



PLANNING COMMISSION WORK
MEETING MINUTES
Thursday, February 6, 2020
Approved March 6, 2020

The following are the minutes of the Planning Commission Work Meeting held on **Thursday, February 6, 2020 at 6:00 p.m.** in the Herriman City Community Center, 5355 W. Herriman Main Street (12090 South), Herriman, Utah. Adequate notice of this meeting, as required by law, was posted in the Community Center, on the City's website, and delivered to members of the Commission and media.

Presiding: Chair Chris Berbert

Commission Members Present: Jackson Ferguson, Heather Garcia, Adam Jacobson, Lorin Palmer, Andy Powell, Brody Rypien, Andrea Bradford

Commission Members Absent: Joy Kaseke

Staff Present: City Planner Michael Maloy, Assistant City Planner Bryn MacDonald, Planner Nick Whittaker, Deputy Recorder Wendy Thorpe, HPD Lieutenant Brian Weidmer & HPD Officer Marcus Beckstead

1. **Work Meeting** *(Fort Herriman Conference Room)*

Chair Chris Berbert called the work meeting to order at 6:05 pm.

Assistant City Planner MacDonald informed the Commissioners that staff PowerPoint presentations would be included in all future packets. Packets would be posted one week before the meeting, to allow Commissioners time to review the material.

1.1 **Review of Potential Land Use Regulation Amendments**

City Planner Michael Maloy mentioned the creation of a timeline for the land use application review process,

which would contain timelines and deadlines.

Commissioner Rypien arrived at 6:07 p.m.

Assistant City Planner MacDonald reviewed potential text changes to the Land Development Code, as suggested previously by Commissioners. She requested feedback to prioritize them. Commissioner Bradford suggested that in addition to reviewing residential and multifamily design standards that commercial and retail be updated as well. Commissioners suggested that single-family residential design standards were too strict, might increase building costs and should be updated to reflect changing architectural styles. Commissioners offered that multifamily design standards were in need of more guidelines to improve the appearance and quality.

City Planner Michael Maloy mentioned a Legislative bill being considered that would curb cities ability to regulate design standards, and stated he would keep them informed of the progression of the Bill. He proposed changing from gross to net standards for density calculations. Commissioners requested that the total number of units be adjusted if schools or churches were added to a development. Assistant City Planner MacDonald added that current design standards addressed that issue.

Commissioners proposed lowering Planned Community Development Zone on the priority list or completely removing it. City Planner Maloy stated such a zone would be best for large areas with 100+ acres and may have high consulting fees to implement. He offered to research the cost of the framework and determine if any potential development areas would benefit from it.

Open space calculations were vested under the 2008 Ordinance. Commissioners requested clarification as to whether park strips were included in open space calculations. Commissioners encouraged that parks be located within a quarter mile of every residential unit.

Commissioners stressed the importance of curb, gutter and sidewalk inclusion in the early phasing of developments.

Accessory building requirements should be reviewed and additional off street parking for Mother-In-Law apartments was necessary. Creating an avenue for legal, safe, affordable housing would help the City meet the State affordable housing mandate.

Commercial zones should be defined with more specific titles such as recreation areas, office professional or assisted living either with the General Plan or Zoning designation. Big box store trends should be researched to determine viability. Some cities require them to provide future plans for the locations, should the store close.

Residential treatment facilities were allowed in all zones, but approval by the Commission was required. Commissioners proposed underground, hidden parking to encourage the community feel. Safer crossing paths in parking lots should be required.

Jordan Valley Water Conservancy District (JVWCD) water wise landscaping requirements for contract renewal would require changes to the City landscaping requirements.

Commercial vehicle parking allowances were reviewed. They must be behind a fence, but multiple commercial vehicles were not allowed. Potential issues needed to be reviewed by the Code Enforcement Department.

1.2 Update on the General Plan Amendment, including discussion of survey questions and timeline

FFKR Susie Petheram reviewed the General Plan Community Survey Fall 2019 results.

