



PLANNING COMMISSION AGENDA

Thursday, May 5, 2016

NOTICE IS HEREBY GIVEN that the Herriman Planning Commission shall assemble for a meeting in the City Council Chambers, located at 13011 South Pioneer Street (6000 West), Herriman, Utah.

6:00 PM - Work Meeting: *(Front Conference Room)*

- ✚ Discussion of Mobile Stores
- ✚ Review of Agenda Items

7:00 PM - Regular Planning Commission Meeting:

1. **General Business:**

Welcome

- 1.1 Invocation and Pledge
- 1.2 Roll call
- 1.3 Approval of Minutes for: **April 21, 2016**

2. **Administrative Items:**

Administrative items are reviewed based on standards outlined in the ordinance. Public comment is taken on relevant and credible evidence regarding the applications compliance with the ordinance.

- 2.1 **19C16** – Evans & Associates – 5520 W Mirasol Ln – Conditional Use Approval for an LDS Church – Zone: R-2-10 – Acres: 3.287

3. **Legislative Items:**

Legislative items are recommendations to the City Council. Broad public input will be taken and considered on each item. All legislative items recommended at this meeting will be scheduled for a decision at the next available City Council meeting.

- 3.1 **06Z16** – Herriman City – Proposed Text Change to the A-.25 zone Regarding Density (Public Hearing was opened on March 17, 2016)
- 3.2 **07Z16** – Herriman City – Proposed Text Change to the Land Use Ordinance Regarding Open Space Requirements in a PUD (Public Hearing was opened on March 17, 2016)
- 3.3 **08Z16** – Herriman City – Proposed Text Change to the Land Use Ordinance Regarding the Future Use of the A-.25 zone (PUBLIC HEARING)

4. **New Items of Subsequent Consideration:**

5. **Future Meetings:**

- 5.1 City Council Meeting – Wednesday, May 11, 2016 @ 7:00 PM
- 5.2 Planning Commission Meeting – Thursday, May 19, 2016 @ 7:00 PM

6. **ADJOURNMENT:**

- ✦ In accordance with the Americans with Disabilities Act, Herriman City will make reasonable accommodation for participation in the meeting. Request assistance by contacting Herriman City at (801) 446-5323 and provide at least 48 hours advance notice of the meeting.
- ✦ ELECTRONIC PARTICIPATION: Members of the planning commission may participate electronically via telephone, Skype, or other electronic means during this meeting.
- ✦ PUBLIC COMMENT POLICY AND PROCEDURE: The purpose of public comment is to allow citizens to address items on the agenda. Citizens requesting to address the commission will be asked to complete a written comment form and present it to Cindy Quick, Deputy Recorder. In general, the chair will allow an individual three minutes to address the commission. A spokesperson, recognized as representing a group in attendance, may be allowed up to five minutes. This policy also applies to all public hearings.

I, Cindy Quick, certify the foregoing Herriman City Planning Commission agenda was emailed to at least one newspaper of general circulation within the geographic jurisdiction of the public body. The agenda was also posted at the principal office of the public body, at the building where the meeting is to be held. It was also posted on the Utah State Website <http://www.utah.gov/pmnr/index.html> and on Herriman City's website www.herriman.org.

Dated and Posted this 29th day of April, 2016

**Cindy Quick, CMC
Deputy Recorder**



HERRIMAN CITY PLANNING COMMISSION MEETING MINUTES

Thursday, April 21, 2016
Waiting Formal Approval

6:04:58 PM 6:00 PM - Work Meeting: *(Front Conference Room)*

Attendance

Planning Commission Members:

Chris Berbert
Jeremy Burkinshaw
Blayde Hamilton
Adam Jacobson
Jessica Morton
Robyn Shakespear
Clint Smith

Council Members:

Mayor Carmen Freeman & Coralee Wessman-Moser

City Staff:

Bryn McCarty, City Planner
Sandra Llewellyn, Planner I
Heather Upshaw, Senior Planner
Gordon Haight, Assistant City Manager
Blake Thomas, City Engineer
Augusto Robles, Engineering
John Brems, City Attorney

