesn't anticipate they will do that in this property either. There would not be a way for them to climb the fence from her side. The children will not be outdoors the whole time, it will only be for a 15 minute recess. There will be a swing set in her yard, but it would be on the side away from Ms. Cole's property. She reiterated again that the children would be indoors most of the time and when they are outside they would be supervised the entire time.

Commissioner Chris Berbert asked that the requirement state the months of operation to be from September to May, as the applicant reported.

Commissioner Wade Thompson **MOVED** to approve the item with all the recommendations and requirements as outlined and that we do add that the time will be between September and May.

Commissioner Robyn Shakespear **SECONDED** the motion.

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

Commissioner Wade Thompson Yes

Commissioner Robyn Shakespear Yes

Commissioner Jessica Morton Yes

Commissioner Chris Berbert Yes

Vote passed.

Motion carried.

**2.6 9:56:22 PM 13S16 – Rosecrest Communities, LLC – 4700 W Juniper Crest Rd – Proposed Subdivision for a Public Right of Way Dedication – Zone: R-1-15 – Acres: 7.55 (Public Hearing)**

City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. The proposal was for a subdivision plat for dedication of Juniper Crest. Applicant had been working with city council on a modification to alter the width of the road. This will go before city council next week for discussion and decision. She recommended holding the public hearing and continue until council makes the final decision.

Mike Bradshaw (applicant), Rosecrest, would be glad to take any comments about the road and mentioned that it has always been part of the plan for the road to connect to Mountain View Corridor.

9:58:31 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

9:58:49 PM Chair Smith closed the public hearing.

Commissioner Jessica Morton **MOVED** to continue the item without date.

Commissioner Wade Thompson **SECONDED** the motion.

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

Commissioner Wade Thompson Yes

Commissioner Robyn Shakespear Yes

Commissioner Jessica Morton Yes

Commissioner Chris Berbert Yes

Vote passed.

Motion carried.

**2.7 9:59:31 PM 17S16 – Rosecrest Communities, LLC – 4600 W Juniper Crest Rd – Proposed Subdivision of 83 Single Family Lots (Pod 32) – Zone: R-1-15 – Acres: 17.46 (Public Hearing)**

Chair Clint Smith noted that item 2.7 and 2.8 will be discussed together.

City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. The entire PUD of Rosecrest has preliminary approval and each phase comes to the commission for final PUD and subdivision approval. The proposal was for pod 32, along the future Juniper Crest Road with single family lots. A trail was pointed out. The time was turned over to the applicant for a presentation.

Mike Bradshaw (applicant), Rosecrest, oriented the commission with the overall Master Plan. Statistics were shown and 572 single family lots have been completed. There are 3,323 remaining units to complete. Proposed projects were shown. An open space calculation showed 28% open space. The layout for Juniper Canyon was shown as a major corridor to the canyon, with mountain biking and cross country uses. Pointed out two areas for parks along the trail corridor. The road cross sections were shown, as well as the setbacks. Lots will be between 6,000 and 14,000 square feet. All roads in the development will be public.

10:05:08 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

10:05:23 PM Chair Smith closed the public hearing.

Chair Smith detailed the discussion in work meeting adding that the proposal would go before city council for approval and the road would not affect the layout of the subdivision. Commissioners could continue the item or approve the item tied to the decision of city council for the road. Mr. Bradshaw explained that they would need to be tied to the subdivision approval as well. Responding to Commissioner Berbert he explained that the east park will be part of pod 33, not pod 32. Road connections between subdivisions were briefly discussed.

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

Commissioner Jessica Morton **SECONDED** the motion.

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

Commissioner Wade Thompson Yes

Commissioner Robyn Shakespear Yes

Commissioner Jessica Morton Yes

Commissioner Chris Berbert Yes

Vote passed.

Motion carried.

**2.8 10:12:29 PM 56C07-15 – Rosecrest Communities, LLC – 4600 W Juniper Crest Rd – Final Planned Unit Development Approval for 83 Single Family Lots (Pod 32) – Zone: R-1-15 – Acres: 17.46**

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

Commissioner Wade Thompson **SECONDED** the motion.

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

Commissioner Wade Thompson Yes

Commissioner Robyn Shakespear Yes

Commissioner Jessica Morton Yes

Commissioner Chris Berbert Yes

Vote passed.

Motion carried.

Mike Bradshaw requested input on any changes the commission may be looking for. The response was that they were not looking at changes, they just want the process to take place properly.

2.9 **10:13:51 PM 16S16** – Edge Homes – 4500 W Juniper Crest Rd – Proposed Subdivision of 147 Single Family Lots (Pod 33) – Zone: R-1-15 – Acres: 17.74 (Public Hearing)

Chair Smith noted that items 2.9 and 2.10 will be discussed together.

City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. The proposal was for final PUD and subdivision approval for pod 33. The layout was shown. During the work meeting the discussion was to continue it to allow the applicant to work through some issues.

Mike Bradshaw showed the layout of the subdivision, it backs the Mountain View Corridor. It was similar to a subdivision on the other side of the corridor. Planned commercial areas were pointed out. The canyon with a pedestrian underpass for hiking trails and biking trails was presented. The layout with parks and trails around the subdivision was shown. He noted that the trail system was existing and already in place today and the open space was outlined. Based on discussions in the work meeting and with staff, he will be creating a new layout and will bring it back at another meeting. Chair Smith was concerned with Pod 33 having private streets and the connection between the two pods. Mr. Bradshaw's response was that the plan would be to keep it as open access permanently and asked to have the public hearing left open in anticipation of upcoming changes.

**10:21:17 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

Chair Smith left the public hearing open as requested by the applicant.

Commissioner Wade Thompson **MOVED** to continue the item without date and leave the public hearing open.

Commissioner Jessica Morton **SECONDED** the motion.

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

Commissioner Wade Thompson Yes

Commissioner Robyn Shakespear Yes

Commissioner Jessica Morton Yes

Commissioner Chris Berbert Yes

Vote passed.

Motion carried.

2.10 **10:22:20 PM 56C07-14** – Edge Homes – 4500 W Juniper Crest Rd – Final

**Planned Unit Development Approval for 147 Single Family Lots (Pod 33) – Zone: R-1-15 – Acres: 17.74**

Commissioner Wade Thompson **MOVED** to continue the item without date.

Commissioner Robyn Shakespear **SECONDED** the motion.

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

Commissioner Wade Thompson Yes

Commissioner Robyn Shakespear Yes

Commissioner Jessica Morton Yes

Commissioner Chris Berbert Yes

Vote passed.

Motion carried.

**2.11 10:22:54 PM 19S16 – Rosecrest Communities, LLC – 14473 S Autumn Crest Blvd – Proposed Subdivision of 125 Townhome Units (Pod 8) – Zone: MU-2 – Acres: 7.92 (Public Hearing)**

Chair Smith noted that 2.11 and 2.12 will be discussed together.

City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. The proposal for pod 8 was for a final PUD and subdivision approval. It will be adjacent to the Salt Lake Community College and the Hardrock development. Hardrock will be building a road and would need this approval to get moving forward. There were two plans presented. The SLCC indicated that they would like to purchase the corner of the property but a layout was shown in case they do not.

Mike Bradshaw described the multi-family development and explained that it would be next to the college. The intersections did not work at first, so many groups got together and this layout was the best alternative in order to line up the subdivisions. SLCC does have the corner piece under contract and could close on it in August, which would add 1.76 acres to their campus. He explained that it blends with the adjacent subdivision and fits the area. The product will be brought back to the commission but he wanted to show what it would look like. City Planner, Bryn McCarty asked him to confirm that there will be 97 single car garages and single car driveways and Mr. Bradshaw confirmed that was true. A discussion about the road connections took place and City Engineer, Blake Thomas noted that he did not want to have a connection close to the intersection; he mentioned that 40<sup>th</sup> west could connect through to the east someday and there is a possibility of that being busy, therefore, he'd like to minimize the connections to that road. A brief discussion about the connections through the area took place.

10:30:49 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:**

Jessica Davenport, Salt Lake Community College, reported that they are intending to purchase lot A to preserve their presence on that corner.

Chair Clint Smith asked to leave the public hearing open in order to see changes made to the layout.

Commissioner Wade Thompson asked whether the private road would remain private if a connection was removed. The response was yes, it would remain private.

Because the proposal would be next to the college there would not be amenities or a clubhouse due to the commercial use. However, there will be a large park within a quarter mile of the development.

Chair Smith left the public hearing open.

Commissioner Chris Berbert **MOVED** to continue the item without date and leave the public hearing open.

Commissioner Jessica Morton **SECONDED** the motion.

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

Commissioner Wade Thompson        Yes

Commissioner Robyn Shakespear        Yes

Commissioner Jessica Morton        Yes

Commissioner Chris Berbert        Yes

Vote passed.

Motion carried.

**2.12    10:35:44 PM 56C07-16 – Rosecrest Communities, LLC – 14473 S Autumn Crest Blvd – Final Planned Unit Development Approval for 125 Townhome Units (Pod 8) – Zone: MU-2 – Acres: 7.92**

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

Commissioner Jessica Morton **SECONDED** the motion.

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

Commissioner Wade Thompson        Yes

Commissioner Robyn Shakespear        Yes

Commissioner Jessica Morton        Yes

Commissioner Chris Berbert        Yes

Vote passed.

Motion carried.

**2.13    10:36:09 PM 14S15-01 – Rosecrest Communities, LLC – 14401 S Autumn Crest**

**Blvd – Subdivision Amendment to Change 44 Single Family Lots to 94 Townhome Units (Park House at Rosecrest) – Zone: MU-2 – Acres: 11.20 (Public Hearing)**

Chair Smith noted that 2.13 and 2.14 will be discussed together.

Mike Bradshaw, the original subdivision approved was shown. The Hardrock development was pointed out. As part of facilitating Oakwood Rd the developers worked together to match up the development layouts. The original was at a higher density at first, 22 units per acre, however, they wanted to match the density of the townhomes in the Hardrock development. Phase five was modified to put in townhomes. He explained that during the work meeting Chair Smith suggested providing a buffer along the single family homes to provide more of a separation between the single family and townhomes. Mr. Bradshaw appreciated that direct feedback. He pointed out additional parking that was added and a park in the middle of the development.

Chair Smith reiterated the comments he made during the work meeting that he felt it didn't have a good flow between the single family and the townhomes and asked for more of a defined line between the two.

10:40:41 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

Chair Smith left the public hearing open to allow future comment on the changes to be made.

Commissioner Chris Berbert **MOVED** to continue the item without date and leaving public hearing open.

Commissioner Jessica Morton **SECONDED** the motion.

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

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

Vote passed.

Motion carried.

- 2.14 10:40:40 PM **56C07-10 – Rosecrest Communities, LLC – 14401 S Autumn Crest Blvd – Planned Unit Development Amendment to Change 44 Single Family Lots to 94 Townhome Units (Park House at Rosecrest) – Zone: MU-2 – Acres:**

## 11.20

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

Commissioner Wade Thompson **SECONDED** the motion.

