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 21st 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 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 30th. 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**  

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**  

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.


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 Wy 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 it was difficult for her to pull out on Hollister during school time and after work. She did like the lots 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:

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<th>Commissioner</th>
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<tr>
<td>Wade Thompson</td>
<td>Yes</td>
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<td>Robyn Shakespear</td>
<td>No</td>
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<tr>
<td>Jessica Morton</td>
<td>Yes</td>
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<td>Clint Smith</td>
<td>Yes</td>
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Vote passed.
Motion carried.
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.

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 the 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.
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 13th. 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.

**Five Minute Break**

Reconvene and reported that Commissioner Chris Berbert joined the meeting.

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
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 Unger (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. Unger’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. Unger 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.


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.
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 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.

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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.

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.


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.
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.

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.
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.

**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 40th 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
Bvl – 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.

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:

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<td>Commissioner Wade Thompson</td>
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<td>Commissioner Jessica Morton</td>
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<td>Commissioner Chris Berbert</td>
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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:

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<td>Commissioner Jessica Morton</td>
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3.4 10:47:35 PM 01G16 – Herriman City – Proposed Amendment to the 2025 General Plan (Public Hearing)

City Planner, Bryn McCar 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 28th 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 30th 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.

\[Signature\]

Cindy Quick, CMC
Deputy Recorder
# Planning Commission Meeting

**SIGN IN SHEET**

**TIME:** 7:00 p.m.  
**6/16/2016**

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<td>1</td>
<td>MIKE DAVEY</td>
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<td>10</td>
<td>Rina Ricca</td>
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<td>Sandra White</td>
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<td>18</td>
<td>Rosalyn Hamilton</td>
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<td>19</td>
<td>LaMont Hamilton</td>
<td>1340c South 6400 W</td>
<td>801.254.3157</td>
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<td>Dale Hamilton</td>
<td>6613 W 13400 S</td>
<td>801.254.0833</td>
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<td>21</td>
<td>Hermit Hamilton</td>
<td>6597 West 13400 South</td>
<td>801.888.5823</td>
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<tr>
<td>22</td>
<td>Janae Hamilton</td>
<td>6597 West 13400 South</td>
<td>208.769.0545</td>
</tr>
<tr>
<td>23</td>
<td>Bridget Cole</td>
<td>5253 W 4610 Lane</td>
<td>801.446.1063</td>
</tr>
</tbody>
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Cindy Burnier  
4637 W. Blackfoot Cir  
801.244.1063
Mike Mangelson
Cristy Mangelson
Robin Fibbi
Frank Martin

Chris Bloom
Kathryn Barney
Kathy Ferguson
Patti Cusick
Leslie Dixon
Robert Losby
Rebecca Schill
Vic Schill
Michelle Johnson
Jared Johnson
Glenn Golen
Camron Batemann

Emily Var
Mark Gunnell
Elijah Jessop
Dave & Cathy Wiechman
Traci Gosman
Shauna Willits
Nick & Janalyn Elzinga
Ble & En Fisher
Ryan & Caryn Reese

Asth & Kristen Scott
Chris & Janae Gardiner
Julie Greenberg
Rebecca King
Jennifer Bangerter
Bryan Poulter

mmangelson@gmail.com
cmanelson@gmail.com
cusick@msn.com
mangelson@comcast.net
kathrynbarney@gmail.com
jennifer.ferguson@gmail.com
kathy@live.com
leslie88@gmail.com
adele@me.com
rebeccaschill@gmail.com
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shaeleigh@gmail.com
jayanna@hotmail.com
bfisher5@hotmail.com
carynthomas@gmail.com
ajscolltt@yahoo.com
jamesellsutahn@gmail.com
jerseysgreenberg@hotmail.com
irelandsbeers@hotmail.com
jenbangerterb@gmail.com
bryon.poulter@gmail.com