HTC Fence

City Planner, Bryn McCarty explained that the Herriman Towne Center has design guidelines that allows a certain type of fencing. There are some residents that have requested a different type of fence. The Town Center would have to amend the HOA guidelines and then planning would have to approve the type of fence being requested. A representative was present who discussed the type of fence that they would like to have. The residents wanting a different fence type took around a petition and they obtained 95 signatures from those in the development and surrounding streets. Pictures were shown of the horizontal cedar wood fencing. It was noted that there would be an aging treatment / stain put on the fence to take it to its natural color (grey) and would make it almost maintenance free. Matt Watson explained that they could not approve the request until the petition was signed and then presented to the board for approval. However, prior to going through that process they wanted to see if the planning commission would allow the process and approve the amendment. The representative for the residents explained that the exterior of the homes in the development are cedar and would have to be maintained. They felt it made sense to have the fencing cedar too and just have to maintain both their homes and the fence. Commissioner Blayde Hamilton voiced concern with the maintenance of a wood fence. The response received was that it would be a requirement of the HOA to maintain the fence and she felt it would be the same whether it was wood or vinyl. She added that the Garbett development was a 'green (minimal environmental impact) development.' She didn't feel that vinyl was very 'green' and wouldn't match in the development. She requested that there be another option other than vinyl

fencing. Commissioner Adam Jacobson stated that if he were to consider another fencing option, he would require it to be all the same in the same area. Chair Smith reported liking a wood fence that is properly maintained but explained that the city has taken a stand against allowing the fence because of how often they have not been maintained and end up looking awful. He reiterated what Commissioner Jacobson stated, that if they consider another type of 'earth composite' fencing that it would have to be only for the area in question.

↓ Review of Agenda Items

City Planner, Bryn McCarty reported that item 3.1 will be continued.

2.1 – Ivy House Reception Center – applicant presented materials board and renderings of the building. The requirement for the building would be 60% brick or stone, however, the applicant wanted to cover the building with ivy and wanted an exception on the requirement. Commission members were not okay about providing an exception just because the building would be covered with ivy. Commission members explained that they would like to see more depth and dimension to the building. He applicant seemed agreeable to the suggestions made from the commission. City Planner, McCarty suggested that the applicant be able to leave now and that the item could be continued to a future meeting. Commission members agreed.

2.2 – Lot line adjustment – the applicant would like to give a strip of property to the lot next door. It was noted that the property is where the monument sign for Anthem is located.

2.3 & 2.4 – Edge Homes – these items are on the agenda again to answer questions from the commission about phasing for mixed use. Matt Watson and staff reviewed the development agreement. Mr. Watson explained that Rosecrest is tied to the ordinances at the time of the MDA unless specifically stated in the development agreement. With regards to phasing, he read from the agreement, 'phase means the development of a portion of a project at any point in a logical sequence as determined by the master developer,' therefore, the developer is able to establish phasing. He further added that they have invested in the property and they want it to develop as quickly as it can. It is being marketed and more road improvements are planned for this year as well.

3.1 – to be continued.

3.2 – Accessory Buildings – changes to the ordinance were outlined by Sandra Llewellyn, Planner I. Commissioner Jeremy Burkinshaw requested stating that materials and color, instead of style and color, of the front elevation (of an accessory building) are to match the front of the home. Commissioner Chris Berbert wanted the requirement to state the front of the building, not necessarily the whole building is required to match. City Planner, Bryn McCarty explained another change to the height of the buildings in half and acre lots. Planner I, Sandra Llewellyn added that the R zones will also have the 25% of the rear yard requirement, as well, instead of 20%. Planner McCarty reminded the commission that the accessory building's foot print cannot be larger than the main home's foot print. The materials used for an agricultural building will still need approval from the planning commission.

↓ Density Discussion

City Planner, Bryn McCarty asked the commission what size of lots they were looking for in regards to the areas where less density is planned. The response was that it is more of a mix of lots that they want. They would like to see a few acres, half acres and other sizes mixed throughout the development. Rose Creek subdivision was suggested as an example of a good mix of lot sizes. Planner McCarty then asked what would be the smallest lot size acceptable. Commissioner Blayde Hamilton mentioned some lots in Rose Creek were 8,500 but he was not sure that small of lot should be allowed. Commissioner Chris Berbert was unsure what the smallest should be but felt that it was really not the number that was important but that there was a mix of sizes. Commissioner Adam Jacobson mentioned that the 8,500 may become enclosed but felt that it could be managed with open space around it. Chair Clint Smith said that the 8,500 should be next to larger lots and the larger lots should be next to smaller lots; not 8,500 square foot lots all in one area and half acres lots all in another area. It should be a mix of sizes throughout the subdivision. Planner McCarty explained that writing an ordinance that way is complicated, it needs to be written in a way that eliminates the ability to have only small lot sizes. Chair Smith suggested percentages of the total land. Planner McCarty felt the new zone would still be the correct way to achieve the changes desired.

