



HERRIMAN CITY COUNCIL AND PLANNING COMMISSION JOINT WORK MEETING MINUTES

Wednesday, May 31, 2023

Approved August 30, 2023

The following are the minutes of the City Council meeting of the Herriman City Council. The meeting was held on **Wednesday, May 31, 2023, at 6:00 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, media, and interested citizens.

Presiding: Mayor Lorin Palmer

Councilmembers Present: Jared Henderson, Teddy Hodges, Sherrie Ohrn, Steven Shields

Planning Commission Members Present: Brody Rypien, Heather Garcia, Daryl Fenn, Andrew Powell, Adam Jacobson, Andrea Bradford, Alternate Terrah Anderson, Alternate Preston Oberg, and Alternate Forest Sickles

Excused: Jackson Ferguson

Staff Present: City Manager Nathan Cherpeski, Assistant City Manager Wendy Thomas, Record Specialist Angela Hansen, Finance Director Kyle Maurer, Communications Manager Jonathan LaFollette, City Planner Michael Maloy, Police Chief Troy Carr, Community Development Director Blake Thomas, City Attorney Todd Sheeran, Assistant City Attorney Matt Brooks, Assistant City Engineer Bryce Terry, Planner II Sheldon Howa

1. Work Meeting - 6:00 pm

1.1. Call to Order

Mayor Lorin Palmer called the meeting to order at 6:04 pm.

1.2. **Approval of the November 30, 2022, Joint City Council/Planning Commission meeting minutes**

Councilmember Sherrie Ohrn moved to approve the November 30, 2022; Joint City Council/Planning Commission meeting minutes as written. Commissioner Heather Garcia seconded the motion, and all voted Aye.

2. Discussion Items

2.1. **Discussion regarding a proposed amendment to the Wasatch-South Hills Master Development Agreement-** Blake Thomas, Community Development Director

Community Development Director Thomas disclosed the draft amendment changes proposed for the Wasatch-South Hills MDA. Staff wanted the group to discuss how to proceed with this further.

Councilmember Ohrn preferred to do work meetings for more discussion. Community Development Director Thomas noted PID and land use issues would be a big subject for discussions in this project. Councilmember Ohrn affirmed some things in this MDA are very unbeneficial to the city, but it was already approved. City Planner Maloy detailed his concern with the MDA not aligning with the new general east Herriman general plan. Despite this, the MDA and the zoning ordinance need to align. Councilmember Shields aired the agreement made in 2009 doesn't correlate with our current general plan for that area. This wasn't a simple discussion; we need to open the door for a bigger discussion.

Commissioner Jacobson alluded these changes are more beneficial to the developer than any of the city's current voices. He inquired about letting the old MDA end and creating a brand new one, or at least reviewing if we started brand new with today's general plan then compare it to what was already approved. Councilmember Shields agreed it benefited the developer but isn't in harmony with the current general plan. Mayor Palmer agreed to set up work meetings for further discussion. Councilmember Shields disclosed he wanted the clause removed that adds land to MDA and moved the housing to other pods. Community Development Director Thomas detailed there was no new commercial, the commercial for the MDA had already started construction but nothing new has been added to the area. Councilmember Ohrn expressed if the MDA was open for discussion, she wanted the legal team's position on what was beneficial to the city and their advice on what could be amended.

We need to look at what they are counting as open space but is unusable as open space with the slope of the area.

2.2. Discussion regarding a planned development by Development Associates, Inc-Blake Thomas, Community Development Director

Community Development Director Thomas discussed proposed changes to the planned development by Development Associates. Commercial property was being cut which would require the general plan to be amended. Commissioner Rypien wondered why the developer kept cutting commercial property and would like to hear from the developer.

Legal Counsel for the developer Chase Andrizzi addressed the group and stated currently, the new plan didn't add any new units and iterated how they were laid out. Part of the proposal would be to amend the Rosecrest MDA and present the possibility of creating a new MDA for removed sections. Developer Mike Bradshaw conveyed there always had been residential in the commercial section that was removed per the MDA. The value of residential and commercial was not viewed the same between the parties. Commercial wasn't viable in some areas due to topography issues. Community Development Director Thomas mentioned the CDA contemplated commercial in the area, but also mentioned flexibility in uses. Commissioner Sickles asked if there was a way to get both residential and commercial, possibly mixed use or even vertical mixed use. Councilmember Ohrn claimed commercial developers are wanting land in Herriman.

Community Development Director Thomas showed areas that would be removed from Rosecrest and Wasatch MDA and moved to a new MDA. Business center CDA also wanted to amend the units. Councilmember Shields asked for verification on the commercial success has been in this area, Community Development Director Thomas responded 98% of the commercial property was filled.

Community Development Director Thomas informed the group of the environmental aspects needed to be considered with hillside overlay, drainage path, vegetation, and minimal grading. The staff asked if they should start with working groups to set up discussions.

Commissioner Powell suggested walking/bike trails that would connect all the way to Utah County along the corridor. He specified making trails wide enough to accommodate bikes and walking but not connected to the corridor.

Mr. Andrizzi assured them they have worked with landowners and have a lot of details with engineered trail connection and want to present in a work meeting. Mr. Bradshaw emphasized they understand that not everyone was happy with the old plan. This project

was started 25 years ago, and they want to have a great plan for finishing this out. Councilmember Shields showed appreciation for them laying out what they are proposed for this last bit, but the MDA was in conflict of what the city is wanting now. Councilmember Ohrn commented that the City needed to make sure the community trails are being proposed to connect to the existing trail in the Rose Crest area. Commissioner Sickles asked for clarification on the parcel that would be removed from Rosecrest. Community Development Director Thomas clarified if the DA1 parcels come out of the Rosecrest MDA it would be a clean break. Commissioner Fenn expanded the Council dealt with financial/political aspects and the Planning Commission dealt with technical aspects of the projects. There were limited land space for commercial use. We need a good clear reason why we would change away from commercial. Density is another issue to explore. Herriman already has a reputation for high density. We have a lot of sloping on the south side, and he didn't like grading cutting into the hill side. He would be looking at all of these and being very critical. Commissioner Rypien commented that a lot of the commercial properties are outside of Herriman, yet we have medium/high income. Residents are leaving the area to spend money.

Commissioner Oberg scrutinized where are the kids going to play as the lots were small, and suggested the kids would end up playing in the street when the proposed open space is not actually usable with the slopes.

Councilmember Ohrn implied this should come to a work meeting and if needed break out to committees. Councilmember Hodges agreed the committees should be working on assignment under the council's advice.

Councilmember Shields disclosed a lot of the changes that are being proposed are from listening to past council meetings. He thanked them for making those changes that align with previous meetings, but a few more things need to be ironed out with it. Commissioner Rypien pointed out the new units don't have a central gathering place, small park, or place to play.

3. Future Meetings

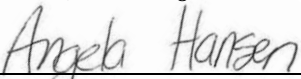
3.1. Next Planning Commission Meeting: June 7, 2023

3.2. Next City Council Meeting: June 14, 2023

4. Adjournment

Commissioner Adam Jacobson moved to adjourn the Joint City Council/Planning Commission Meeting at 7:35 p.m. Councilmember Sherrie Ohrn seconded the motion, and all voted Aye.

I, Angela Hansen, Records Specialist for Herriman City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on May 31, 2023. This document constitutes the official minutes for the Herriman City Council and Planning Commission Joint Meeting.



Angela Hansen