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801-755-3261
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801-233-8545
801-446-5409
801-877-1105
801-414-6070
801-562-8788
435-668-5900
801-558-9173
901-891-0820
801-819-4106
801-888-6835
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801-953-4171
801-440-8826
801-699-2588
801-859-9942
801-520-7912
<table>
<thead>
<tr>
<th>Please Print Name:</th>
<th>Email</th>
<th>Phone #:</th>
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<tbody>
<tr>
<td>Jody Wahlberg</td>
<td><a href="mailto:Jwahlgger.Rydalk@gs.com">Jwahlgger.Rydalk@gs.com</a></td>
<td>601-440-6185</td>
</tr>
<tr>
<td>REED CHADWICK</td>
<td>reeds.chadwick@หนนำ</td>
<td>801-632-6834</td>
</tr>
<tr>
<td>KERI CHADWICK</td>
<td><a href="mailto:KeriC@ChadwickPlace.com">KeriC@ChadwickPlace.com</a></td>
<td>801-550-3075</td>
</tr>
<tr>
<td>Helen Delano</td>
<td><a href="mailto:hwdlena@sbgglobal.net">hwdlena@sbgglobal.net</a></td>
<td>661-618-7761</td>
</tr>
<tr>
<td>Richard Delano</td>
<td><a href="mailto:r33778@blackboard.com">r33778@blackboard.com</a></td>
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<tr>
<td>Cami Smith</td>
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<tr>
<td>Larry Herman</td>
<td>4656 Black Powder Dr</td>
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<tr>
<td>Lynn Herman</td>
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<tr>
<td>Cathy Walker</td>
<td><a href="mailto:Walkercinco@gmail.com">Walkercinco@gmail.com</a></td>
<td>801-446-2823</td>
</tr>
<tr>
<td>Stephen Timothy</td>
<td><a href="mailto:sttimothy50@aol.com">sttimothy50@aol.com</a></td>
<td>385-210-0285</td>
</tr>
<tr>
<td>Ursula Timothy</td>
<td><a href="mailto:ursil321@yahoo.com">ursil321@yahoo.com</a></td>
<td>385-210-0285</td>
</tr>
<tr>
<td>Jim Shybrod</td>
<td><a href="mailto:jimby4fan@gmail.com">jimby4fan@gmail.com</a></td>
<td>801-706-8719</td>
</tr>
<tr>
<td>Lena Steele</td>
<td><a href="mailto:reebeeckster@gmail.com">reebeeckster@gmail.com</a></td>
<td>801-891-0913</td>
</tr>
<tr>
<td>Rebecca Parker</td>
<td></td>
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<tr>
<td>Morgan Bangertel</td>
<td>Morganbangertel@univer</td>
<td>801-989-6225</td>
</tr>
<tr>
<td>Nelly Macias</td>
<td>Wayfarer101.att.net</td>
<td>405-621-1509</td>
</tr>
<tr>
<td>Jenny McArthur</td>
<td><a href="mailto:tapmcarthur@gmail.com">tapmcarthur@gmail.com</a></td>
<td>801-707-9902</td>
</tr>
<tr>
<td>Angela Stallings</td>
<td><a href="mailto:dhaustallings@hotmail.com">dhaustallings@hotmail.com</a></td>
<td>801-574-9237</td>
</tr>
<tr>
<td>Lynne Davenport</td>
<td><a href="mailto:Vdavencourt@yahoo.com">Vdavencourt@yahoo.com</a></td>
<td>801-706-397-7</td>
</tr>
<tr>
<td>Jeanne Patterson</td>
<td><a href="mailto:Jeanne.r.patterson@gmail.com">Jeanne.r.patterson@gmail.com</a></td>
<td>720-839-8833</td>
</tr>
<tr>
<td>KRIS BROWN</td>
<td><a href="mailto:Angelur2000@yahoo.com">Angelur2000@yahoo.com</a></td>
<td>801-358-3500</td>
</tr>
<tr>
<td>Steve Savage</td>
<td>1 <a href="mailto:hammymane@comcast.net">hammymane@comcast.net</a></td>
<td>801-695-1170</td>
</tr>
<tr>
<td>Bradley Wilkinson</td>
<td>Blemaw 역 <a href="mailto:R@gmail.com">R@gmail.com</a></td>
<td>801-854-4207</td>
</tr>
<tr>
<td>Eric Wilkinson</td>
<td><a href="mailto:Wilkersped@yahoomail.com">Wilkersped@yahoomail.com</a></td>
<td>801-560-1751</td>
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<tr>
<td>LYLE McALLISTER</td>
<td><a href="mailto:LyleMcAllister@comcast.net">LyleMcAllister@comcast.net</a></td>
<td>801-495-0495</td>
</tr>
<tr>
<td>Jessica Davenport</td>
<td><a href="mailto:jessica.davenport@slcc.edu">jessica.davenport@slcc.edu</a></td>
<td>801-957-4899</td>
</tr>
<tr>
<td>Calvin Dickerson</td>
<td>calvina.pigaw.net</td>
<td>801-216-3442</td>
</tr>
</tbody>
</table>