She mentioned that she will probably require PUDs, however, PUDs require open space and do allow for smaller lot sizes. Commissioners commented that the open space makes the subdivision feel larger if it's used properly. The new zone would be a density of 1.8 and PUDs would be encouraged and 10% of the lots would be required to be half acre lots. She oriented the commission with an area in the city using the new requirements proposed and showed what could take place. Commissioners voiced appreciation for the work that staff did with these changes.

Meeting adjourned at [7:04:14 PM](#)



[7:08:43 PM](#) **7:00 PM - Regular Planning Commission Meeting:**

Attendance

Planning Commission Members:

Chris Berbert
Jeremy Burkinshaw
Blayde Hamilton
Adam Jacobson
Jessica Morton
Robyn Shakespear
Clint Smith

Council Members:

Mayor Freeman, Coralee Wessman-Moser

City Staff:

Bryn McCarty, City Planner
Sandra Llewellyn, Planner I
Heather Upshaw, Senior Planner
Cindy Quick; Deputy Recorder
Gordon Haight, Assistant City Manager
Blake Thomas, City Engineer

1. General Business:

Welcome

Chair Clint Smith welcomed those in attendance.

- 1.1 [7:09:36 PM](#) Invocation and Pledge
Corey Leiseth offered the invocation and Blake Thomas led us in the pledge.
- 1.2 [7:10:07 PM](#) Roll call:
Full Quorum, Wade Thompson absent
- 1.3 [7:10:24 PM](#) Approval of Minutes for: **March, 17, 2016 & April 7, 2016**
Commissioner Jeremy Burkinshaw **MOVED** to approve the minutes for March 17, 2016 and April 7, 2016.
Commissioner Robyn Shakespear **SECONDED** the motion.
The voting was unanimous.

Vote passed.

Motion carried.

2. **Administrative Items:**

Administrative items are reviewed based on standards outlined in the ordinance. Public comment is taken on relevant and credible evidence regarding the applications compliance with the ordinance.

Chair Clint Smith reviewed the public comment policy and procedure.

2.1 **7:11:52 PM** **35C15** – Clayton – 14114 S 5600 W – Final Approval of Elevations on the Ivy House Reception Center – Zone: C-2 – Acres: 2.66

City Planner, Bryn McCarty oriented the commission with an aerial map. The reception center was approved a few months ago with elevations to come back for final approval. Elevations were shown. The applicant spoke with the commission during the work meeting and was given feedback for more texture and stone on the building. She took the feedback and plans to make changes and bring new elevations back.

Commissioner Chris Berbert **MOVED** to continue without date.

Commissioner Jessica Morton **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

| | |
|--------------------------------|-----|
| Commissioner Jessica Morton | Yes |
| Commissioner Blayde Hamilton | Yes |
| Commissioner Robyn Shakespear | Yes |
| Commissioner Jeremy Burkinshaw | Yes |
| Commissioner Chris Berbert | Yes |
| Commissioner Adam Jacobson | Yes |

Vote passed.

Motion carried.

2.2 **7:13:19 PM** **12S16** – Anthem HOA – 5482 W Anthem Park Blvd – Lot Line Adjustment – Zone: R-2-10– Acres: .033 (*Public Hearing*)

City Planner, Bryn McCarty oriented the commission with an aerial map and site plan. Lot line adjustments are plat amendments. The property line shift was shown.

Travis Wright, 12587 S Heritage Hill Ct, he explained that there were dry utilities in the way and moved the fence over and would like to give the property to the lot next to them.

7:14:52 PM Chair Smith opened the public hearing and called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name and address for the record.

Citizen Comments:

None

7:15:11 PM Chair Smith closed the public hearing.

Commissioner Jessica Morton **MOVED** to approve the item with the requirements outlined by staff.

Commissioner Robyn Shakespear **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

| | |
|--------------------------------|-----|
| Commissioner Jessica Morton | Yes |
| Commissioner Blayde Hamilton | Yes |
| Commissioner Robyn Shakespear | Yes |
| Commissioner Jeremy Burkinshaw | Yes |
| Commissioner Chris Berbert | Yes |

Vote passed.
Motion carried.

