Next Item

HERRIMAN CITY COUNCIL AND PLANNING COMMISSION JOINT WORK MEETING AGENDA

Wednesday, December 16, 2020

*** THIS MEETING WILL ALSO BE CONDUCTED ELECTRONICALLY ***

THIS MEETING MAY BE VIEWED BY CLICKING ON THE WATCH LIVE LINK AT HTTPS://WWW.HERRIMAN.ORG/AGENDAS-AND-MINUTES/PC-AGENDAS-MINUTES/

Notice is Hereby Given that the Herriman City Council and Planning Commission will hold a joint meeting in the Community Room of Herriman City Hall, located at 5355 West Herriman Main Street, Herriman, Utah 84096

1. **Work Meeting – 6:00 pm**
   - 1.1 Approval of Minutes for September 30, 2020, Joint Work Meeting
   - 1.2 Discussion of draft General Plan update – Michael Maloy, City Planner & Susie Petheram, FFKR
   - 1.3 Discussion of the City Code Enforcement Approach and process – Michael Maloy, City Planner and Rockne Crisp, Code Enforcement Officer
   - 1.4 Discussion of the Herriman Towne Center Commercial Property – Heather Upshaw, Economic Development Manager
   - 1.5 Discussion of the Herriman City Code to review ordinances relating to design guidelines – Michael Maloy, City Planner
   - 1.6 Discussion pertaining to Flag Lot Amendments – Michael Maloy, City Planner

2. **Future Meetings:**
   - 2.1 ~~Planning Commission Meeting – Thursday, December 17, 2020~~ CANCELLED
   - 2.2 Planning Commission Meeting – Thursday, January 7, 2020 @ 7:00 PM
   - 2.3 City Council Meeting – Wednesday, January 13, 2021 @ 7:00 PM

3. **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 City Council or Planning Commission may participate electronically via telephone, Skype, or other electronic means during this meeting.

I, Wendy Thorpe, certify the foregoing 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, on the Utah State Website www.utah.gov/pmn/index.html and on Herriman City's website www.herriman.org.

Posted and Dated this 11th day of December, 2020 ***Wendy Thorpe, Deputy Recorder***

Agenda

Next Item

HERRIMAN CITY COUNCIL AND PLANNING COMMISSION JOINT WORK MEETING MINUTES

DRAFT

Wednesday, September 30, 2020
Awaiting Formal Approval

The following are the minutes of the Joint City Council and Planning Commission Meeting held on **Wednesday, September 30, 2020 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 and Commission, media, and interested citizens.

Presiding: Chair Chris Berbert

Council Members Present: Steven Shields, Jared Henderson, Clint Smith, Sherrie Ohrn, Mayor David Watts

Planning Commission Members Present: Andrea Bradford, Heather Garcia, Body Rypien, Andy Powell,

Planning Commission Members Present Electronically: Jackson Ferguson, Lorin Palmer, Adam Jacobson

Staff Present: City Manager Brett Wood, City Attorney Chase Andrizzi, Communications Manager Jonathan Lafollette, City Recorder Jackie Nostrom, Assistant City Manager Tami Moody, Assistant City Manager Wendy Thomas, City Planner Michael Maloy, Assistant City Planner Bryn MacDonald, Planning Coordinator Nick Whittaker, Community Development Director Blake Thomas, City Engineer Jonathan Bowers, Economic Development Manager Heather Upshaw

6:00PM - Call to Order

Chair Chris Berbert called the meeting to order at 6:06 pm.

1. 6:00 PM - Call to Order

1.1 Approval of the July 29, 2020 Joint Planning Commission/City Council Meeting Minutes

Chair Berbert moved to approve the July 29, 2020 Joint Planning Commission and City Council meeting minutes as written. Commissioner Adam Jacobson seconded the motion and all voted aye.

