The following are the minutes of the Joint City Council and Planning Commission Meeting held on Wednesday, October 30, 2019 at 5:30 p.m. in the Herriman City Hall Community Room, 5355 West Herriman Main Street, Herriman, Utah. Adequate notice of this meeting, as required by law, was posted in the City Hall, on the City’s website, and delivered to members of the Council and Commission, media, and interested citizens.

Presiding: Chair Chris Berbert

Council Members: Sherrie Ohrn, Clint Smith, Mayor David Watts, Jared Henderson

Planning Commission Members: Jackson Ferguson, Adam Jacobson, Brody Rypien, Heather Garcia, Colby Oliverson, Lorin Palmer, Andy Powell, Joy Kaseke

Members not present: Nicole Martin, Andrea Bradford

Staff Present: City Manager Brett Wood, Assistant City Manager Gordon Haight, Director of Administration and Communications Tami Moody, City Planner Michael Maloy, Assistant City Planner Bryn MacDonald, Communications Specialist Jonathan Lafollette, Director of Parks, Events and Recreation Wendy Thomas, City Engineer Blake Thomas, Deputy City Recorder Wendy Thorpe, City Attorney John Brems, Finance Director Alan Rae, HPD Chief Troy Carr,

Excused: Councilmember Nicole Martin

1. Planning Commission/City Council Social – 5:30 pm (Bingham Canyon Room)  
The Planning Commission and City Council met for informal discussion and dinner. No action was taken on any items.
2. Work Meeting – 6:00 pm
Planning Commission Chair Chris Berbert called the meeting to order at 6:30 p.m.

2.1 Approval of Minutes for July 31, 2019, Joint Work Meeting
Councilmember Clint Smith moved to approve the July 31, 2019 Joint Planning Commission/City Council meeting minutes as written. Mayor Watts seconded the motion and all voted aye.

2.2 Update on the General Plan (Susie Petheram FFKR)
Susie Petheram with FFKR and Benj Becker with Zions Public Finance reviewed the regional context and impacts, housing, transportation and amenities for the General Plan.

Salt Lake County median household sizes throughout the region vary from 2.8 in Salt Lake City to 3.9 in Herriman. Potential for population to increase by more than 500,000 for cities affecting Herriman between 2020-2060. Herriman expected to have a higher than average annual population growth rate for the next 30 years. The Affordability Index for Herriman was 3.81, with 80% home ownership rate and 71% single-family homes. Percent of income spent on housing and transportation was 46% for Herriman. Taxable sales per capita categories were reviewed. Jobs accessible in 30-minute transit ride from Herriman were very low. Options for affordable housing and transportation costs were debated. Job and higher education centers were critically needed on available land.

Consultant Susie Petheram reviewed the General Plan survey and outreach process. Responses were sought at multiple events, locations and the City website. Approximately 2,000 people were reached and approximately 13,000 opinions were received, which identified key themes and ideas for the future of the City. More responses were received from homeowners than renters. Residents expressed that more transit, community amenities restaurants and walkable neighborhoods were desirable elements. More jobs were needed in Herriman and nearby areas. Desirable priorities would improve the quality of life, community character, economic development and adequate life cycle housing.

2.3 Discussion of the proposed Academy Village commercial development, including design guidelines, located at 14752 S Academy Parkway (Bryn MacDonald, Assistant City Planner)
City Planner Maloy distributed the design guidelines and requested feedback from Councilmembers and Commissioners.

Councilmember Jared Henderson arrived at 7:16 pm

Assistant City Planner Bryn MacDonald distributed the design guidelines, reviewed the history of the project, displayed the proposed site plan and explained the rezone.

Design Lou Phung with Babcock Design, presented a flyover video of the proposed Academy Village site plan and identified project details. He provided urban development imagery examples with reduced setbacks, greater variety and walkable areas.
Reid Dickson with Infinity Consultants provided an overview of the South Hills development agreement. The project would have a large office-building, hotel, grocery and retail commercial. All would be accessible from a multilevel parking structure. The entire project would be master planned with consistent theming. Roads were designed to incorporate ride share pick up areas, bus and bike lanes. Connectivity to neighboring areas was discussed. Real data from parking lot surveys would be utilized by traffic engineers to calculate total parking spaces.

Landscape Architect Scott Blake provided examples of high intensity low water landscaping and renderings of social interaction areas. Options for lighting, paving materials, amenities and seamless grading areas were reviewed.

Lou Phung provided renderings for potential office buildings. The three to four level parking structure was a key part of the development. Professional offices, grocery store, housing and a hotel were anticipated in the development. Mountain Modern theme with natural materials would be encouraged throughout the area.

John Lindsley, representing Wasatch Group offered the development would create much needed tax income for the City. The apartments would offer affordable studio and one-bedroom apartments, targeted at students and athletes. Mountain modern architectural elements would be required in the area, which is highly sought after and would be managed as a master planned community.

_Commissioner Andy Powell left at 7:55 pm_

The development was vested under the 2008 ordinance but they would comply with current City standards to provide a good product for the community.

It was requested for the staff to take a closer look at parking needs, especially around the apartment building. The apartments would target student/athletic housing and be small studio or one-bedroom apartments. Assistant City Planner MacDonald stated a parking study would be required and parking requirements would change if the apartment complex increased the number of bedrooms. Walkable sidewalks were requested through parking lots. Trails would link the community with the RSL center.

2.4 Discussion of the proposed Mountain Ridge development, located at 14000 S Sentinel Ridge Blvd (Michael Maloy, City Planner)

Assistant City Planner MacDonald presented a brief overview of the area and pointed out site plan changes. Design guidelines were distributed and the timeline was reviewed.

Applicant Steve Maddox, introduced Dan McKay and SLR President Steve Romney and stated their objective was to offer a diverse product with a price range that would vary from 225-850 thousand. They offered an overview of the current school board area and proposed boundary line adjustments. Traffic concerns and storm
2.5 Round Table Discussion

City Planner Maloy stressed the importance of providing direction to the applicant. Commissioners and Councilmembers requested staff to provide current commercial areas and total vacant commercial locations.

3. Future Meetings:
   3.1 Planning Commission Meeting – Thursday, November 7, 2019 @ 7:00 PM
   3.2 City Council Meeting – Wednesday, November 13, 2019 @ 7:00 PM

4. Adjournment:
   Commissioner Lorin Palmer moved to adjourn the Joint City Council/Planning Commission Meeting at 10:14 p.m. and all voted aye.

I, Wendy Thorpe, Deputy City Recorder for Herriman City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on October 30, 2019. This document constitutes the official minutes for the Herriman Joint City Council/Planning Commission Meeting.

Wendy Thorpe
Deputy City Recorder