2.3 7:16:08 PM **09S16** – Edge Homes – 4300 W 14500 S – Proposed Subdivision of 210 Condominium Units – Zone: MU-2 – Acres: 9.52 (Public hearing held on March 17, 2016)

Chair Smith mentioned that item 2.3 and 2.4 will be discussed together. He noted that as we heard the item, there were questions in terms of the phasing based on the zoning, not the development itself.

City Planner, Bryn McCarty oriented the commission with an aerial map, site plan and other images prepared. Staff did look at the development agreement which covers the phasing portion and they are compliant. The applicant will be building Autumn Crest Road and Bruin View Dr to move forward with the construction. Building permit numbers were provided in the staff report. The elevations were shown.

Matt Watson, Rosecrest Communities, stated that in regards to the phasing question, the development agreement was reviewed and with regards to phasing, he read from the agreement, 'phase means the development of a portion of a project at a point in a logical sequence as determined by the master developer' so the developer is able to determine the phasing. We are moving forward with commercial and plan to put in the Bruin View Drive which goes into the mixed use and commercial. They plan to move forward in a quick manner. He also addressed that the permit numbers were provided by staff.

Commissioner Adam Jacobson **MOVED** to approve the item with staff's requirements.

Commissioner Jessica Morton **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

| | |
|--------------------------------|-----|
| Commissioner Jessica Morton | Yes |
| Commissioner Blayde Hamilton | Yes |
| Commissioner Robyn Shakespear | Yes |
| Commissioner Jeremy Burkinshaw | Yes |
| Commissioner Chris Berbert | Yes |
| Commissioner Adam Jacobson | Yes |

Vote passed.
Motion carried.

2.4 7:21:08 PM **56C07-13** – Edge Homes – 4300 W 14500 S – Final PUD Approval for 210 Condominium Units – Zone: MU-2 – Acres: 9.52 – Units: 210

Commissioner Adam Jacobson **MOVED** to approve the item with staff's requirements.

Commissioner Jessica Morton **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

| | |
|--------------------------------|-----|
| Commissioner Jessica Morton | Yes |
| Commissioner Blayde Hamilton | Yes |
| Commissioner Robyn Shakespear | Yes |
| Commissioner Jeremy Burkinshaw | Yes |
| Commissioner Chris Berbert | Yes |
| Commissioner Adam Jacobson | Yes |

Vote passed.
Motion carried.

3. **Legislative Items:**

Legislative items are recommendations to the City Council. Broad public input will be taken and considered on each item. All legislative items recommended at this meeting will be scheduled for a decision at the next available City Council meeting.

- 3.1 **7:21:55 PM** **14Z15** – Herriman City – Southeast Herriman – Rezone of Several Properties to Comply with the Approved General Plan– Zone: R-M, MU-2, R-1-15, and R-2-15 – Acres: 314.51 (Public Hearing held June 18, 2015)

City Planner, Bryn McCarty explained that the item will be continued for further work.

Commissioner Chris Berbert **MOVED** to continue without date.

Commissioner Jeramy Burkinshaw **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

| | |
|--------------------------------|-----|
| Commissioner Jessica Morton | Yes |
| Commissioner Blayde Hamilton | Yes |
| Commissioner Robyn Shakespear | Yes |
| Commissioner Jeramy Burkinshaw | Yes |
| Commissioner Chris Berbert | Yes |
| Commissioner Adam Jacobson | Yes |

Vote passed.

Motion carried.

- 3.2 **7:22:51 PM** **04Z16** – Herriman City – Text change to the land use ordinance regarding accessory buildings (Public Hearing was opened on February 4, 2016)

City Planner, Bryn McCarty oriented the commission with the text changes proposed to create consistency throughout all zones. Lots over half acre no longer have a square footage requirement – they will cover 25% of the rear yard. An exception for agricultural buildings was added; to come before the commission if the applicant wants to build an agricultural building and does not want it to match the house. She showed the language of the ordinance with the changes. For the front elevation or elevations visible from the street, the materials and colors are to match the front elevation of the home. In R zone footprint of the accessory building has to be smaller than the main house. They still have the option to come to planning but could not be more than 25% of rear yard.

Chair Smith asked for clarification on the exception for the agricultural building not matching the front elevation of the home and a brief discussion took place. Commission members felt like the changes proposed made sense and noted good work. Chair Smith asserted that staff did a fantastic job to capture all the comments of the commission and in figuring out appropriate language. He mentioned that most likely there may be unintended consequences but they will be dealt with as they come. He thanked staff for their work.