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

Commissioner Wade Thompson Yes

Commissioner Robyn Shakespear Yes

Commissioner Jessica Morton Yes

Commissioner Chris Berbert 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 **10:42:15 PM 11Z16 – Herriman City – 5430 W Herriman Pkwy – Proposed Rezone of Property from R-1-21 to C-2 – Acres: 15.16 (Public Hearing was held on June 2, 2016)**

City Planner, Bryn McCarty oriented the commission with a proposed rezone of city owned property for a future public works yard. Currently zoned R-1-21 to rezone to C-2 which would be more appropriate zone for the public works yard. Planning commissioners wanted more details. The city is working on a layout and concept.

Gordon Haight, Assistant City Manager reported that rezoning it is good so anyone buying a home in the Miller Development would be aware of the use before purchasing a home.

Chair Smith explained that the intent has been to rezone the area for a public works building. His understanding as well was that residents received clarification and felt okay with the change. Commissioner Wade Thompson confirmed that residents did feel okay after receiving clarification of the planned public works building.

Chair Smith also added that other areas have been rezoned to commercial without knowing exactly what was going to be done before providing approval. He felt this rezone request was similar to those approvals.

Commissioner Wade Thompson **MOVED** to approve the item with recommendation to city council.

Commissioner Jessica Morton **SECONDED** the motion.

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

Commissioner Wade Thompson Yes

Commissioner Robyn Shakespear Yes

Commissioner Jessica Morton Yes

Vote passed.

Motion carried.

### 3.4 10:47:35 PM 01G16 – Herriman City – Proposed Amendment to the 2025 General Plan (*Public Hearing*)

City Planner, Bryn McCarty oriented the commission with a proposed amendment to the 2025 General Plan. The main reason for the change is to add the Dansie property. The new map was shown. Previously had a single family residential up to 8 units per acre and also high density that went up to 20 units per acre. A medium density townhome category was created. It would help with population projections and Master Plans use those projections as well. It did lower density projections which caused projected population to change from 140,000 to 115,000. Agricultural Residential for the Rosebasin area but felt that it made sense for the old town as well. High country was added to the plan as well as a future annexation area. High country has talked with the city over the years and the city wanted to show them the plan for that area. The plan in that area would be the Rural Residential category which would be one unit per five acres. She requested that the commission thoroughly look at the map because she has been working through changes for months and wanted their opinions. She showed the old map and the proposed map to illustrate the differences between the two. The mixed use category was removed because it indicated that it could go commercial or residential. However, it didn't seem to turn out as intended. It was created for the town center because that where it works. Any area that was showing mixed use it now showing medium density or commercial. Commissioner Chris Berbert was concerned with the area west of the elementary showing as commercial he felt it should be agriculture because he was concerned about that being a concern for the residents. The response was that it has always been shown that way and she didn't feel it would surprise residents. Commissioner Wade Thompson was concerned about removing the drainage and showing it as commercial. Midas Creek will always be there and the city plans to own about six acres as open space. Open space was added by the soccer park.

Gordon Haight, Assistant City Manager reported that there will be a neighborhood meeting on June 28<sup>th</sup> about a brand new business park. They would be looking at that across the street from the high school. They will meet with the neighbors in Heritage Place. There will be adding a new zone in order to accomplish that. It will be discussed at a joint city council / planning commission meeting on June 30<sup>th</sup> as well.

11:05:16 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:**

Felicia Nagamatsu, 4748 Wagon Train Dr, mentioned that she understood the change of the gorge to

commercial for projections, however, she felt it would give a sense of betrayal to residents because they would not understand the intention of the city to leave it as open space. She suggested showing it as open space on the map, as a demonstration of good faith.

Brian Nagamatus, 4748 Wagon Train Dr, questioned where Trax would be and it was pointed out.

James Gabler, 8481 Maren Rd, pointed out Majestic Oaks and how it is adjacent to the Cove. He requested that the master plan show a buffer of half acre lots along the current five acre lots. He mentioned that other residents in the area are interested to know the mindset of the city for that area.

A brief discussion about showing the area as agricultural or rural residential took place. Mr. Gabler was concerned with acres and was hopeful for half acres in the area.

Chair Smith felt fine about changing the area to show the low agricultural zone. He also asked the commission whether or not to leave the public hearing open or to close it he thought closing it would be fine. He also commented liking the suggestion of showing the drainage as open space instead of commercial.

11:18:08 PM Chair Smith closed the public hearing.

Commissioner Chris Berbert suggested providing a map of trails to have at the work meeting on June 30, 2016.

Commissioner Wade Thompson **MOVED** to continue the item without date and with recommendations.

Commissioner Jessica Morton **SECONDED** the motion.

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

Commissioner Wade Thompson Yes

Commissioner Robyn Shakespear Yes

Commissioner Jessica Morton Yes

Commissioner Chris Berbert Yes

Vote passed.

Motion carried.

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

None

#### 5. Future Meetings:

5.1 City Council Meeting – Wednesday, June 22, 2016 @ 7:00 PM

5.2 City Council & Planning Commission Work Meeting – Thursday, June 30, 2016 @ 6:00 PM

5.3 Planning Commission Meeting – Thursday, July 7, 2016 @ 7:00 PM

6. **ADJOURNMENT:**

Chair Clint Smith called for a motion to adjourn.

Commissioner Jessica Morton **MOVED** to adjourn the meeting the voting was unanimous. Motion carried.  
The meeting adjourned at 11:21:08 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 16, 2016. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.*



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Cindy Quick, CMC  
Deputy Recorder



<b>Date of Meeting:</b> <b>07/07/16</b>	
<b>File #</b>	13S16
<b>Applicant</b>	Rosecrest Communities, LLC
<b>Address</b>	4700 W Juniper Crest Rd
<b>Request</b>	Proposed Subdivision for a Public Right of Way Dedication

## **Request for 13S16 - Meeting Date 7/7/2016**

Rosecrest Communities, LLC is requesting to subdivide property for a public roadway dedication.

### **Site**

The parcel is located at approximately 4700 W Juniper Crest Rd and contains 7.55 acres.

### **Zoning**

The site is zoned R-1-15 and R-2-15.

### **Background**

This property is located in East Herriman in the Rosecrest Community. Juniper Crest Road has always been planned to extend to Mountain View Corridor.

### **Issues**

This plat will dedicate right of way for the extension of Juniper Crest Road. The constructed portion of Juniper Crest is 116 feet wide, and it was originally planned as a 116 foot wide right of way all the way to the Mountain View Corridor. The Master Development Agreement for Rosecrest indicates that it will be a 116 foot right of way.

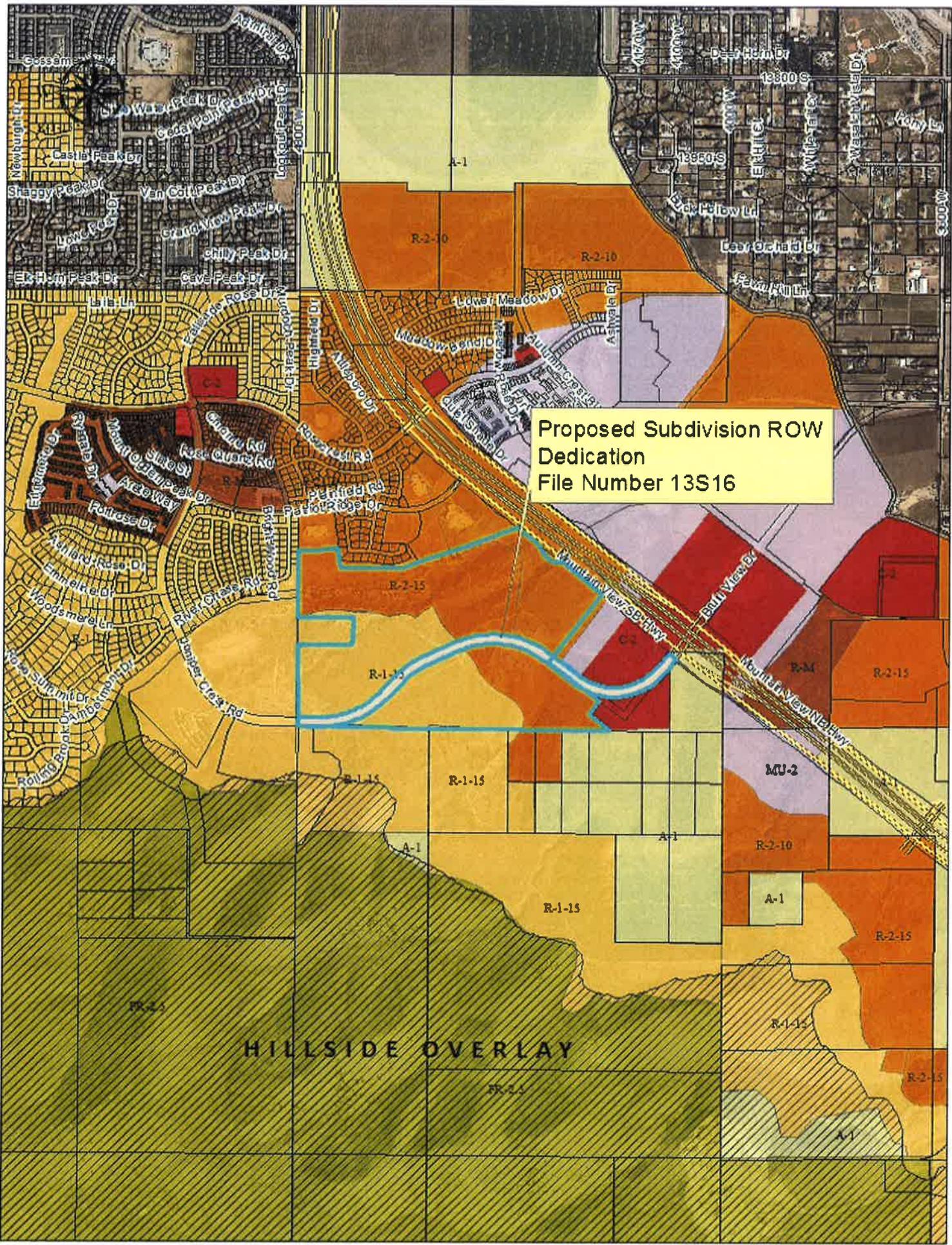
The applicant is now proposing to narrow this section of the road to 90 feet. The applicant has obtained a traffic study that states the 90 foot road is adequate for the amount of traffic in the area. The applicant has submitted a Modification Application to the City Council to amend the Development Agreement to change the required right of way.

The Planning Commission held a public hearing on the proposed road plat on June 16, 2016. The City Council and PC held a joint work meeting on June 30<sup>th</sup> and discussed the width of the road. While no official decision has been made by the Council, they made it clear that their intent is to approve the 90 foot road being constructed, as long as the additional right of way is dedicated in case the road ever needs to be widened in the future.