Planning Commission Meeting
SIGN IN SHEET (cont.)
6/16/2016
<table>
<thead>
<tr>
<th>Name</th>
<th>Email</th>
<th>Phone</th>
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<tbody>
<tr>
<td>Jarek Selman</td>
<td><a href="mailto:JarekSelman@Yahoom.com">JarekSelman@Yahoom.com</a></td>
<td>801-891-5859</td>
</tr>
<tr>
<td></td>
<td>Kristie Miller</td>
<td>801-446-8636</td>
</tr>
<tr>
<td>Amber White</td>
<td><a href="mailto:ansberryw@hotmail.com">ansberryw@hotmail.com</a></td>
<td>801-631-9133</td>
</tr>
<tr>
<td>Cohan White</td>
<td><a href="mailto:cohan.white@hotmail.com">cohan.white@hotmail.com</a></td>
<td>801-547-0274</td>
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<tr>
<td>Grant Cohan</td>
<td><a href="mailto:grant.grove@gmail.com">grant.grove@gmail.com</a></td>
<td>801-513-2920</td>
</tr>
<tr>
<td>Steve Christensen</td>
<td><a href="mailto:349christie@hotmail.com">349christie@hotmail.com</a></td>
<td>719-494-6500</td>
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<tr>
<td>Christie</td>
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<td>801-706-8869</td>
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<tr>
<td>Jennifer Price</td>
<td><a href="mailto:samthurman@comcast.net">samthurman@comcast.net</a></td>
<td>801-236-5879</td>
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<tr>
<td>Dee &amp; Peggy Redden</td>
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<tr>
<td>Matthew &amp; Kristy Savas</td>
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<td>801-577-1123</td>
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<td></td>
<td><a href="mailto:heavyweighthouse@gmail.com">heavyweighthouse@gmail.com</a></td>
<td>818-456-6621</td>
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<tr>
<td></td>
<td><a href="mailto:vanpatterson.mike@gmail.com">vanpatterson.mike@gmail.com</a></td>
<td>801-554-7793</td>
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<td></td>
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<td>801-652-4468</td>
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<td>Cherie_thoeve.com</td>
<td>801-561-3397</td>
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<td></td>
<td><a href="mailto:troylashley@hotmail.com">troylashley@hotmail.com</a></td>
<td>801-538-0839</td>
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<td></td>
<td><a href="mailto:krowelj@hotmail.com">krowelj@hotmail.com</a></td>
<td>971-3650</td>
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<tr>
<td></td>
<td><a href="mailto:LoriFarmer2@MSN.com">LoriFarmer2@MSN.com</a></td>
<td>801-455-4393</td>
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<td></td>
<td><a href="mailto:hohawker@msn.com">hohawker@msn.com</a></td>
<td>801-918-1317</td>
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<td><a href="mailto:tschneit@utah.gov">tschneit@utah.gov</a></td>
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<td></td>
<td><a href="mailto:andrea.cedarleaf@gmail.com">andrea.cedarleaf@gmail.com</a></td>
<td>801-707-9584</td>
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<td></td>
<td><a href="mailto:Jgodd18@aol.com">Jgodd18@aol.com</a></td>
<td>801-518-0307</td>
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<td></td>
<td><a href="mailto:cheerkkk@hotmail.com">cheerkkk@hotmail.com</a></td>
<td>901-604-4144</td>
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<td><a href="mailto:Cardwell.s@comcast.net">Cardwell.s@comcast.net</a></td>
<td>801-701-0348</td>
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<td></td>
<td><a href="mailto:Recardwell@comcast.net">Recardwell@comcast.net</a></td>
<td>801-808-3185</td>
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<td></td>
<td><a href="mailto:jesin2010@hotmail.com">jesin2010@hotmail.com</a></td>
<td>801-739-6389</td>
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<tr>
<td></td>
<td>SharonRoberts2027@gmail</td>
<td>801-668-7921</td>
</tr>
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<td></td>
<td><a href="mailto:tobys3501@gmail.com">tobys3501@gmail.com</a></td>
<td>801-201-9921</td>
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<tr>
<td></td>
<td><a href="mailto:nicholas.roberts@ymail.com">nicholas.roberts@ymail.com</a></td>
<td>801-388-9920</td>
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Comment Form