7:29:20 PM Chair Smith called for any citizen who would like to speak on this item to come to the podium, fill out a comment form and state their name and address for the record.

Citizen Comments:

None

7:29:46 PM Chair Smith closed the public hearing.

Commissioner Chris Berbert asked for it to be noted that elevation visible from public right-of-way may mean the back of the building and understood that would be rare exceptions.

Commissioner Blayde Hamilton **MOVED** to recommend approval to the city council with changes that we've talked about.

Commissioner Robyn Shakespear **SECONDED** the motion.

Chair Smith asked for a vote. The vote was as follows:

| | |
|--------------------------------|-----|
| Commissioner Jessica Morton | Yes |
| Commissioner Blayde Hamilton | Yes |
| Commissioner Robyn Shakespear | Yes |
| Commissioner Jeremy Burkinshaw | Yes |
| Commissioner Chris Berbert | Yes |
| Commissioner Adam Jacobson | Yes |

Vote passed.

Motion carried.

4. **New Items of Subsequent Consideration:**

None

5. **Future Meetings:**

5.1 City Council Meeting – Wednesday, **April 27, 2016 @ 7:00 PM**

5.2 Planning Commission Meeting – Thursday, **May 5, 2016 @ 7:00 PM**

6. **ADJOURNMENT:**

Chair Clint Smith called for a motion to adjourn.

Commissioner Jessica Morton **MOVED** to adjourn the meeting and Commissioner Jeremy Burkinshaw **SECONDED** the motion. The voting was unanimous. Motion carried.

The meeting adjourned at 7:32:50 PM .

I, Cindy Quick, Deputy Recorder of Herriman City hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on April 21, 2016. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.



Cindy Quick, CMC
Deputy Recorder



| | |
|--|-----------------------------------|
| Date of Meeting: 05/05/16 | |
| File # | 19C16 |
| Applicant | Evans & Associates |
| Address | 5520 W Mirasol Ln |
| Request | Conditional Use for an LDS Church |

Request for 19C16 – Meeting Date 5/5/2016

The applicant is requesting a conditional use for an LDS Church.

Site

The parcel is located at 5520 W Mirasol Ln and contains 3.287 acres.

Zoning

The site is zoned R-2-10.

Background

This lot is part of the Terrameer development. It was planned at the time of the original subdivision approval to be the future location for an LDS Church.

Issues

The ordinance states “All facades, including back and side elevations of a public or quasi-public building generally visible from public view or adjacent to residential areas, shall have an element of rock or stone. The type and amount of rock or stone shall be approved by the planning commission.”