1.2 Detention Ponds, Retention Ponds and Streetscape Projects – Jonathan Bowers, City Engineer

City Engineer Jonathan Bowers expressed excitement to finish the park strips and retention ponds in the City. Engineer Bowers explained this was something which had been brought to the City Council November 8, 2019 in a presentation for the capital projects that required general funding. He explained on June 10, 2020 they brought the discussion back again to City Council as requested for additional discussion on August 19, 2020. Staff felt it would be a beneficial to discuss the item with both the Planning Commission and Council to solicit additional input. He offered a brief description of what the qualifiers are for unfinished park strips & detention ponds. Engineer Bowers reviewed the current detention ponds that need to be finished and explained they had added and subtracted a few from prior discussion. He explained they had updated the cost and increased them by 12-percent to reflect the cost of local landscape or water efficiency type standards moving forward. Engineer Bowers explained he had reached out to Jordan Valley Water regarding any possible increase and was advised of the increase. He pointed out these estimates reflect construction only costs; however, not the design costs. He went over the unfinished park strips for the city as well as the summary table. He explained they are listed in the order they were recorded. Engineer Bowers explained the default funding for these type of projects is the General Fund. He explained these projects compete with many other projects which makes it a challenge for priority funding. He explained Director of Public Works Justun Edwards and Landscape Architect Heidi Schegrud have been working with Jordan Valley Water District on a member agency grant. This grant is anywhere between $50,000-$55,000 the City plans to apply for each year. Engineer Bowers advised the Council and Commission that staff was soliciting direction on how to prioritize these projects moving forward.

Councilmember Sherrie Ohrn asked Engineer Bowers if the 12-increase had been added since the June meeting. Engineer Jonathan Bowers confirmed it was increased since August 2020. Councilmember Ohrn expressed her concern over the increase. She explained each year they wait to finish the project, the price will continue to rise. She recommended when these projects are prioritized these need to be seriously considered. Councilmember Steve Shields agreed with the concerns depicted. He explained the City would have to pay more than the fee collected, and noted the increase was at the cost of the taxpayers. He added more concern over these projects competing with other projects from the general fund as this would complicate things even more. Councilmember Shields felt the projects should have been done eighteen years ago should be completed as soon as possible. He also expressed he would like to get the others done as soon as possible since the costs are going up. He would like these done sooner rather than later to save tax payers money. He also felt paying the fee in lieu was a bad policy, and recommended it be prohibited in the future.

Commissioner Adam Jacobson explained his understanding of the concern the Council with the projects not being completed, and recommended amending the ordinance which allowed for the fee in lieu. City Engineer Jonathan Bowers explained that staff had made a cognizant effort to only offer the fee in lieu as a last resort option. He explained moving forward, he anticipated the projects be completed as the development is completed.

Chair Berbert felt the projects which had paid the fee in lieu should be placed at the top of the list. Then it would need to be prioritized after. Mayor Watts stated the projects which affect residents should be considered priority.

1.3 Discussion of draft General Plan update - Susie Petheram, FFKR

FFKR Consultant Susie Petheram gave an overview of the draft of the General Plan. She explained the Planning Commission had gone on a field trip in September to tour a couple of the key sites around the City, to help them with future land use decisions. She added they had further discussion at a later meeting and reviewed the key points of the discussion. Chair Berbert requested to touch on a few of the items. He relayed his thoughts for zoning for horses, and noted the Commission felt the larger lots would leave a smaller home footprint. He explained the Commission felt agricultural homes would typically be smaller because the families tended to spend more time outside and not in a large home. He added they also discussed flex spacing to limit big box store requirements of how they are constructed to be able to downsize easily. They also discussed an important utility of citywide fiber. He expressed his concern regarding having a plan with the property which was acquired for right-of-way to accommodate trax. He explained putting this information in the General Plan would be good since the City does not have control over when or if trax would come into the City. They also spoke about different types of transit, like a bus line through Herriman. The last thing they spoke about was getting a better picture of everything. Chair Berbert explained that checking with GIS on where the gaps of the size of houses are in the community. He explained it would be nice to have it on a piece of paper for reference and to be able to fill the gaps depicting the lot sizes that were deficient in the City. He thanked consultant Petheram for her presentation and felt she had touched on all of them really well.

Consultant Petheram anticipated to have a draft copy of the General Plan by the end of October and explained she was looking to have a Public Hearing on the plan in November 2020. Councilmember Shields expressed his concern regarding the community college. He explained he was not sure a commuter campus community college needed to have apartments and attached housing all around to support the school. He was curious to where this feedback was coming from.

Chair Berbert explained the large amount of attached units and some small lots in and around the town center are not finding the inventory to be able to upgrade to a larger home or lot in the community. He suggested residents would be moving out of Herriman because there is not sufficient inventory to stay in the community. He also explained the high density housing would come around the community college because of prior approvals. Chair Berbert explained they were trying to create a balance in the community.

Commissioner Lorin Palmer explained the Planning Commission felt they had hit the target with high density, so it was time to create a balance with other types of homes. Commissioner Heather Garcia felt they need to take a closer look at affordability. She also explained they needed to take a closer look at HB-34 to ensure compliance. City Planner Michael Maloy thanked the City Council and Planning commission for all their feedback regarding the General plan.