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3. Observe the (2 minutes) time limit given for each remark.

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5. Follow directives that may be given by the Chair.

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

NAME: Bridget Cole  DATE: 6/16/14

PHONE NUMBER(s): 801-441-6656  EMAIL: bridge3838@msn.com

ADDRESS: 5253 West Leila Lane  Herriman

SHORT Summary of your comment /remarks: Opposing to next door neighbor’s request for a preschool. I understand the commitment to make a living, but I have concerns regarding the traffic, the noise children will be making outside, and the affect it will have with my dogs being outside in my backyard. I also have concerns with children trying to jump the fence to look at my dogs, and I don’t want any complaints about

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

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

Signed by: ____________________________________________

(This form is not complete unless signed)
Thank you for taking the time to complete this form and for attending the meeting.

the barking that will happen from them.
Comment Form

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NAME: LaMont Hamilton

PHONE NUMBER(s): 801-599-1767

EMAIL: LaMont768@gmail.com

ADDRESS: 13420 South 6400 West

SHORT Summary of your comment/remarks:

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

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Signed by: [Signature]

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NAME: Deb Hamilton DATE: 6/16/16

PHONE NUMBER(s): 801-254-0833 EMAIL:

ADDRESS: 6613 w. 13400 so

SHORT Summary of your comment /remarks: Just want to remark on how we feel that the Farm is selling and that the project proposed is a good one.

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Signed by: Deborah Hamilton

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NAME:  Patti Barrow  DATE:  June 16, 2016

PHONE NUMBER(s):  503-476-4223  EMAIL:  pattibarrow@gmail.com

ADDRESS:  6705 W Hollister Way, Herriman

SHORT Summary of your comment /remarks:

- Concerns w/ New Hamilton Farm Subdivision
- Parking
- Traffic Flow
- Safety
- Hollister Width

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

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Signed by:  [Signature]

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Safety

Kids

Articulated By: _______________________________ Date: _______________________________
Comment Form

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NAME:      Chad Thomsen       DATE:       6/16/16
PHONE NUMBER(s): 801-231-1179       EMAIL: chilln87@gmail.com
ADDRESS:  6519 West Hollister way

SHORT Summary of your comment /remarks: How is our street going to be affected by the construction. How long will it take? We need more parks in the neighborhood. How is traffic going to be handled? Park to school for our kids on south side of property no parking for fields.

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

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Signed by: Chad Thomsen

(This form is not complete unless signed)
Thank you for taking the time to complete this form and for attending the meeting.