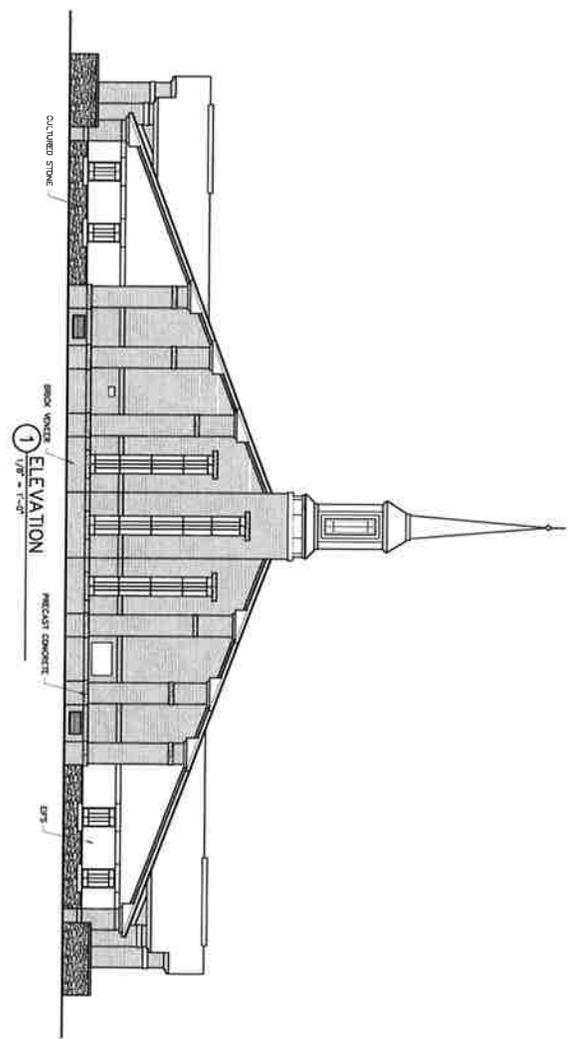
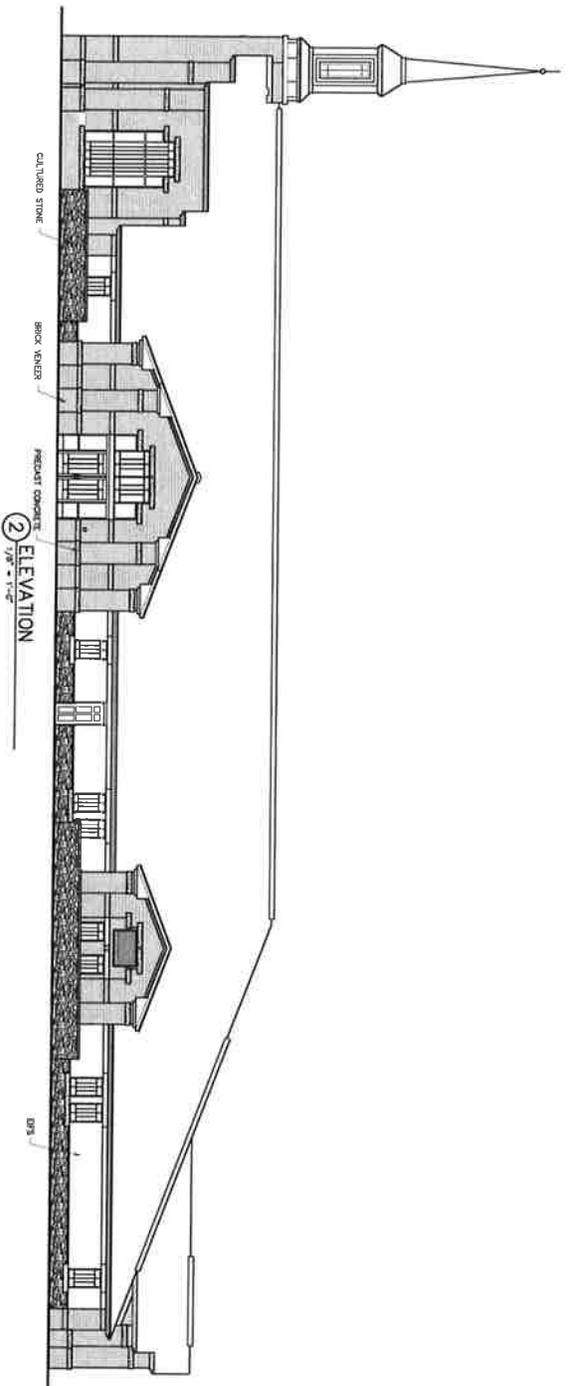
The Planning Commission reviewed the elevations at the previous meeting and asked to see more stone added to the building. The applicant has submitted revised building elevations, and also a color board for the PC to review.

Recommendation

Staff recommends approval of the request with the following requirements:

Requirements

1. Meet with the Development Services Staff for review and final approval of the site plan.
2. Receive and agree to the recommendations from other agencies.
3. Submit landscaping plans showing types, sizes and placement of plant material to the Staff for review and final approval.
4. Building elevations are approved as submitted, including the stone accents as shown.
5. Install curb, gutter and sidewalk on all public streets.
6. Provide a 6 foot vinyl privacy fence along the north and east property line.
8. All air conditioning units, dumpsters, and outside utilities shall be fenced with masonry enclosures.
9. Record subdivision plat prior to building permit approval.



Sheet
A201

PROJECT
BUILDING
ELEVATIONS

| Revisions | | |
|-----------|------|-------------|
| Mark | Date | Description |
| | | |
| | | |
| | | |
| | | |

Project for:
**THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS**

A New Meetinghouse for:
Herriman 2
Herriman UT Fort Herriman Stake
Client: Elder Tracy and Belmiour Lane
Heritage: 6540





| | |
|--|---|
| Date of Meeting: 05/05/16 | |
| File # | 06Z16 |
| Applicant | Herriman City |
| Address | |
| Request | Proposed Text Change to the A-.25 zone Regarding Density |

Request for 06Z16 - Meeting Date 5/5/2016

Herriman City is asking for a text change to the A-.25 zone regarding density.

Background

The City approved density criteria in the A-.25 zone in 2015.