### **Recommendation**

Staff recommends of the subdivision plat with the following requirements:

1. Meet with the Staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies.
3. Install curb, gutter and sidewalk on all public streets.
4. The plat cannot be recorded until the City Council has approved the modification application on the width of the road.

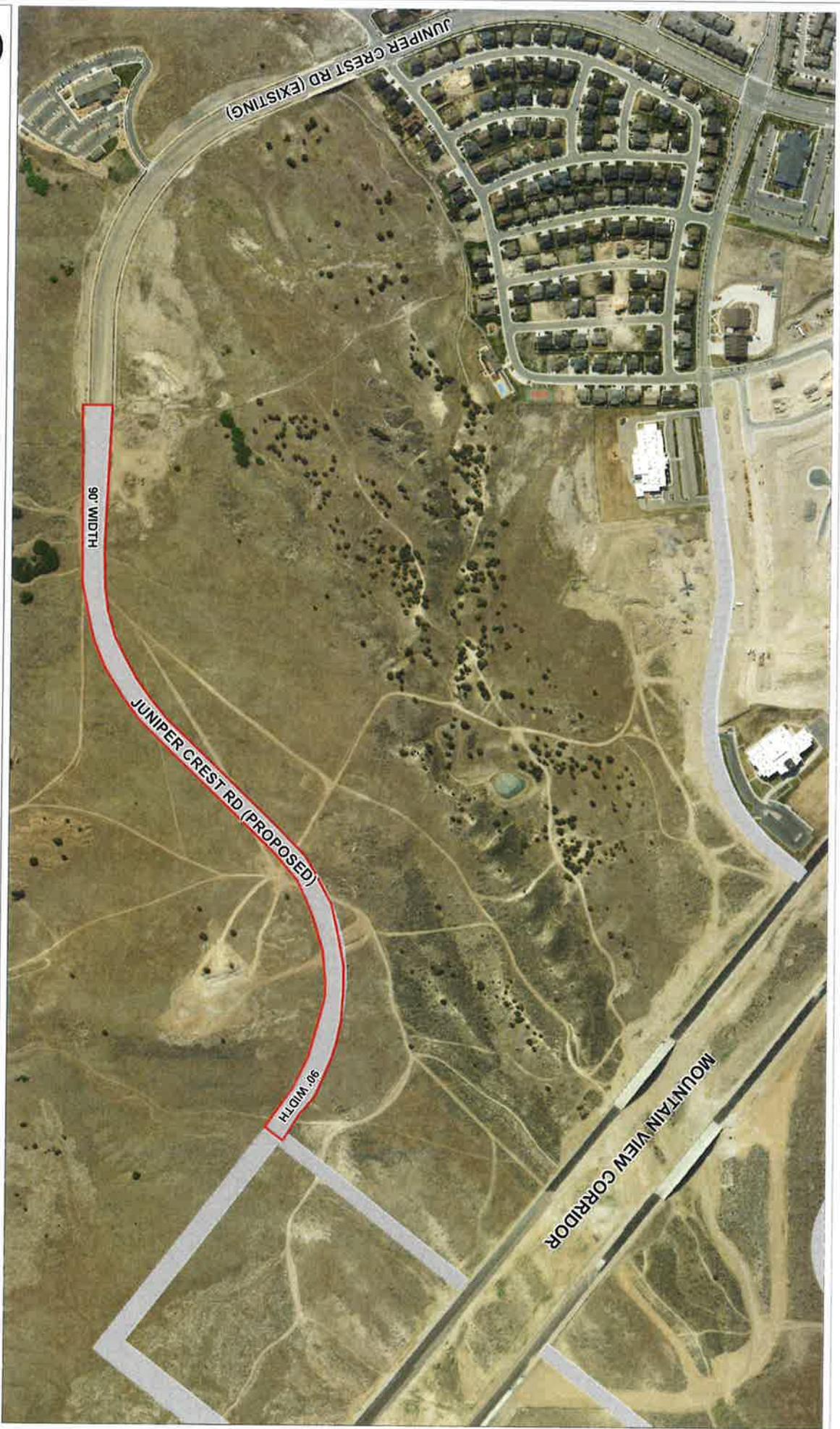


Proposed Subdivision ROW  
Dedication  
File Number 13S16

HILLSIDE OVERLAY



# Juniper Crest West Phase 1 (02.23.16)





<b>Date of Meeting:</b> <b>07/07/16</b>	
<b>File #</b>	17S16
<b>Applicant</b>	Rosecrest Communities, LLC
<b>Address</b>	4600 W Juniper Crest Rd
<b>Request</b>	Proposed Subdivision of 83 Single Family Lots (POD 32)



<b>Date of Meeting:</b> <b>07/07/16</b>	
<b>File #</b>	56C07-15
<b>Applicant</b>	Rosecrest Communities, LLC
<b>Address</b>	4600 W Juniper Crest Rd
<b>Request</b>	Final Planned Unit Development Approval for 83 Single Family Lots (POD 32)

## **Request for 17S16/56C07-15 - Meeting Date 7/7/2016**

Rosecrest Communities, LLC is asking for approval for a subdivision of 83 Single Family Lots (pod 32).

### **Site**

The parcel is located at approximately 4600 W Juniper Crest Rd and contains 17.46 acres.

### **Zoning**

The site is zoned R-1-15.

### **Background**

This property is part of the Rosecrest master plan. It has received preliminary approval for density, and is now back for final PUD and subdivision approval.

### **Issues**

This pod is shown on the approved master plan as Multi Family (townhome), with a density of 8-14 dwelling units per acre. The proposed plan is for single family lots, with a density of 4.8 units per acre. The lots range in size from approximately 6,000 square feet to 12,200 square feet.

The proposed subdivision backs up to the open space in Juniper Canyon. The applicant is proposing a trail connection thru the subdivision to connect to the trail in the canyon. They have also added a tot lot and pavilion.

At the last PC meeting, there were concerns about only having one public access onto Juniper Crest Road. The applicant has changed the layout, and added a second connection to Juniper Crest. This resulted in them losing one lot, so the revised plan has 82 lots.

### **Recommendation**

Staff recommends approval of the subdivision and final PUD with 82 Single Family Lots and the following requirements:

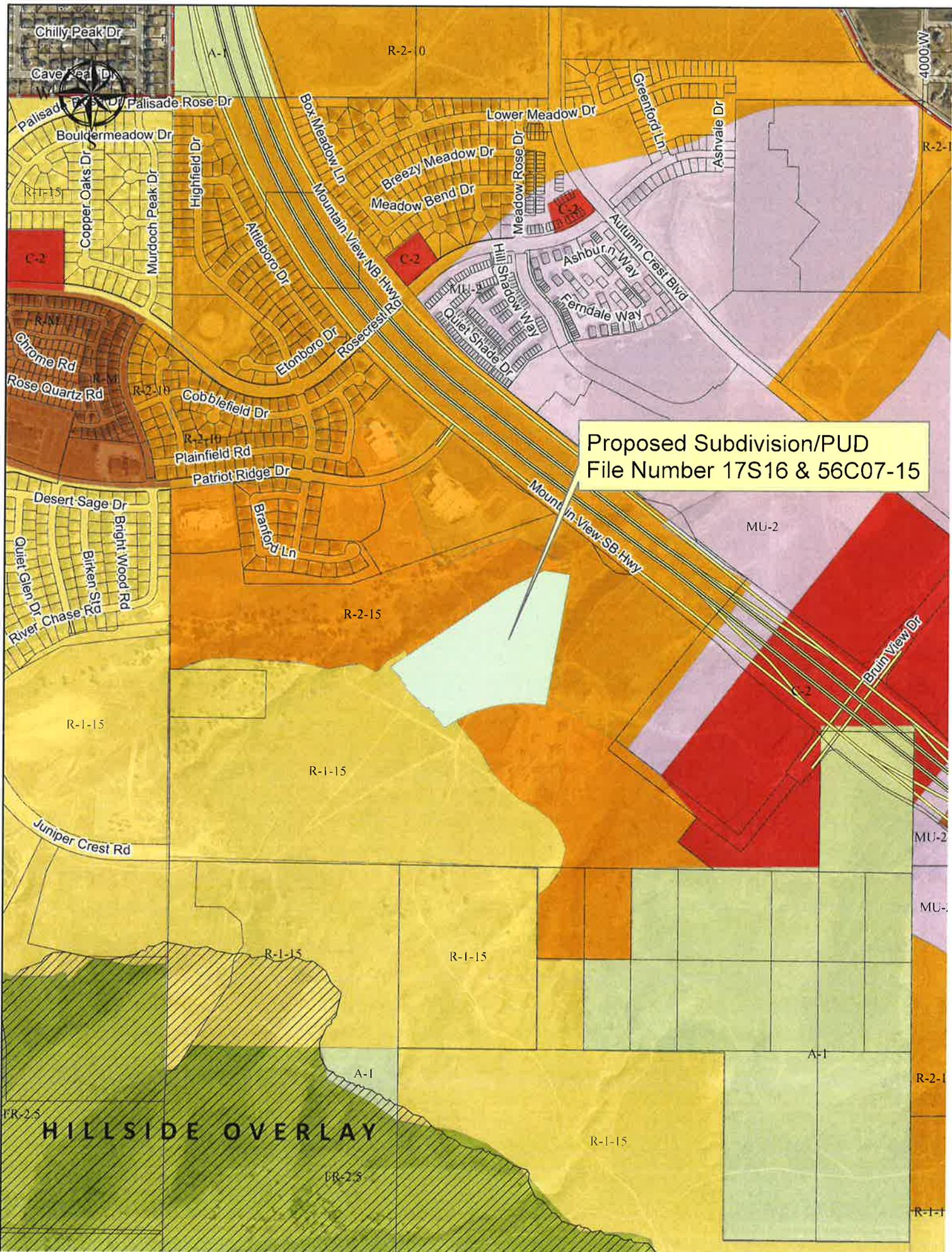
### **Subdivision Requirements**

1. Meet with the Staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies, including UFA.
3. Install curb, gutter and sidewalk on all public streets.
4. Only 30 lots will be allowed on a single access from Juniper Crest Road.

5. Approved horizontal and vertical design for Juniper Crest Road is required prior to begin engineering review of Pod 32.
6. Provide detail on how fencing, slope, and storm water will be managed between backyards on the interior lots.
7. Provide detail on how slope will be managed between backyards on the interior lots
8. Lots 01, 50, and 82 may not access off main neighborhood access road.
9. Concept must accommodate natural drainage courses with open channel per Storm Drain Master Plan (SDMP).
10. Runoff from development must be detained per SDMP before discharging into Capital Facility drainage courses as depicted in the SDMP.

