



***HERRIMAN CITY COUNCIL
AND PLANNING COMMISSION
WORK MEETING MINUTES***

Thursday, April 30, 2015
Approved October 29, 2015

The following are the minutes of the Joint Meeting of the Herriman City Council and Planning Commission. The meeting was held on **Thursday, April 30, 2015 at 6:00 p.m.** in the Herriman City Community Center Council Chambers, 13011 South Pioneer Street (6000 West), 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 Council, media, and interested citizens.

Presiding:

Planning Commission Chair Clint Smith

Council Members Present:

Carmen Freeman, Mayor
Mike Day
Matt Robinson
Craig B. Tischner
Coralee Wessman-Moser

Planning Commission Members Present:

Chris Berbert
Blayde Hamilton
Wayne Hill
Adam Jacobson
Robyn Shakespear
Wade Thompson
Jessica Morton

Staff Present:

Brett geo. Wood, City Manager
Gordon M. Haight II, Assistant City Manager
Jackie Nostrom, City Recorder
Bryn McCarty, City Planner

6:00 P.M.

1. 6:05:07 PM WORK MEETING:

1.1 6:20:19 PM Density Criteria

City Planner Bryn McCarty relayed the proposed text for density criteria which would require a .25 residential zone minimum lot area shall be ten thousand square feet, except where smaller lots are allowed in a PUD project, in which case the minimum lot size shall be seventy-

five hundred square feet. She reviewed potential density criteria:

- Installing a precast or masonry wall where vinyl would be required
- Providing enhanced landscaping on each lot
- Dedicating and installing a wider park strip than is required
- Providing trail connections that provide an amenity for the residents of the proposed project
- Providing trails that provide an amenity for the larger community
- Constructing an Impact Fee Facility Road that provides access to the project, but is not necessary for the project.
- Providing half-acre buffer lots adjacent to existing larger lots or agricultural uses or zones.
- In a PUD, providing 25 percent open space. The open space shall have amenities as required in the PUD ordinance
- In a PUD, providing 30 percent open space. The open space shall have amenities as required in the PUD ordinance
- In a subdivision, providing a local park at least one-half acre in size
- In a subdivision, providing a neighborhood park at least one acre in size
- Donating sites for schools, public buildings, or other community facilities
- Providing a neighborhood park, such as a splash pad, skate park, or other unique facility for the community

The Council and Planning Commission discussed each item of consideration. Commissioner Adam Jacobson stated that technically the criteria would be put in place to effectively buy higher density. This was confirmed. City Planner McCarty asked how to increase density, whether it is by a point system or percentage. Consensus determined point system. Planner McCarty indicated that having guidelines in place will eliminate months of negotiations with the developers and the Planning Commission.

1.2 [7:28:16 PM](#) **Single Family Design Standards**

City Planner Bryn McCarty indicated that currently there are no design standards for residential construction, and that aesthetics are governed by Covenants, Codes, and Restrictions (CC&Rs). She offered a list of proposed design standards:

- Percentage of brick and stone (40%)
- Two car garage
- Roof Pitch
- Minimum square footage
- Color
- Landscaping
- Varying neighboring elevations

City Planner McCarty explained that adding standards into the code would require additional staff time to review building permits to ensure compliance; however, would offer the City the ability to enforce the standards. The Planning Commission would no longer need to review CC&Rs for each subdivision. Consensus determined to have landscaping incorporated into the Landscape Ordinance and not the design standards. Square footage definition should be elaborated to clarify the finished/unfinished area of the home.

2. NEW ITEMS OF SUBSEQUENT CONSIDERATION (OTHER):

3. FUTURE MEETINGS:

3.1 Planning Commission Meeting – [Thursday, May 7, 2015 @ 7:00 PM](#)

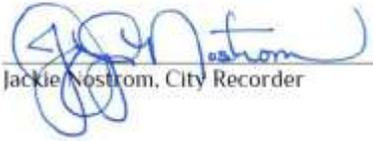
3.2 City Council Meeting – [Wednesday May 13, 2015 @ 7:00 PM](#)

4. [7:57:13 PM](#) ADJOURNMENT:

The City Council and Planning Commission adjourned by consensus.

*This document constitutes the official minutes for the Herriman City Council and
Planning Commission Work Meeting held on Thursday, April 30, 2015*

I, Jackie Nostrom, do hereby certify that I am the duly appointed, qualified, and acting City Recorder for Herriman City, of Salt Lake County, State of Utah. I do hereby certify that the foregoing minutes represent a true and accurate, and complete record of this meeting held on Thursday, April 30, 2015.


Jackie Nostrom, City Recorder