- School Route
- Lot Site
- Park Site
- Traffic

Articulated By: ________________________________ Date: ____________________
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NAME: Camie Thompson
DATE: 11/11/14
PHONE NUMBER(s): 901-505-1514
EMAIL: Camie82@gmail.com
ADDRESS: 1659 Hollister Way

SHORT Summary of your comment /remarks: There has to be more parks!
Traffic flow, path to school.

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

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Signed by: Camie Thompson

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NAME: Vicky Macias
PHONe NUMBER(s): 408 621 1529
ADDRESS: 4819 W MUSKET CAP CAR HERRiman

DATE: 6/11/14
EMAIL: hapSyan101@gmail.com
SHORT Summary of your comment/remarks: 

STORAGE LOCKERS
REZONING

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

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NAME: Richard Oldham

DATE: 6-16-16

PHONE NUMBER(s): 801-209-8930

EMAIL: 

ADDRESS: 12327 Black Power

SHORT Summary of your comment /remarks:

Wrong usage

(Talking on 312 + 3x3)

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

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NAME:  

DATE: ______________________

PHONE NUMBER(s): 801 446 5778 EMAIL: 

ADDRESS: 11892 S 4716 W, Herriman, UT 84099

SHORT Summary of your comment /remarks:  

AGAINT THE PROPOSAL TO CHANGE THE ZONING FOR THE 1800 S 5100 W. AREA.

NO MORE R-2-10. THIS AREA IS ALREADY ENLARGED WITH DENSITY HOUSING.


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

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

Signed by: ___

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NAME: Michael Lowe
DATE: 6-16-2016

PHONE NUMBER(s): 801-699-5236
EMAIL: mlowe@lowe-lawoffice.com

ADDRESS: 11954 Powder CV.

SHORT Summary of your comment /remarks: OPPOSITION TO ANY TRAFFIC ACCESS TO COPPER CREEK NEIGHBORHOOD FOR HIGH DENSITY HOUSING

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NAME: [Jenny McArthur]  DATE: [June 16, 2016]

PHONE NUMBER(s): [801-707-9925]  EMAIL: [tapmcarthur@gmail.com]

ADDRESS: [18555 Coles Camp Cir]

SHORT Summary of your comment /remarks: [I would urge that no rezoning be done on the property east of maintain view corridor between 11800 So. and 12600 So. I am already concerned about the upcoming activity from the commercial property that has already been approved. 11800 So. is already dangerous. My home backs up to 11800 So. I have already had a car go ...]

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Through my fence less than a year ago. We reached out to the city for help because of the increased traffic and we were told there was nothing you could do. With the upcoming traffic from Walmart and additional commercial, it is already going to be dangerous. Any additional commercial zoning will make this area even more dangerous. Please consider our families and our safety.

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NAME: Kristie Miller

DATE: 6/16/16

PHONE NUMBER(s): 801-446-8436

EMAIL: kristie.miller04@gmail.com

ADDRESS: 11803 Treado Mine Rd, Herriman, UT 84096

SHORT Summary of your comment/remarks: I am here to voice my concern regarding the rezoning between 11800 - 12600 to allow town homes and a storage facility.

I live on Treado Mine Rd, which is one of the entrances to access all of Copper Creek Estates. The increase of traffic in the last few years is not supported by the current infrastructure. The roads cannot currently allow

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Signed by: Kristie Miller

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for 2 cars to pass, if any cars are parked on the side of the road only one car can pass at a time. It is the safe walking route to Midas Creek Elementary. It also increases traffic to 11800 S. which is the safe walking route to Copper Mountain Middle and Herriman High School which is significant because the north side of Copper Creek is not within busing boundaries.

Mr. Shipp didn't return phone calls. The one neighbor who finally got a response, was told it would be "temporary storage facility" and "some possible other stuff." Clearly he is not willing to be open and honest with residents, Herriman needs.

Our community is not designed to be a business entrance. Our roads cannot safely support another 200-600 cars on them. Adding a business also increases the crime risks to our neighborhood as more anonymous people are coming in. We do not need this development in this area.

We are already a shortcut for those coming North from 12600 S to 11800 S. No traffic studies have been done. Please consider the safety of our neighborhood over a business of questionable integrity.