### **PUD Requirements**

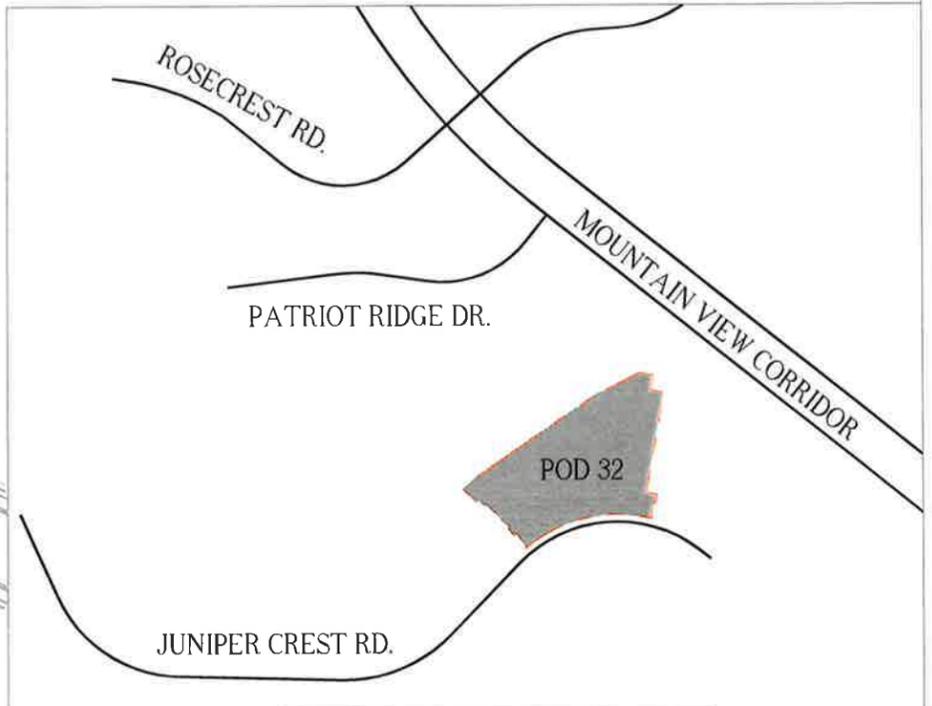
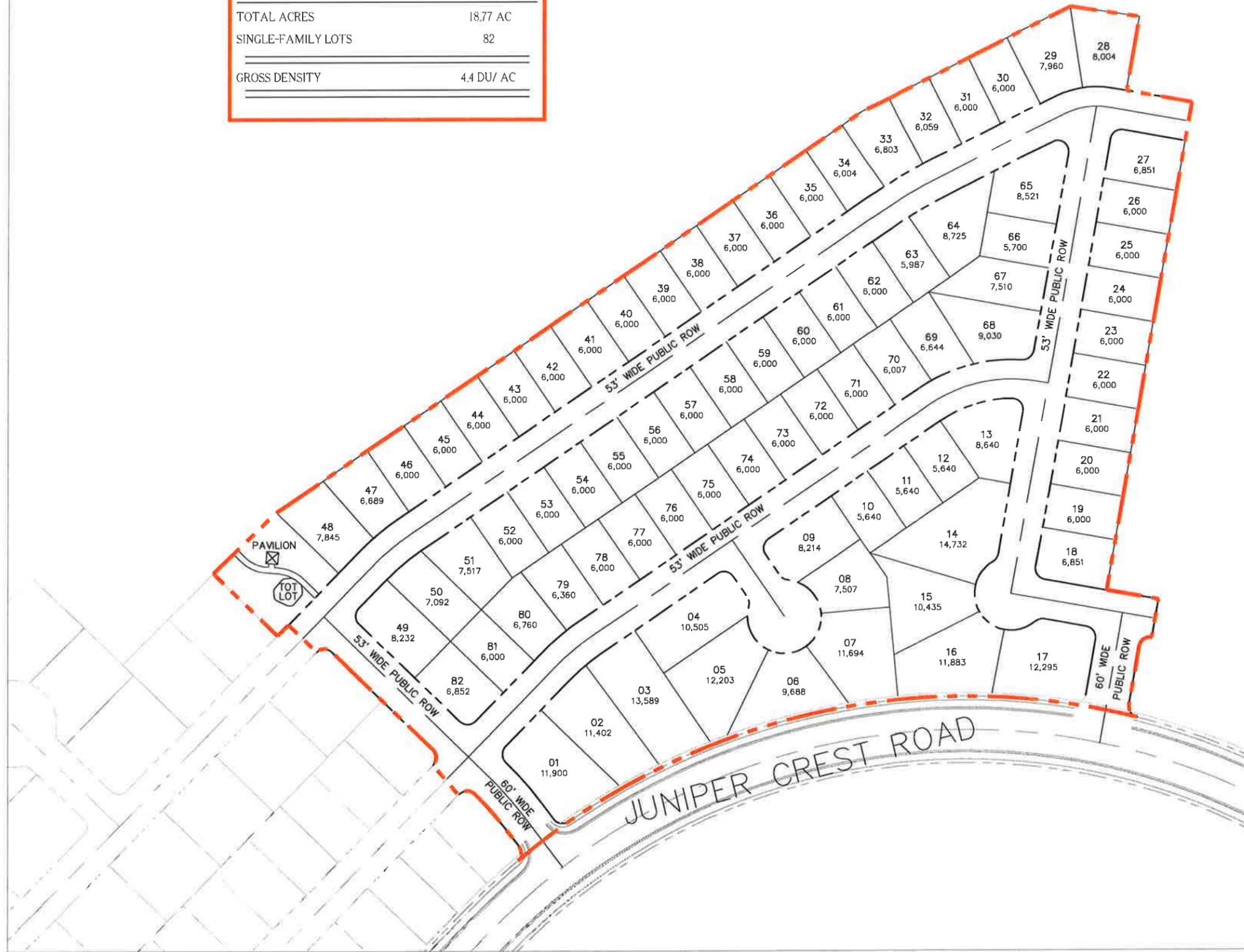
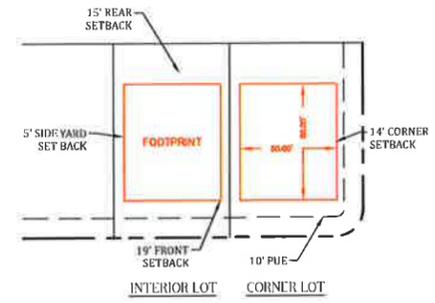
1. Provide a 6 foot vinyl fence along the open space at the north side of the property.
2. Provide a 6 foot vinyl fence along Juniper Crest Road.
3. Install an 8 foot wide paved trail connection to the open space, including a tot lot and pavilion.
4. Setbacks to be as follows:
  - Front – 19' min.
  - Rear - 15' min. to living space, 5' min. to decks or patios at grade, 10' min. to deck 2' or more above grade.
  - Side - 5' min.
  - Corner - 14' min.



Proposed Subdivision/PUD  
File Number 17S16 & 56C07-15

HILLSIDE OVERLAY

POD 32 LAND USE SUMMARY	
TOTAL ACRES	18.77 AC
SINGLE-FAMILY LOTS	82
GROSS DENSITY	4.4 DU/ AC



VICINITY MAP

ROSECREST COMMUNITIES  
Pod 32 Concept (06.23.16)





<b>Date of Meeting:</b> <b>07/07/16</b>	
<b>File #</b>	19S16
<b>Applicant</b>	Rosecrest Communities, LLC
<b>Address</b>	14473 S Autumn Crest Blvd
<b>Request</b>	Proposed Subdivision of 125 Townhome Units (POD 8)



<b>Date of Meeting:</b> <b>07/07/16</b>	
<b>File #</b>	56C07-16
<b>Applicant</b>	Rosecrest Communities, LLC
<b>Address</b>	14473 S Autumn Crest Blvd
<b>Request</b>	Final Planned Unit Development Approval for 135 Townhomes Units (POD8)

## **Request for 19S16/56C07-16 - Meeting Date 7/7/2016**

Rosecrest Communities, LLC is asking for subdivision and final PUD approval of 125 townhomes.

### **Site**

The parcel is located at 14473 S Autumn Crest Blvd and contains 7.92 acres.

### **Zoning**

The site is zoned MU-2.

### **Background**

This property is part of the Rosecrest master plan. It has received preliminary approval for density, and is now back for final PUD and subdivision approval.

### **Issues**

This pod is shown on the approved master plan as Multi Family (townhome), with a density of 8-14 dwelling units per acre. The proposed plan is for townhomes, with a density of 15.8 units per acre. The townhomes will be a rear loaded product, with alleys. They each have a single car garage and driveway for parking.

4000 West is proposed to go thru this property. Salt Lake Community College has indicated that they would like to purchase the property on the southeast side of 4000 West so that they may retain the corner for the school. The applicant has submitted 2 plans, depending on if SLCC buys the 1.76 acres shown as lot A. If SLCC buys lot A, then there will only be 97 units ("Concept A") and a density of 12.3 units per acre. If SLCC does not purchase the property, then the request is for 125 units ("Concept B").

At the last PC meeting, the PC had some concerns about having two different plans to approve. Staff recommends approval of "Concept A" with 97 units. If SLCC does not purchase Lot A, then the applicant can come back to the PC for additional units on that property.

The future transit line is proposed to be in Autumn Crest Boulevard. The site plan shows an additional 40 feet of right of way for the future expansion of the road or addition of transit. The 40 feet will need to be landscaped and maintained by the HOA.