Issues

This ordinance was adopted several months ago and now needs some modifications to clarify the density criteria. One of the criteria allows additional density for combining separate parcels into one larger development. This needs to be clarified that only so much density will be granted with this criteria. The PC also asked to add text that states the property needs to be combined from different owners.

It is also being recommended to lower the maximum density allowed in the zone. The current ordinance allows up to 2.5 units per acre in a subdivision and 3.0 units per acre in a PUD. The text change proposes to lower the maximum density in a PUD to 2.8 units per acre.

Recommendation

Staff recommends approval of the text change to the A-.25 zone regarding density.

10-8A-9: DENSITY:

The baseline density in any residential development in the A-.25 zone shall be one and eight-tenths (1.8) lots per acre. A density bonus may be considered for projects which comply with the bonus density requirements of this section. The amount of density bonus shall be determined by the type of bonus density requirements and improvements incorporated in the development proposal as set forth in the following chart. For applicants requesting a density greater than the baseline density, the planning commission shall determine whether the applicant has complied with the necessary design components as set forth in the following chart and shall determine the resulting density. The additional units per acre allowed above the baseline density shall be determined by adding the density bonus points to the baseline density. This figure is the additional number of units per acre allowed above the baseline density. This number, when added to the baseline, will determine the total density per acre for the project. (Example: A subdivision develops a splash pad as part of their development. The resulting maximum density per acre is 2.1 lots per acre calculated by adding the 1.8 baseline density and the 0.3 density bonus points.) Provided, however, in no event shall the resulting density exceed two and one-half (2.5) lots per acre in a subdivision or ~~three (3.0)~~ two and eight-tenths (2.8) lots per acre in a planned unit development.

| Bonus Density Requirements | Density Bonus Points |
|---|--|
| Dedicating and installing at least a 10 foot park strip behind the sidewalk adjacent to a collector or arterial road. | 0.1 units per acre |
| Dedicating and installing a trail connection to an existing trail that provides an amenity for the residents of the proposed project. | 0.1 units per acre |
| Dedicating and installing a trail that provides an amenity for the larger community and is designated in the parks master plan. | 0.2 units per acre |
| Dedicating and installing infrastructure that is identified as a "system improvement" by the city. | 0.2 units per acre |
| Combining 2 or more properties to create 1 larger project of at least 10 acres. The properties must be contiguous to each other <u>and must be consolidated from different property owners.</u> | 0.05 units per acre for each 10 acres combined; <u>maximum of 0.2 units per acre for this category</u> |
| Providing 1/2 acre lots that buffer lots adjacent to existing larger lots or agricultural uses or zones. | 0.1 units per acre |
| In addition to providing 1/2 acre lots adjacent to existing larger lots, developing at least 10 percent of the lots throughout the project as half acre lots. | 0.1 units per acre |
| Developing a planned unit development of at least 15 acres and | 0.3 units per acre |

| | |
|--|--------------------|
| providing the required 20 percent open space and trail connections. | |
| Developing a planned unit development of at least 30 acres and providing the required 20 percent open space and trails designated in the parks master plan. | 0.6 units per acre |
| In a subdivision providing a local park at least $\frac{1}{2}$ acre in size or upon approval of the city paying to the city a fee in lieu. For purposes of this provision a park must include a playground or other amenities consistent with the size of the park and not just be a detention pond. | 0.1 units per acre |
| In a subdivision providing a neighborhood park at least 1 acre in size or upon approval of the city paying to the city a fee in lieu. For purposes of this provision a park must include a playground or other amenities consistent with the size of the park and not just be a detention pond. | 0.2 units per acre |
| In a subdivision, providing a community park of at least 3 acres that includes a splash pad, skatepark, or other necessary facility as outlined in the parks master plan or upon approval of the city paying to the city a fee in lieu. | 0.3 units per acre |
| Donating to the city a site for a public school, public buildings, or other public community facilities. | 0.3 units per acre |



| | |
|--|---|
| Date of Meeting: 05/05/16 | |
| File # | 07Z16 |
| Applicant | Herriman City |
| Address | |
| Request | Proposed Text Change to the Land Use Ordinance Regarding Open Space Requirements in a PUD |

Request for 07Z16 - Meeting Date 5/5/2016

Herriman City is requesting a text change to the Open Space requirements in a PUD.

Background

The Planned Unit Development (PUD) ordinance requires all PUDs to provide at least 20 percent open space. It specifies that any open space that is unbuildable only counts 50 percent of the actual acreage. It also states that half of the open space must be in one contiguous parcel.