We have had 2 cars speeding down 11800 come through breaking through back fences and into backyards. Please no more traffic!!

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PHONE NUMBER(s): 518 322 8521  EMAIL: bnagamatsu@yahoo.com

ADDRESS: 4148 Wagon Train  Herriman  (3.3)

SHORT Summary of your comment /remarks: SHIP 4874 W 12600 S

Proposed Rezone from A-1 to R-2-10

Questions about site plan, street access, number of proposed units, traffic study, flood risk

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Signed by: Brian Nagamatsu

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Traffic

Safety

Flooding

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NAME: Felicia Nagamatsu  DATE: 6-16-16

PHONE NUMBER(s): 518-256-4441  EMAIL: fmnagao@gmail.com

ADDRESS: 4748 W Wagon Train Dr

SHORT Summary of your comment /remarks: (3.3) 13216 Shipp Proposed Rezone from A1- to R-2-10 4.48 acres.

Concern about traffic access, congestion + flooding adjacent properties. Narrow, winding streets already maxed out

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Signed by: Felicia Nagamatsu

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NAME: RICHARD BLACKWELL       DATE: 6/16/2016

PHONE NUMBER(s) (760) 954-8027       EMAIL: blackwell1949@gmail.com

ADDRESS: 12157 SOUTH BLACKFOOT POWER DRIVE, HERRIMAN, UT 84096

SHORT Summary of your comment /remarks: I'M AGAINST THE REZONING PROPOSED

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Signed by: [Signature]

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NAME: Blackwell, Susan  DATE: June 16, 2016

PHONE NUMBER(s): 760-265-1657  EMAIL: suzieblackwell

ADDRESS: 12157 S Black Powder Dr.

SHORT Summary of your comment / remarks: Legislative Item 3.3 - The proposed re zoning of 4.48 acres from A-1 to R-2/10. We moved to this neighborhood feeling secure in the fact that it would be used for single dwelling houses. 300 high density town homes on Black Powder Dr. is totally unacceptable. Our streets are narrow and already over crowded as it is!

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Signed by: Susan K. Blackwell

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Thank you for taking the time to complete this form and for attending the meeting.

Putting an extra 300-600 cars on these streets is ridiculous! The builder has no plan to take the streets heading south out of his development.

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NAME: Tim Farmer   DATE: 6/16/2016

PHONE NUMBER(s): 801-918-1317   EMAIL: TimFarmer32@msn.com

ADDRESS: 4857 W Smooth Rock Lane Herriman, UT 84096

SHORT Summary of your comment /remarks: Agenda Item 3.3 13.716 ± 3.12 122460
Please stick to the Master Plan, keep the Open Space.
Stop adding High Density Housing! Please keep it zoned as open space.

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Signed by: Tim Farmer

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NAME: Janine Goldhardt

PHONE NUMBER(s): 801-554-4141

EMAIL: jgo225@yahoo.com

ADDRESS: 4572 W Black Powder Dr, H

SHORT Summary of your comment /remarks: I am concerned about the road access to the proposed rezoned areas 3.2+3.3. The only access is via residential streets with only a 3 car width. This would mean 1-way traffic with parked cars on the streets, clearly inadequate for any new estates with possibly 300-600 car increases. Inadequate during rush hours. Also 126,000 S + Mountain View already at Saturaham points in rush hour. How long does it take the Developer to travel up 126000 at 5:30pm, or go through the Porter Road and Redwood Rd?

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Signed by: Janine Goldhardt

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Thank you for taking the time to complete this form and for attending the meeting.