### **Recommendation**

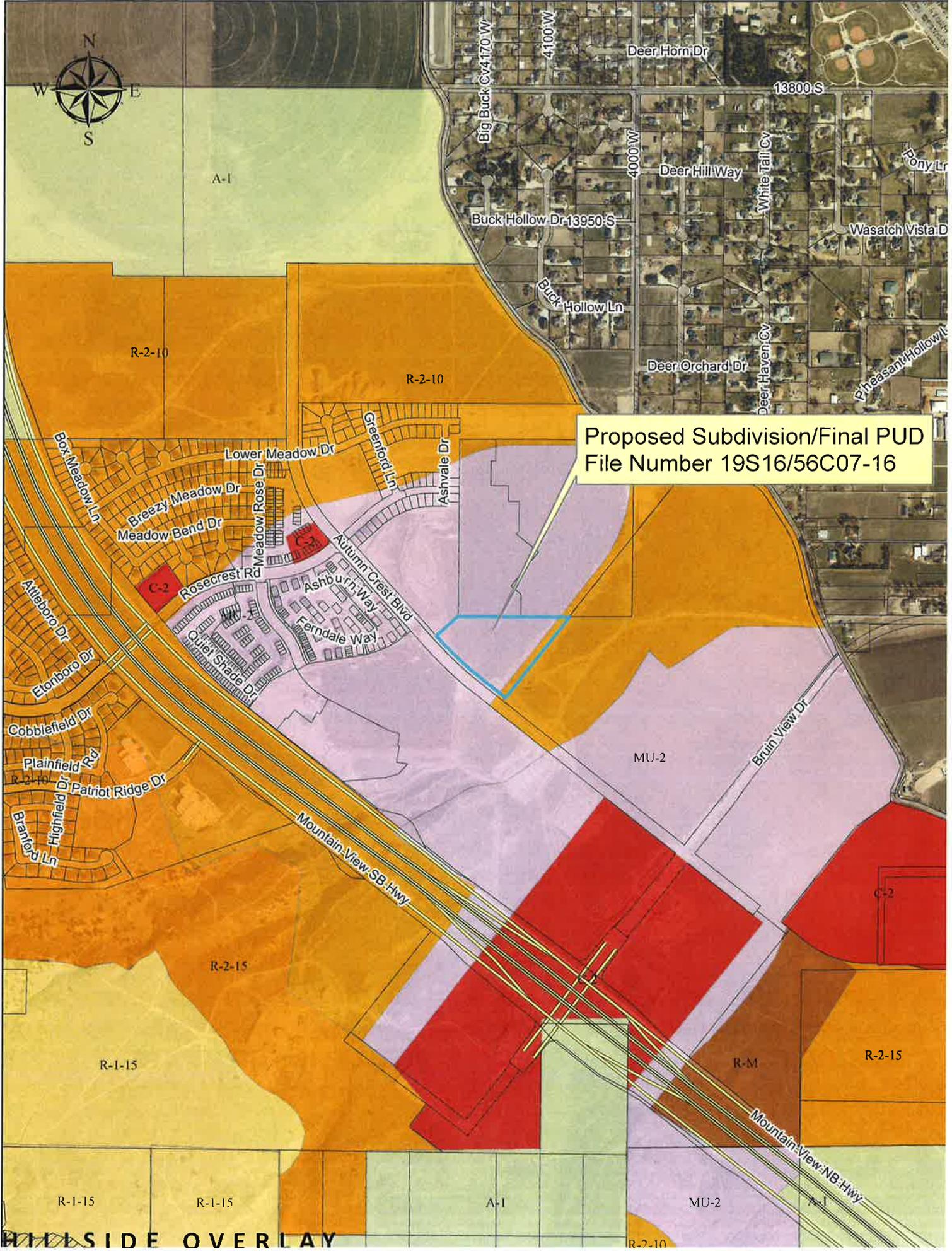
Staff recommends final PUD and subdivision approval of 97 townhomes with the following requirements:

### **Subdivision Requirements**

1. Meet with the Staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies.
3. Dedication of 66 feet to the City for street right-of-way for 4000 West.
4. Install curb, gutter and sidewalk on all public streets.
5. Provide a storm drain study.
6. Submit a phasing plan for the construction of roads. Only 30 units will be allowed off of one access point.
7. No driveways shall access on to 4000 West
8. Work with UFA to provide adequate turnarounds on any roads that exceed the maximum allowed length.
9. Provided an additional 40 feet of right of way along Autumn Crest Blvd for future transit. Until the right of way is needed, it shall be landscaped and maintained by the HOA.
10. Provide "No Parking" signage along Autumn Crest.
11. The plan labeled as "Concept A" with 97 units is approved.

### **PUD Requirements**

1. Setbacks shall be as follows:
  - Front: 20 feet to living space; 17' to porch from public right of way.
  - All buildings shall be 5 feet minimum from private right of way.
2. All buildings shall be 10 feet apart from each other, including any porches or overhangs.
3. All buildings shall meet the clear view triangle on the corner.
4. Buildings elevations to meet the approved Rosecrest design guidelines and receive ARC approval.
5. Building elevations to come back to the PC for review and approval.
6. Provide 2.2 parking spaces per unit.



Proposed Subdivision/Final PUD  
File Number 19S16/56C07-16



**ROSECREST POD 8 LAND USE SUMMARY**

TOTAL ACRES	7.91 AC
TH UNITS	97
PROJECT DENSITY	12.3 DU/AC



ELEVATION CROSS SECTION

ROSECREST POD 8  
CONCEPT A (05.24.16)

SCALE: 1:150





**ROSECREST POD 8 LAND USE SUMMARY**

TOTAL ACRES	7.91 AC
TOTAL UNITS	125
PROJECT DENSITY	15.8 DU/AC



ROSECREST POD 8  
 CONCEPT B (05.24.16)

SCALE: 1:150





<b>Date of Meeting:</b> <b>07/07/16</b>	
<b>File #</b>	14S15-01
<b>Applicant</b>	Rosecrest Communities, LLC
<b>Address</b>	14401 S Autumn Crest Blvd
<b>Request</b>	Subdivision Amendment to change 44 Single Family Lots to 94 Townhome Units (Park House at Rosecrest)



<b>Date of Meeting:</b> <b>07/07/16</b>	
<b>File #</b>	56C07-10
<b>Applicant</b>	Rosecrest Communities, LLC
<b>Address</b>	14401 S Autumn Crest Blvd
<b>Request</b>	Planned Unit Development Amendment to change 44 Single Family Lots to 94 Townhome Units (Park House at Rosecrest)

## **Request for 14S15-01/56C07-10 - Meeting Date 7/7/2016**

Oakwood Homes of Utah is asking for an amendment to the subdivision and PUD to add 50 more units totalling 94 townhomes and 20 single family lots

### **Site**

The parcel is located at 14401 S Autumn Crest Blvd and contains 11.2 acres.

### **Zoning**

The site is zoned MU-2.

### **Background**

This property was approved as part of the Parkhouse subdivision with single family homes. The builder is now purchasing the adjacent property and would like to amend phases 4 and 5 of Parkhouse to make it townhomes, to blend with what he is proposing on Pod 8.

### **Issues**

This pod is shown on the approved master plan as Multi Family (townhome), with a density of 8-14 dwelling units per acre. The plan was originally approved with single family lots. The proposed plan was to amend the approval to remove 40 single family lots and replace them with 90 townhomes units.

There was discussion at the last PC meeting about having better integration between the proposed townhomes and single family lots. The applicant has now submitted a revised site plan. The new plan is all single family lots. There will be 20 additional lots in phases 4 and 5. There were originally 64 single family lots, and the proposal is for 84 lots.

### **Recommendation**

Staff recommends approval of the amendment to the subdivision and PUD to add 20 more lots totalling 84 single family lots with all of the original requirement and the following additional requirements:

### **Subdivision Requirements**

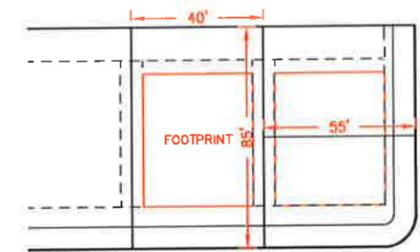
1. Meet with the Staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies.
3. Install curb, gutter and sidewalk on all public streets.
4. Submit a phasing plan for the construction of roads. Only 30 lots will be allowed off of one access point.

5. Work with engineering on updating the traffic study and storm drainage requirements based on adding more units.
6. Provide an additional 40 feet of right of way along Autumn Crest Blvd for future transit. Until the right of way is needed, it shall be landscaped and maintained by the HOA.
7. Provide "No Parking" signage along Autumn Crest.

### **PUD Requirements**

1. Setbacks shall be as follows:
  - Front - 14' min. to living space, 19' min. to garage.
  - Rear - 10' min. to living space, 5' min. to decks or patios
  - Side - 5' min.
  - Corner - 14' min.
2. All buildings shall meet the clear view triangle on the corner.
3. Design Guidelines as previously approved by the Planning Commission.
4. Provide a 6 foot vinyl fence along Autumn Crest Blvd. Install a 6 foot high solid visual barrier vinyl fence along the east property line.





**LEGEND**

	PHASE 1 (9 Lots)		PHASE 4 (33 Lots)
	PHASE 2 (61 Lots)		PHASE 5 (51 Lots)
	PHASE 3 (47 Lots)		

*Total Lots = 201*

PARK HOUSE at ROSECREST  
Phase 4&5 Concept (06.23.16)



<b>Date of Meeting:</b> <b>07/07/16</b>	
<b>File #</b>	20S16
<b>Applicant</b>	Forman
<b>Address</b>	5862 W 13000 S
<b>Request</b>	Proposed 2 Lot Subdivision

## **Request for 20S16 - Meeting Date 07/07/2016**

The applicant is asking for approval for a 2 lot subdivision with a flag lot.

### **Site**

The parcel is located at 5862 W 13000 S and contains 0.79 acres.

### **Zoning**

The site is zoned A-.25.

### **Ordinance**

*10-19-10: FLAG LOTS:*

*In order to encourage the more efficient use of land, flag, or L-shaped lots may be allowed as an exception subject to the following conditions:*

*A. A flag or L-shaped lot shall be comprised of a staff portion contiguous with the flag portion thereof.*

*B. The staff portion of said lot shall front on and be contiguous to a dedicated public street. The minimum width of the staff portion of a flag lot shall be twenty feet (20'), and the maximum length shall be two hundred twenty feet (220') unless otherwise approved by the planning commission upon recommendation of the unified fire authority.*

*C. A flag lot shall not gain access via an easement on an adjacent property.*

*D. No building or construction, except for driveways, shall be allowed on the staff portion of said lot unless the minimum width thereof is the same or greater than the minimum width for a lot as allowed in the underlying zone (excluding entrance features and streetlights).*

*E. The front side of the flag portion of said lots shall be deemed to be that side nearest to the dedicated public street upon which the staff portion fronts, unless otherwise determined by staff on a case by case basis.*

*F. The staff portion of said lots shall be deemed to end, and the flag portion of said lots shall be deemed to commence at the extension of the front lot line.*

*G. The square footage of the flag lot shall be a minimum one-half ( $\frac{1}{2}$ ) acre. The square footage located in the flag portion of said lot, which shall be exclusive of the square footage located in the staff portion of said lot, shall not be less than one-third ( $\frac{1}{3}$ ) acre.*

*H. The front, side, and rear yard requirements of the flag portion of said lots shall be the same as is required in the underlying zone.*

*I. No more than one flag lot can be served by the staff portion.*

*J. The approved building envelope shall be illustrated upon the final plat.*

*K. A duplex, twin home, or any other multi-family dwelling shall not be located on a flag lot.*

*L. A six foot (6') solid vinyl fence shall be installed on all sides of the flag lot, including along both sides of the staff portion of the lot, unless an exception is granted by the planning commission.*

### **Discussion**

The City adopted a new flag lot ordinance in October, 2015. The ordinance requires that the flag lot be a minimum of one-half acre. The “staff” portion shall be a minimum of 20 feet wide. The proposed subdivision meets these requirements.

The applicant has indicated that there is an existing chain link fence that surrounds most of the property. They would like to be able to keep the existing fence. The ordinance states “*A six foot (6') solid vinyl fence shall be installed on all sides of the flag lot, including along both sides of the staff portion of the lot, unless an exception is granted by the planning commission.*”

There is an existing home on the front lot. The home will be approximately 6 feet from the “staff” of the flag lot, which does not meet the required 8 foot side yard setback. The applicant is asking for an exception to the side yard setback to allow the 6 foot side yard.

