HERRIMAN CITY COUNCIL AND PLANNING COMMISSION JOINT WORK MEETING AGENDA

Wednesday, May 29, 2024

Approved April 30, 2025

The following are the minutes of the Herriman City Council and Planning Commission Joint Work meeting held on **Wednesday, May 29, 2024, at 6:00 p.m.** in the Community Room of Herriman City Hall located at 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 Commission, media, and interested citizens.

Presiding: Mayor Lorin Palmer

Council & Commissioners Present at Work Meeting: Teddy Hodges, Brody Rypien, Andrea Bradford, Alternate Forest Sickles, Heather Garcia, Darryl Fenn, Alternate Terrah Anderson, and Alternate Preston Oberg, Adam Jacobson Andy Powell, and Sherrie Ohrn

Excused: Jackson Ferguson, Jared Henderson, and Steven Shields

Staff Present: Planning Director Michael Maloy, Planning Manager Clint Spencer, Planner II Sheldon Howa, Deputy Recorder Angela Hansen, Planner I Laurin Hoadley, City Attorney Todd Sheeran, Communications Specialist Destiny Skinner, Assistant City Manager Wendy Thomas, City Manager Nathan Cherpeski, Community Development Director Blake Thomas, and City Engineer Bryce Terry

Work Meeting - 6:00 p.m.

Mayor Palmer called the meeting to order at 6.04 p.m.

1. **Call to Order**

1.1. Review of this evening's agenda

1.2. Approval of the August 30, 2023, Joint City Council/Planning Commission meeting minutes

Councilmember Ohrn moved to approve the Minutes for the August 30, 2023, Joint City Council and Planning Commission meeting; Commissioner Garcia seconded, and all voted aye.

2. Discussion Items

2.1. Discussion of Ordinances Related to Residential Development of Infill and Redevelopment – Blake Thomas, Community Development Director and Michael Maloy, Planning Director

Community Development Director Thomas relayed the city is seeing evolving development patterns with fewer large undeveloped parcels remaining. Remaining parcels tend to be smaller and more complex, requiring new planning tools and strategies. Recent state legislation has created new compliance requirements: City Council is no longer allowed to participate in subdivision reviews, only one public hearing per item is allowed at the Planning Commission level, Engineering review is now limited to four rounds. The Moderate-Income Housing Plan requires actionable implementation.

Director Blake advised the bonus density system in the A-1-10 zone (up to 2.5 units per acre with certain improvements) presents legal and logistical issues under current legislation. Staff recommended removing the bonus density provisions and instead requiring standard 10,000 sq. ft. lots. He described examples issues with the current code including; Park strips and trail dedications create financial and maintenance burdens, Half-acre lot buffering requirements may lead to poor development patterns, and public facility incentives may be inconsistent with current legal limitations.

Planning Director Maloy affirmed the city staff is exploring new zoning options for lots under 10,000 sq. ft., which may assist in meeting state mandates for affordable housing for the moderate-income housing compliance. Staff have been researching new zoning options. Potential zones with 5,000–8,000 sq. ft. lots. Application in areas like Hidden Oaks, which would require General Plan amendments. Emphasis on introducing design guidelines via negotiated agreements (PUDs or MDAs).

The City Council and Planning Commission joined staff in discussing the presented items. Discussion included detached Accessory Dwelling Units (ADUs) as a potential future state requirement. Staff were seeking direction from Council on policy approach. The 15-acre minimum for Planned Unit Development (PUDs) is under review. Smaller infill projects may benefit from the flexibility of PUD zoning without the current acreage constraints. Staff presented examples where private roads enabled feasible infill. Concerns remain about proliferation and maintenance, though these roads typically place the burden on homeowners.

The discussion focused on the need for different zoning and design standards in Old Town vs. newer areas. Creating specific zoning districts or overlays tailored to geographic areas. Ensuring future zoning tools maintain aesthetic, functional, and long-term value. The importance of design over density in maintaining community character. Preserving the historic character of Old Town Herriman while providing infill opportunities.

The council and commission members came to a consensus on a few Items. General support for removing A-1-10 bonus density provisions. An agreement to proceed with exploring smaller zoning districts (e.g., R-1-6). A desire to better define districts within the city to inform zoning and policy decisions. Continued support for incentivizing good design through flexible zoning tools.

Staff will bring forward formal proposals on the following: Removal of A-1-10 bonus density provisions, Introduction of small lot zoning districts with design and infrastructure standards, Potential adjustments to PUD requirements and ADU allowances, Follow-up Planning Commission work session scheduled to continue discussion on small-lot zoning and related code amendments. Director Thomas appreciated the feedback and expressed it will keep the staff busy.

Mayor Palmer expressed his appreciation for everything the Planning Commission does throughout the year.

3. Future Meetings

3.1. Next Planning Meeting: June 5, 2024

3.2. Next City Council Meeting: June 12, 2024

4. Adjournment

Councilmember Hodges moved to adjourn the meeting at 6:57 p.m. Seconded by Commissioner Garcia and all voted aye.

I, Angela Hansen, Deputy City Recorder for Herriman City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on May 29, 2024. This document constitutes the official minutes for the Herriman City Council and Planning Commission Joint Meeting.

Angela Hansen

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Deputy City Recorder