I am also very concerned about safety for residents and children at the end of Black Powder Corner with Black Powder turning North. This is an unsafe corner and through traffic is apt to speed around this bend. I have permission to speak for Ryan and Canyon Reise 4783 Black Powder. They have had 2 traffic incidents already, which could have resulted in death of their children had they not miraculously gone inside from playing on their playground equipment 10 mins earlier—a speeding truck coming around the bend, left the road and careered through their fence back from the road. On a 2nd occasion a truck speeding around the bend ended up on top of a pile of dirt, about to be laid for the garden, and it had to be dug out. Traffic incidents would surely increase, risking lives frequently. The resident from 4754 on the other side of the road, will report on her unsafe situation. I visit 4754 and have almost been rear-ended by cars rushing around this bend too. I understand approaches to Herriman City Council for improved road-safety measures have failed to have an effect. This is an extremely unsafe corner, and any proposed zoning changes would greatly exacerbate the problem.

Summary—There is no road infrastructure to support a zoning change to Residential. All the other high-density housing areas around this area of Herriman, have multi-lane road access—not small 3-car width roads through already established estates. This was not Zoned Residential for a reason.

Articulated By: Janine Goldhardt (J. Goldhardt) 6/16/16
Canyon Reise 10/10/16
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NAME: Rebecca Parker Searle

DATE: 11/10/2016

PHONE NUMBER(s): 801-891-0913

EMAIL: scrapbookster@gmail.com

ADDRESS: 4794 W. Black Powder Drive

SHORT Summary of your comment /remarks: Living on Black Powder I strongly oppose the rezoning on 4874 W. 12600 South, due to the large amount of traffic that will travel through Legacy Park Ranch Blvd. and Copper Creek subdivision. The traffic is putting our children at risk, as well as our community does not need high density housing on roads that cannot support the traffic needs. We have had accidents along Black Powder.

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Signed by: Rebecca Parker

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NAME: Tauni Hawker
DATE: 16 Jun 16
PHONE NUMBER(s): (801) 455-2913
EMAIL: thhawker@msn.com
ADDRESS: 4731 W. Copper Mine Dr.

SHORT Summary of your comment/remarks:
- Against 132/16 zone license
- Against 122/16 zone license
- Notification
- Park space (soccer)
- Traffic issues since road accidents since hit twice

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NAME: Eric Wilkinson  DATE: 06/16/16

PHONE NUMBER(s): 901-500-1751  EMAIL: willkerepeed@yahoo.com

ADDRESS: 11945 S. Powder Cove

SHORT Summary of your comment /remarks: we are opposed against the rezoning and Building of town homes in our neighborhood. The roads are already congested and are in need of repair. Not within TNRB. But resurfacing we are tired of all the high density housing. It is bringing in the wrong crowd.

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NAME: Julie Christensen
PHONE NUMBER(s): 909-684-4144
ADDRESS: 4852 W. Smooth Bore Ln

DATE: 06-16-16
EMAIL: jgod19@aol.com

SHORT Summary of your comment/remarks:

* Safety! (Corner area, Increased Cars, etc.)
* High Density (Too Many people in small area; told it was open space)
* Traffic
* Where’s the Environmental Impact Report?

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NAME: Shauna Willis  DATE: 01/10/16
PHONE NUMBER(s): 801-991-0820  EMAIL: Shauna.Willis
ADDRESS: 12169 Black Pawder Dr, Herriman UT 84065

SHORT Summary of your comment/remarks: Regarding 3.3

as a resident across the street, I would request that this rezene be denied. The street is on a very tight corner, in a neighborhood not designed to add this additional traffic. I appreciate my open space and the master plan that the city of Herriman has done for a reason. Thank you for keeping it open.

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Signed by: Shauna Willis
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NAME: MATTHEW & KRISTY SAVAS       DATE: 6/16/16

PHONE NUMBER(s): 801-577-1123 & 801-577-2399 EMAIL: savasen7@yahoo.com

ADDRESS: 4843 EMMA MINE DR., HERRIMAN, UT 84096

SHORT Summary of your comment /remarks: WE ARE AGAINST LEGISLATIVE ITEMS 3.2 & 3.3. MAJOR ISSUE IS TRAFFIC INCREASE THROUGH THE NEIGHBORHOOD. ALSO EFFECT OF LACK OF ACCESS FOR EMERGENCY VEHICLES/SERVICES. ALSO THE EFFECT HIGH DENSITY HOMES WOULD HAVE ON THE HOMES IN THE AREA, SPECIFICALLY COPPER CREEK ESTATES. IF WE WANTED TO LIVE BY HIGH DENSITY HOUSING, WE WOULD HAVE LOOKED TO LIVE IN SOUTH JORDAN’S DAY BREAK MESS.