### **Recommendation**

Staff recommends approval of the 2 lot subdivision with the following requirements:

1. Meet with the Staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies.
3. The flag lot shall be a minimum lot size of 21,780 square feet and minimum width of 85 feet.
4. A six foot (6') solid vinyl fence shall be installed on all sides of the flag lot, including along both sides of the staff portion of the lot, unless an exception is granted by the planning commission.
5. The existing home is granted an exception to the side yard setback to allow it to be six (6) feet from the east property line.



12900 S

5635 W

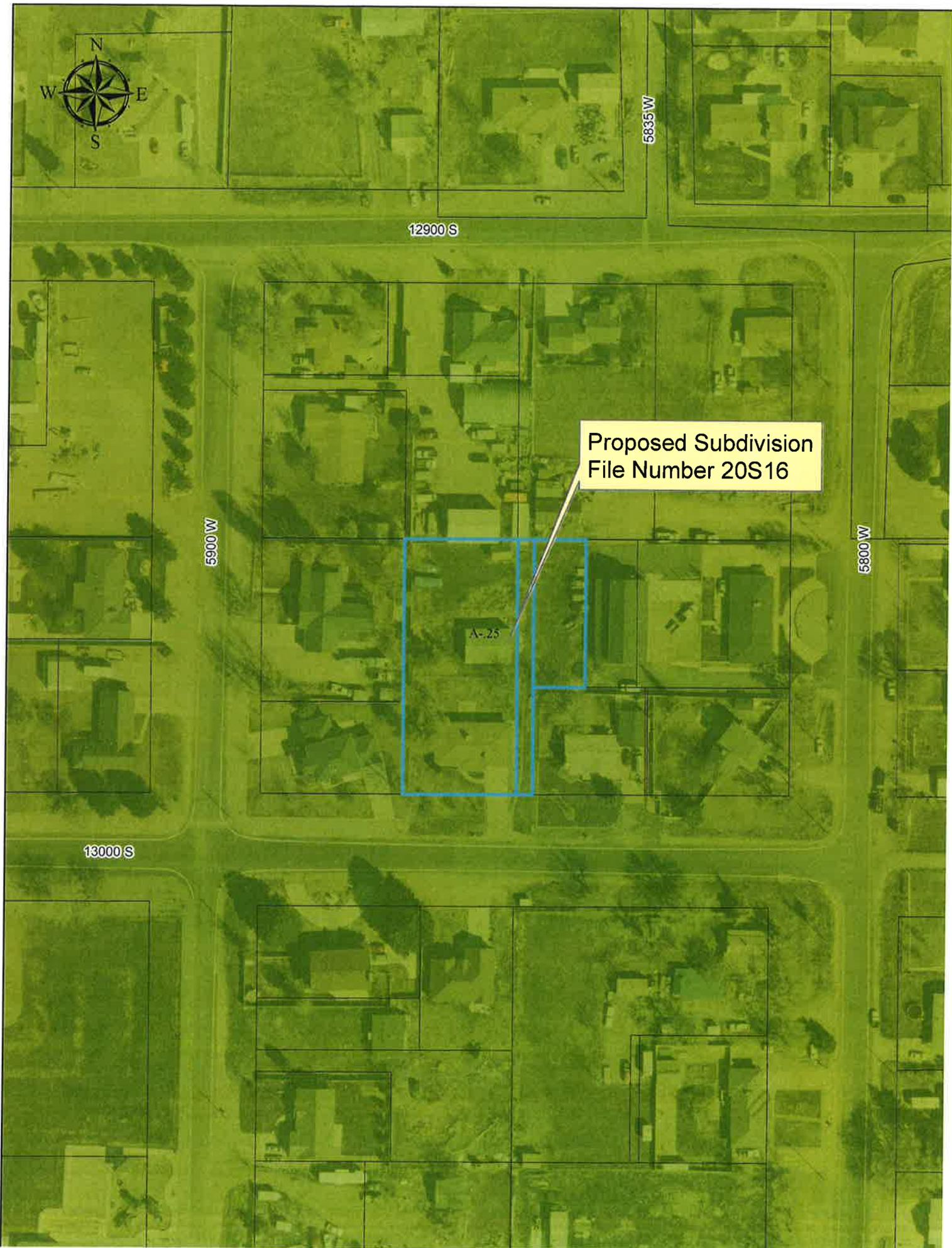
Proposed Subdivision  
File Number 20S16

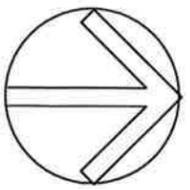
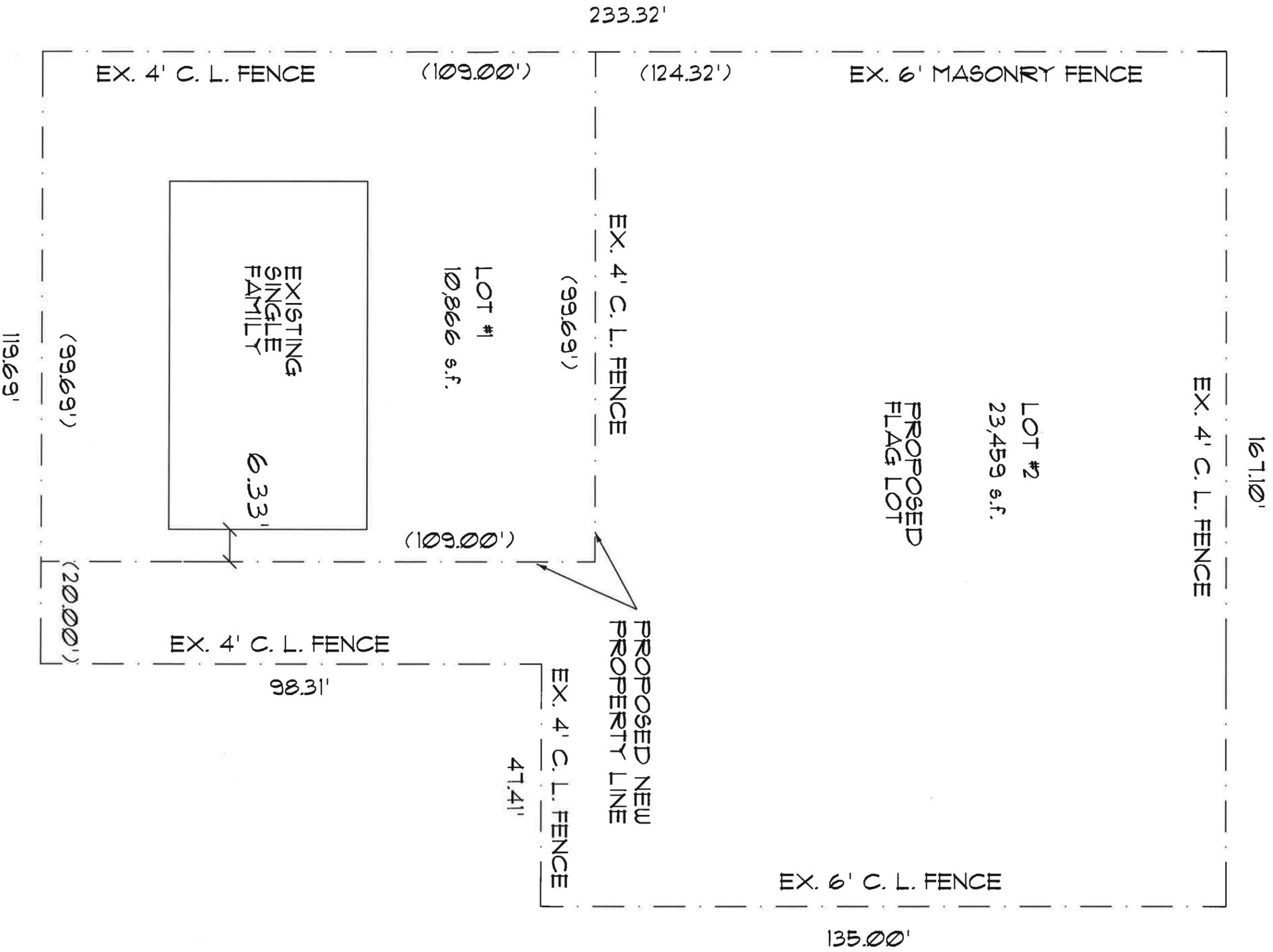
5900 W

5800 W

A-25

13000 S





NORTH

SITE PLAN

5862 W. 13000 S.

SCALE : 1" = 20' - 0"



<b>Date of Meeting:</b> <b>07/07/16</b>	
<b>File #</b>	34C16
<b>Applicant</b>	Everill
<b>Address</b>	13064 S Lazy Creek Cove
<b>Request</b>	Request for an exception to the Fencing Ordinance

## **Request for 34C16 - Meeting Date 7/7/2016**

Robert Everill is requesting an exception to the fencing ordinance to allow a wood fence.

### **Site**

The parcel is located at 13064 S Lazy Creek Cove and contains 1.14 acres.

### **Zoning**

The site is zoned A-1.

### **Ordinance**

#### *10-29-4: FENCING MATERIALS:*

*A. Fences and walls shall be made of high quality, durable materials that require minimal maintenance. The following fencing materials shall be allowed in all zones:*

- 1. Concrete, Block, Brick Or Stone Solid Wall/Panel: Decorative precast concrete or integrally colored and textured block, brick, stone, or other masonry fence and/or wall, with an approved cap.*
- 2. Post And Rail Fencing: Reinforced post and rail style fencing is allowed on agriculturally zoned properties which allow for large animals.*
- 3. Vinyl: Solid or private heavy gauge beige and/or white vinyl.*
- 4. Solid Or Private Composite Materials: Solid or private composite materials or similar products hollow wall/panel.*

*B. The following fencing materials shall be prohibited in all zones:*

- 1. Plastic materials other than vinyl;*
- 2. Materials not typically used or designated/manufactured for fencing such as metal roofing panels, corrugated or sheet metal, tarps or plywood;*
- 3. Scrap materials such as scrap lumber and scrap metal.*
- 4. Wood fencing of any type.*

#### *10-29-12: FENCES NOT OTHERWISE IDENTIFIED:*

*The planning commission shall review all requests for any type of fence not specifically*

*identified in this chapter and may approve said fence if, in the opinion of the commission, the fence does not impair the intent and purpose of this chapter.*

### **Discussion**

This property was recently annexed into the City as part of the Dansie Annexation. The property owner has planned for the last several years to build this type of wood fence. When he began construction several weeks ago, he was informed that the City has a new ordinance. He then applied for an exception to the fence ordinance in order to be able to finish building a wood fence.

The property is approximately 1.14 acres and is not in an established subdivision. Staff feels that the request for a wood fence would not detract from the area and would be compatible with other fences in the area.

### **Recommendation**

Staff recommends reviewing the request to determine if it meets the intent of the fence ordinance.