Issues

There are several benefits to a developer choosing to do a PUD instead of a subdivision. The developer gets greater flexibility with lot sizes and setbacks, and the City gains several acres of open space. The requirement for half of the open space to be in one contiguous parcel was intended to help the City acquire large parks with usable space. However, there have been several recent developments that have used the creeks and drainage areas to meet the “contiguous parcel” requirement. While the City sees the benefits of maintaining the creeks as open space and providing trails, this does not provide the City with the park space that it needs to meet the Parks Master Plan.

The proposed text change states that the contiguous parcel of open space must be “configured in a usable size and shape.” The creeks and drainage areas will no longer be able to be used to meet this requirement. After discussion at the last PC meeting, staff has also added language about the Parks Master Plan.

The text change also states that open space that is unbuildable will only be counted at 25 percent of the actual acreage, instead of the current 50 percent. There was considerable discussion about this change at the last PC meeting and joint work meeting with the City Council. Staff has left the proposed text at 25 percent, but is open to additional dialogue.

Recommendation

Staff recommends approval of the text change to the open space requirements in a PUD.

10-20-9: PRESERVATION OF OPEN SPACE:

A. At least twenty percent (20%) of the planned unit development must be preserved as permanent open space or provided for as required in subsections A1 and A2 of this section. One-half ($1/2$) of the permanent open space required must be maintained in one contiguous parcel that is configured in a usable size and shape to provide amenities outlined in the Parks Master Plan and does not include any unbuildable property. Open space that is unbuildable because of, among other things, slope, wetlands, flood drainage or contamination, may only be counted at ~~fifty percent (50%)~~ twenty-five percent (25%) of the actual acreage to satisfy applicable open space requirements. Detention basins may only count as open space if they provide recreational amenities, including, but not limited to, playgrounds, gazebos, exercise stations, or sports fields, i.e., football, soccer, lacrosse, with parking lots. The location and amenities of all the required open space shall be reviewed and approved by the planning commission as part of the PUD process. Park strips do not count as open space.

1. Open space may be provided in a location outside of the boundaries of the PUD, if the following requirements are met:

- a. The off-site open space must be located within Herriman City limits.
- b. Open space that is unbuildable because of, among other things, slope, wetlands, flood drainage or contamination, may only be counted at ~~fifty percent (50%)~~ twenty-five percent (25%) of the actual acreage to satisfy applicable open space requirements. Detention basins may only count as open space if they provide recreational amenities.
- c. The location and amenities of all the required open space shall be reviewed and approved by the planning commission as part of the PUD process.
- d. A portion of the open space may be required to remain within the boundaries of the PUD.

2. A fee in lieu of required open space may be provided if the following requirements are met:

- a. The amount of acreage that is required as open space shall be reviewed and approved by the planning commission as part of the PUD process.
- b. The fee in lieu of shall be determined by an appraised price per acre and the amount shall be approved by the city council.
- c. The fee shall be designated as parks funds and shall be used to purchase or improve property for parks in other areas of the city.
- d. A portion of the open space may be required to remain within the boundaries of the PUD.



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|--|---|
| Date of Meeting: 05/05/16 | |
| File # | 08Z16 |
| Applicant | Herriman City |
| Address | |
| Request | Proposed Text Change to the Land Use Ordinance Regarding the future use of the A-.25 zone |

Request for 08Z16 - Meeting Date 5/5/2016

Herriman City is requesting a text change regarding the future use of the A-.25 zone.

Discussion

There is a significant amount of property in the City zoned A-.25. Recent changes have been made to the zone to add lot size and density criteria. The Planning Commission began having conversations about making additional changes to the A-.25 zone that would restrict the density even further. After reviewing the potential changes and how it could affect properties currently zoned and developed under the A-.25 ordinance, it was determined that a new Agricultural Low Density zone should be created.

The purpose of this text change is to declare that the intent of the City is to no longer consider zoning any additional property to the A-.25 zone. The proposed Agricultural Low Density zone will then be reviewed and approved by the Planning Commission and City Council in the coming weeks.

Recommendation

Staff recommends approval of the text change regarding the future use of the A-.25 zone.

10-8A-1: PURPOSE OF PROVISIONS

The purpose of the A-.25 zone is was to provide areas in the city for low density residential development; however, the City Council has determined that this zone does not adequately provide for low density residential development. Therefore, the City Council hereby declares its intent that it will no longer consider rezoning any property to the A-.25 zone.