Five Findings to remember were:

- A majority of residents report currently living in a single-family home with some variance in yard size, and most residents expect to be living in the same type of home in 10 years.
- About half of residents say the type of housing they will need in 10 years is available in Herriman now. Of those who say it is not available now, 9/10 would like to see it available in 10 years.
- 50% of residents see restaurants as the most desirable gathering place in Herriman. Most residents think commercial developments would not fit well in their neighborhood.
- 8/10 residents prefer using a car for transportation, but almost half would consider using bus/rail if it had a park-and-ride lot or were within a 5-10 minute walk of their house.
- 80% of residents express interest in having a farmers' market in Herriman, and 55% express interest in a food festival.

Susie Petheram presented the draft survey questions for survey #2 and requested feedback from the Commissioners.

The proposed questions were:

- Maintaining Quality of Life is important to Herriman as it grows and changes amidst regional change. Rank the following in order of priority for the decisions the City Makes.
 - a. Bringing in Economic Opportunities
 - b. Providing Transportation Choices
 - c. Supporting and Maintaining a Mix and Diversity of Housing Types
 - d. Facilitating Employment Opportunities
 - e. Preserving and Enhancing Community Character
 - f. Providing Community Amenities
- I understand the City needs to be fiscally responsible – what strategies do you support once the revenue from construction diminishes?
- How do you define “Neighborhood”?

- The houses right around me
 - The area on my street/block
 - An area several blocks around my house that includes nearby amenities, such as parks
- Describe what makes each neighborhood area unique
 - My neighborhood has an adequate amount of the following types of services (list options)
 - Herriman has a lot of great open space. How can we ensure it is accessible without negatively impacting neighborhoods?
 - I would be willing to trade-off (list options, such as longer commute, etc.) for maintaining a more “rural” lifestyle (specify options)
 - I understand and support a “complete streets” policy for new and upgraded streets. (add description)
 - Neighborhood placemaking and amenities; or city-wide placemaking and branding. What should Herriman invest in: (provide examples of options/concepts)
 - Suppose you had \$100 to spend on improving Herriman’s key corridors. How would you divide it? (give options)
 - Although landowners decide who they will sell or lease to, what types of businesses should Herriman focus on recruiting? What incentives would you be willing to support to get them here: (maybe provide a map of commercial
 - Do you support the idea of “adventure” revenue-generating amenities (list examples/options from Better Cities report)?
 - Some people come from outside Herriman to enjoy our recreational amenities. How can we encourage them to also spend their money here? What types of services or retail should we offer to attract them to stay and spend their money to improve economic development and increase tax base? Are there other areas that are located outside current commercial designations where you would support additional retail?
 - Herriman strives to be sustainable. How can we help make Herriman be more sustainable?
 - To improve air quality, I support... (transit, bike/walk amenities, destinations closer to where I live, etc.)

Commissioners offered recommendations for wording of questions and some new potential questions. Community Facilitator Questions that had been posted to Facebook were reviewed and Commissioners offered that some might be helpful additions to survey #2.

1.3 Discussion of future training opportunities and topics

City Planner Maloy will email the information regarding upcoming Utah League of Cities and Towns and Land Use 101 trainings to the Commissioners.

2. Chair and Commission Comments

Commissioner Berbert expressed appreciation for the topics from the latest Joint City Council/Planning

Commission meeting and urged Commissioners to watch the video if they missed the meeting.

3. Future Meetings

- 3.1 Wednesday, February 12, 2020 ~ City Council Meeting at 7:30 PM
- 3.2 Thursday, February 20, 2020 ~ Planning Commission Meeting at 7:00 PM
- 3.3 Wednesday, February 26, 2020 ~ City Council Meeting at 7:30 PM

4. Adjournment

Commissioner Adam Jacobson made a motion to adjourn the meeting at 9:00 pm. Commissioner Andy Powell seconded and all voted aye.

I, Wendy Thorpe, Deputy Recorder for Herriman City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the work meeting held on February 6, 2020. This document constitutes the official minutes for the Planning Commission Work Meeting.



Wendy Thorpe