Proposed Exception  
File Number 34C16

A-1

R-1-15

Lazy Creek Cv

Muzzle Loader Dr

Peacemaker Way

Derringer Way

Herriman Hwy

A-1

A-1

A-25

Cocomo Ct



## Land Use Application

Address or location of site 13064 S Lazy Creek Cove  
Size of Parcel 1.2 acres

What is Requested (explain in detail)?

We are requesting to be able to have a wood fence. We  
have the fence about 90% installed. We live in an  
res/agri area with a mix of log cabin and stucco homes?  
believe the wood maintains the overall feel of the area  
If applicable, square footage of proposed building(s) or addition (all stories combined).

If the request is residential, how many and what type of units (apartment, condo, etc).

Property Owner's Name Robert C Everill

Mailing Address 13064 S Lazy Creek Cove

City Herriman State UT Zip Code 84096

Telephone cell 801-718-5675 Home 801-446-1434 Cell Number 801-446-1434 E-mail everillc@hotmail.com

Applicant/Agent \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone \_\_\_\_\_ Cell Number \_\_\_\_\_ E-mail \_\_\_\_\_

Subject to Purchase or Lease: \_\_\_\_\_ or Present Owner of Property: \_\_\_\_\_

Yes I am the authorized agent or owner of the subject property: \_\_\_\_\_

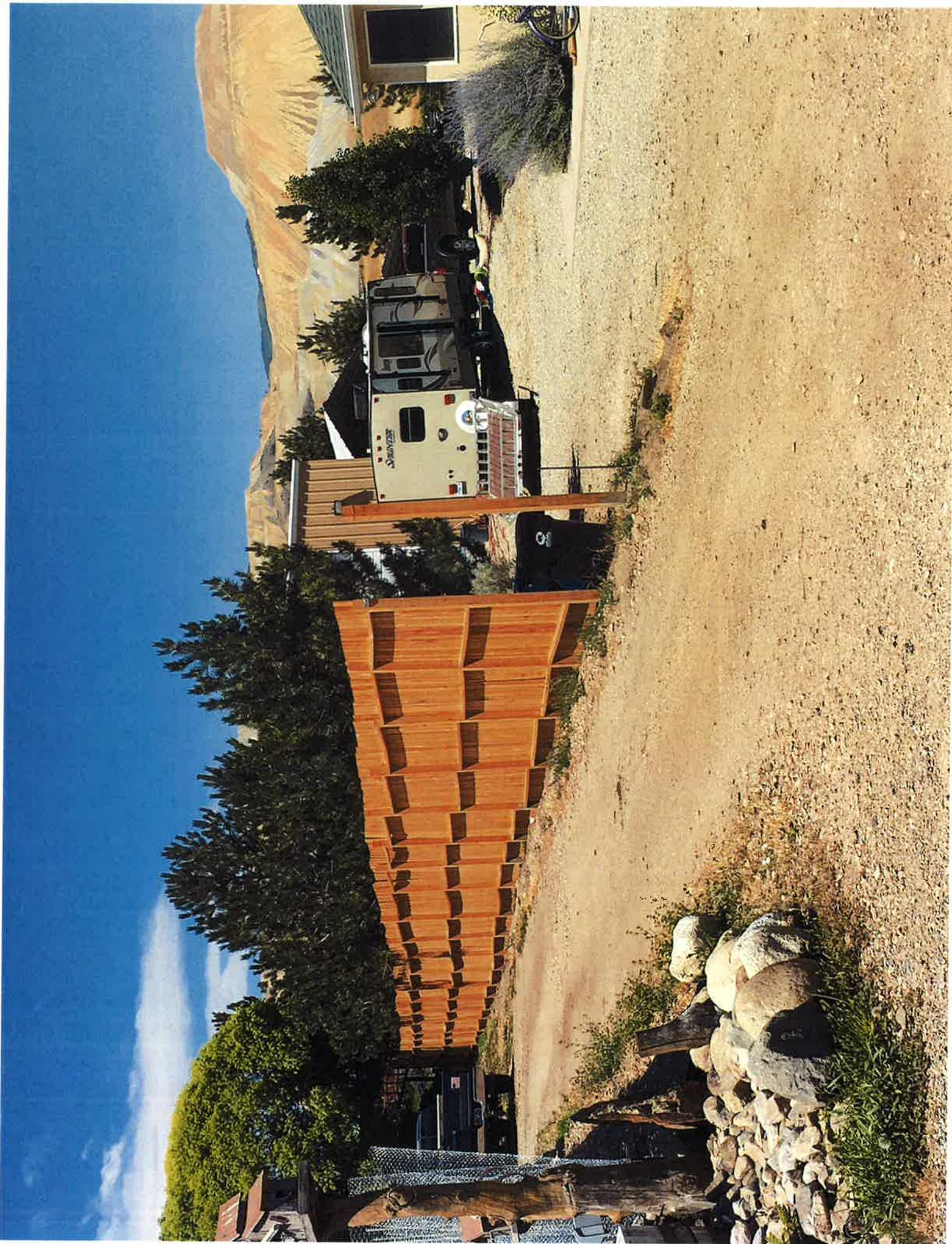
Current Use of Subject Property \_\_\_\_\_

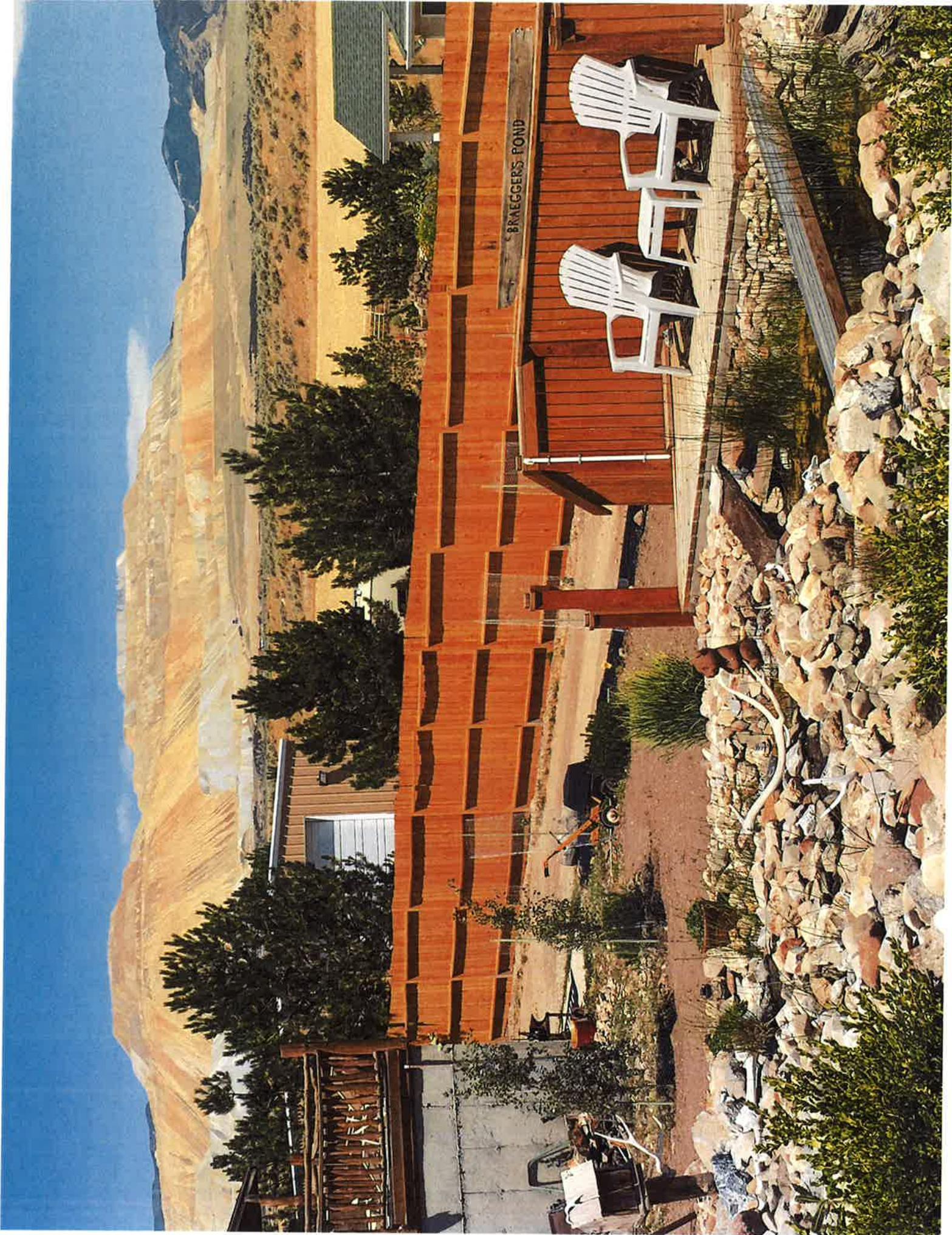
Proposed Development Name \_\_\_\_\_

### For Herriman Use Only

Date of Submittal \_\_\_\_\_ Filing Fee \_\_\_\_\_ File Number 34016

Receipt Number \_\_\_\_\_ Accepted by \_\_\_\_\_ DRC \_\_\_\_\_





BRAEGGERS POND





<b>Date of Meeting:</b> <b>07/07/16</b>	
<b>File #</b>	25C06
<b>Applicant</b>	Jessop
<b>Address</b>	6767 W Rose Canyon Rd
<b>Request</b>	Final Approval for the CC&R's for Oak Hollow

## **Request for 25C06– Meeting Date 7/7/2016**

The applicant is requesting CC&R approval for the Oak Hollow PUD

### **Site**

The parcel is located at approximately 6775 W Rose Canyon Rd and contains 25.6 acres. This is the Oak Hollow Subdivision.

### **Zoning**

The site is zoned A-.25.

### **Discussion**

The Oak Hollow PUD was approved in August 2006. The developer is now ready to start building homes in the subdivision. CC&Rs were required to come back to the PC for final approval.

Typically, the CC&Rs include things such as minimum home size, materials, landscaping, and fencing. The proposed CC&Rs require 2,000 square feet above grade for a rambler, and 2,700 square feet above grade for a multi-story residence. They are also required to have a 3-car garage.

The CC&Rs establish an Architectural Control Committee. There are no requirements for brick or stone on the elevations, and no different materials listed. The ordinance now requires all single family homes to have a minimum of 40 percent brick or stone on the front elevation. Staff recommends adding a requirement for a minimum amount of brick or stone.

### **Recommendation**

Staff recommends giving the applicant feedback on additional changes that need to be made to the proposed CC&Rs.



<b>Date of Meeting:</b> <b>07/07/16</b>	
<b>File #</b>	21S16
<b>Applicant</b>	Herriman City
<b>Address</b>	3950 W Academy Parkway
<b>Request</b>	Proposed Subdivision for a Public Right of Way

**Request for 21S16 - Meeting Date 07/07/2016**

Herriman City is requesting to subdivide property for a public roadway dedication.