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OPEN SPACE
MASTER PLAN
BLK POWDER & ERRA MINE ACCIDENTS
BLIND CORNER

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3. Observe the (2 minutes) time limit given for each remark.

4. Speak only to the Chairman and Commission members of tonight’s meeting.

5. Follow directives that may be given by the Chair.

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

NAME: TOM SCHNURR

DATE: 6/14/10

PHONE NUMBER(s): (801) 707-4584

EMAIL: tschnei@cflah.gov

ADDRESS: 12120 BLACK POWDER DR

SHORT Summary of your comment /remarks: Proposed rezoning of open space area to high density housing on Black Powder Dr. This proposal would increase traffic flow within an area already experiencing hazardous conditions due to limited roadway access and traffic volume. Initial planning and infrastructure within this subdivision did not account for the additional traffic associated with high density housing!

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

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

Signed by:

(This form is not complete unless signed)
Comment Form

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NAME: Rebec# Schill ___________________ DATE: 6-16-2016
(Please Print Clearly)

PHONE NUMBER(s): 801-502-5726 Email: rebecca.schill@gmail.com

ADDRESS: 1493 S Emma Mine Dr

SHORT Summary of your comment /remarks tonight: We moved in 18 years ago. We have watched a lot of growth. This rezoning concerns me more than many proposals that have been approved. Our streets cannot bear the burden of additional traffic. We feel betrayed. If this property is rezoned, making our lives we will not all fit.

It was never the plan.

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NAME: Bradley Wilkinson
DATE: June 16, 2016
PHONE NUMBER(s): 801 856 4204
EMAIL: b EMAIL address
ADDRESS: 41744 West Magmon Court

SHORT Summary of your comment /remarks: ON REZONING 3.1 - 3.4, I ASK YOU TO MOTION TO DENY THIS CHANGE. THIS WILL NEGATIVELY AFFECT OUR COMMUNITY. THIS WILL LOWER OUR HOME VALUE, AFFECT OUR ROADWAYS, AND INCREASE THE DAMAGE TO OUR PUBLIC SAFETY. THIS WILL BE A BAD CHOICE TO CHANCE ALL ZONING.

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

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Signed by: ____________________________

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Thank you for taking the time to complete this form and for attending the meeting.

As residents we were promised a large city park on the property. The townhomes will lower the value of the properties in Copper Creek and Legacy Ranch.
Comment Form

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NAME: JESSICA DAVENPORT          DATE: 6/16/16

PHONE NUMBER(s): 801-957-4899       EMAIL: jessica.davenport@slcc.edu

ADDRESS: PO BOX 20808, SLC, UT 84120

SHORT Summary of your comment /remarks: SEE ATTACHED.
RE: 19510 and 5UC07-10

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

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

Signed by: JESSICA DAVENPORT

(This form is not complete unless signed)
June 16, 2016

Herriman Planning Commission

Re: File Nos. 19S16 and 56C07-16

Due to the recent relocation of 4000 West from being adjacent to our Herriman Campus property, Salt Lake Community College is in negotiations with Momentum/Oakwood to purchase the 1.77 acres south of 4000 West. We would like to make sure that Final PUD approval, including the conditions of approval, of this project will not prevent the feasibility of SLCC to acquire and use this property.

Thank you.

Sincerely,

Jessica Davenport, AICP
SLCC Assistant Facilities Planner
801.957.4899
P.O. Box 30808
Salt Lake City, UT 84130
ROSECREST POD 8 LAND USE SUMMARY

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

ROSECREST POD 8
CONCEPT B (05.24.16)