**Site**

The parcel is located at approximately 3950 W Academy Parkway and contains approximately 10 acres.

**Zoning**

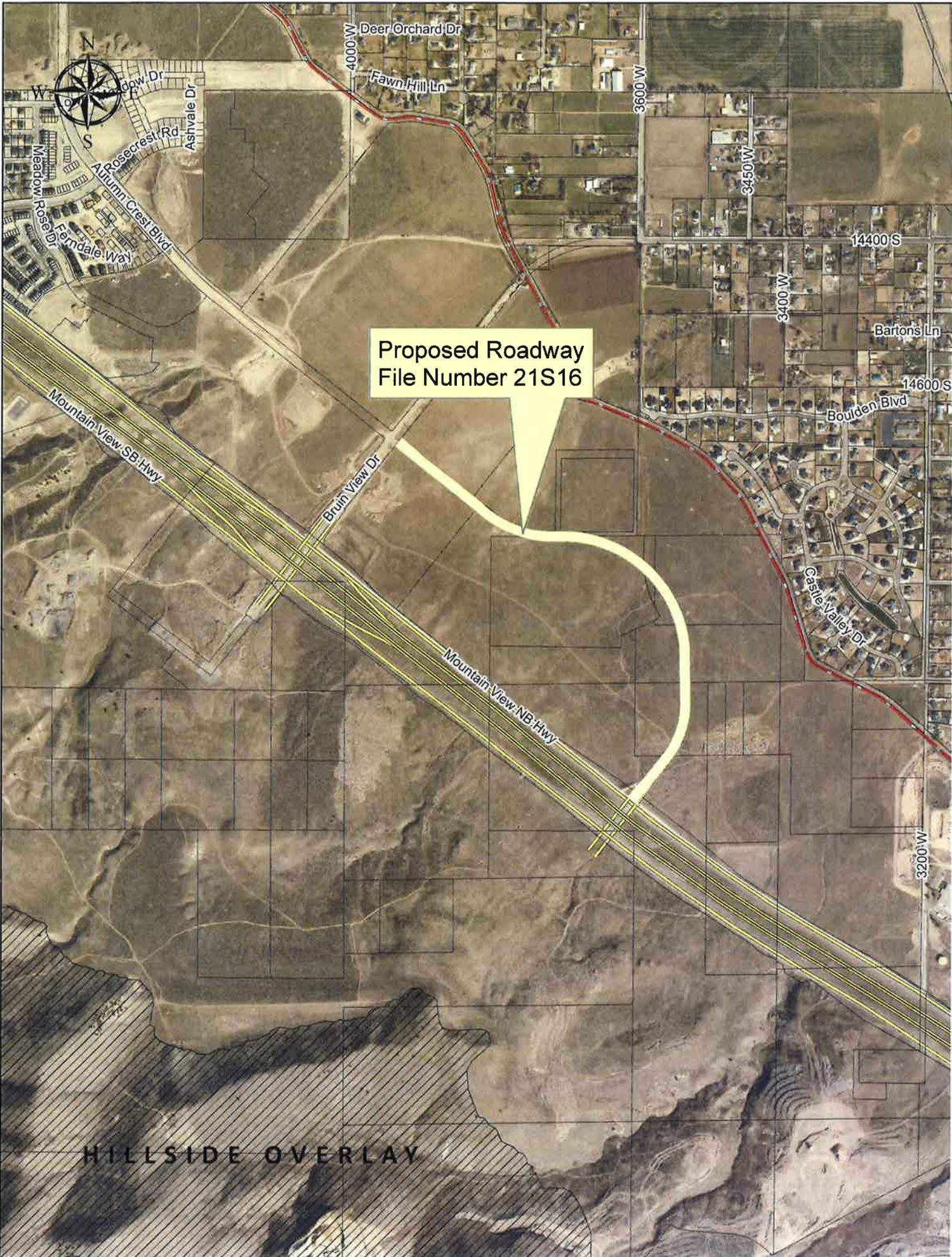
The site is zoned A-1, MU-2, and R-2-15.

**Discussion**

This subdivision plat is to create Academy Parkway. This is proposed to be a 90 foot right of way. It begins at the end of existing Autumn Crest Boulevard, and then connects to Mountain View Corridor.

**Recommendation**

Staff recommends approval of the road plat for Academy Parkway.



Proposed Roadway  
File Number 21S16

HILLSIDE OVERLAY



No.	DESCRIPTION	BY	DATE

SCALE (HORIZ):	1" = 200'
SCALE (VERT):	N/A
DRAWN BY:	SPM
CHECKED BY:	RHD
DATE:	05.24.2016
PROJECT No.	2098

**infinity**  
CONSULTANTS

3940 North Traverse Mountain Blvd, Suite 206  
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SOUTH HILLS  
**ACADEMY PARKWAY  
ROADWAY SEGMENT PLAN**  
HERRIMAN CITY, UTAH



<b>Date of Meeting:</b> <b>07/07/16</b>	
<b>File #</b>	01G16
<b>Applicant</b>	Herriman City
<b>Address</b>	
<b>Request</b>	Proposed Amendment to the 2025 General Plan

## **Request for 01G16 – Meeting Date 7/7/2016**

Herriman City is requesting an amendment to the 2025 General Plan.

### **Discussion**

This is an amendment to the 2025 General Plan. The amendment is necessary in order to add the recent Dansie Annexation area. Other changes made include the following:

- Changed the “Old Town” area from Low Density Residential to Agricultural Residential.
- Added another category, “Medium Density Townhome”, in order to separate higher density apartment areas from medium density townhome areas.
- Add more commercial along 5600 West and along Herriman Parkway.
- Several minor technical edits to update population projections and more recent developments.

After discussion at the last PC meeting, staff has made a couple changes to the map. These include adding the creek/open space area to the open space in the Anthem/Miller Crossing area. Majestic Oaks was also changed from Rural Residential to Agricultural Residential.

After the Planning Commission makes a recommendation, the General Plan will be noticed for a second public hearing and final decision with the City Council.

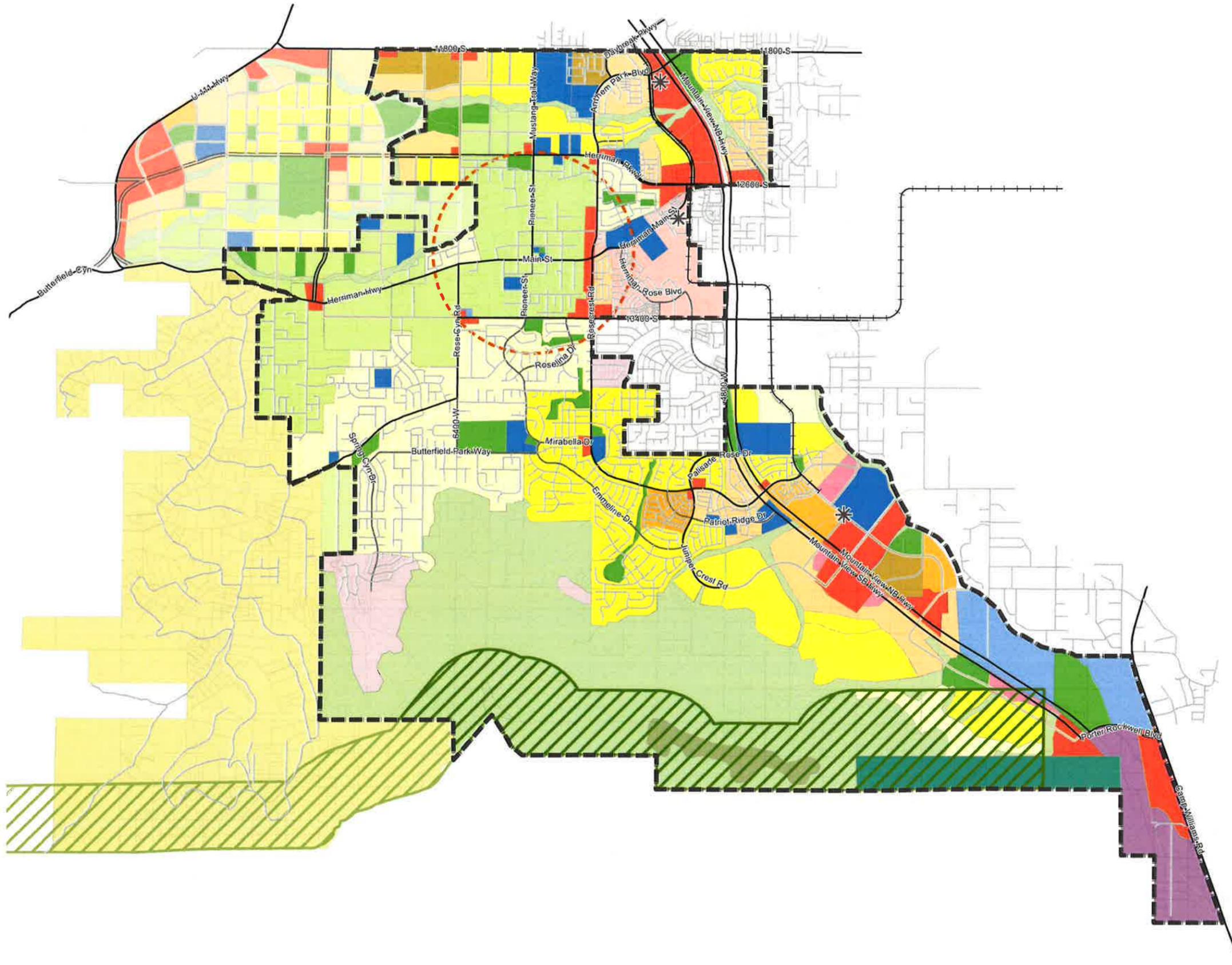
### **Recommendation**

Staff recommends approval of the amendment to the General Plan.

# DRAFT

## MAP 7

### Future Land Use



- Rural Residential (1 unit per 5 acres)
- Hillside Residential (0.5 - 1.7 du/acre)
- Agricultural Residential (1.8 - 2.5 du/acre)
- Low Density Residential (1.8 - 2.5 du/acre)
- Single Family Residential (2.6 - 4.5 du/acre)
- Medium Density Single Family (4.6 - 8 du/acre)
- Medium Density Town Home (8.1 - 13.9 du/acre)
- High Density Residential (14 - 20 du/acre)
- Mixed Use
- Mixed Use - Towne Center
- Commercial
- Light Industrial / Business Park
- Public/ Institutional/ Cultural/ Schools
- Military Operational
- Resort/ Recreational
- Open Space
- Parks and Recreation
- Quasi-Public/ Utilities
- \* Transit Station
- Light Rail
- Historic District Conservation Zone
- Military Compatibility Overlay
- Herriman City Boundary



HERRIMAN  
GENERAL PLAN  
AMENDMENT

0 0.5 1 Miles