1.4 Discussion of the Herriman City Code to review ordinances relating to Single Family housing development – Michael Maloy, City Planner

City Planner Michael Maloy gave an overview relating to single family housing developments. Planner Maloy went through each standard and offered a brief overview, he explained the purpose of this discussion is to possibly reduce construction cost, incentivize construction of single-family homes, and improve design.

Chair Berbert asked Planner Maloy when he referenced reduce construction cost, would that mean it will reduce the cost of the homes. Planner Maloy explained the reduction in masonry standards could potentially reduce the cost of the home. Commissioner Brody Rypien advised they possibly change where it says any side that are rear viewable from the street, to say any side viewable/rear viewable of the three sides instead. Planner Maloy agreed with the points offered and acknowledged it would come down to interpretation of the regulations. He explained a corner home would clearly be visible to the road and felt the requirement should reflect this.

Councilmember Clint Smith added he had an issue with what the 40-percent was really calculating. He explained he would like to see Herriman City either go higher than the 40-percent or get rid of it all together. He explained the way it was calculated was not of any real value or texture to the front façade. He explained by adding other materials would give more depth and texture to the front of the home. He also felt they should eliminate where it stated wood and vinyl was not permitted instead put what was actually expected for the exterior. Mayor Watts agreed and suggested the standards should increase for single family attached dwellings. He offered the example that an apartment complex should be 90-100-percent brick or stone to offer a better product for Herriman residents.

Councilmember Sherri Ohrn explained her feeling they would need to be careful when dictating what needed to be brick or stone. She felt there are other building products that can look just as nice and by eliminating those options would take away the opportunity for housing variety. Planner Maloy suggested to possibly increase some standards, but have an opportunity for deviation from those standards where the City could allow for various products. Chair Berbert felt there had been a lot of "bait and switch" in the past, and expressed concern over allowing standard deviations.

Commissioner Adam Jacobson felt they could exclude the garage door and instantly the percentage of the brick and stone requirement would skyrocket. He agreed with Councilmember Smith regarding dropping the percentage and tying it to the architectural design elements.

Planner Maloy explained his understanding they needed to have one set of standards for single family and have a different set for multi-family. He also explained they needed to introduce standards to help guide the design. He felt the consensus was the percentage of masonry was still up for debate, but if they started to craft something to address some of the issues, the Commission and Council would be open to modifying the requirements. This was confirmed.

Planner Maloy explained the Planning Commission would have an opportunity to review building colors and materials, which would be part of the subdivision site design review. He also reviewed the garage, parking and driveway standards. Commissioner Adam Jacobson expressed his concern over the driveway standard and suggested they were too small. Mayor Watts also expressed his concern regarding driveway length. He witnessed a problem this problem in Rosecrest Village where an ambulance was unable to get out of a driveway because of the length. Chair Berbert observed a standard F-150 with an extended cab is 20 feet and a long bed is 21.5 feet. He felt the 24-foot driveway was adequate as this was recently increased from the previous 18-foot requirement. Councilmember Smith explained he was sure they had changed the driveway requirement, but not the garage. He intended to change the requirements to have residents avoid parking on the street as this would also be beneficial for developments within an HOA area. Consensus determined the standard could be rephrased to notate their desire. Planner Maloy agreed, and gave a brief description of the standards for floor area, roof pitch and building elevations. Planner Maloy asked if there were concerns over these standards as these are general standards and would apply citywide; essentially, unless there was a desire to include an exception for a particular zone. Commissioner Adam Jacobson explained he felt they should tie the 2,400 square feet to multi-family attached homes, and drastically drop the minimum for single-family homes.

Chair Berbert explained the reason for dropping it is so the residents have a yard. He explained that they had a situation last week were a resident could not access the backyard because the window well was in the way. He felt that decreasing the home size gives the home owner more yard space. He also explained that Herriman City has the largest square footage per single-family house in the state.

Councilmember Jared Henderson explained it did not matter if they changed the square footage of the homes, because developers would put more homes into a development and noted the price was driven by the market based off of supply and demand. He opined Herriman City was out of balance when it came to multi-family compared to single-family detached housing.

1.5 Discussion pertaining to Roof Pitch Design Guideline requirement – Michael Maloy, City Planner

City Planner Michael Maloy gave an overview of the current code regarding roof pitch. He explained the current code. He also explained some were outside the traditional residential neighborhoods, office and residential were required to have a pitch or gabled roof and use material similar to the surrounding properties. He also explained a building shall have a minimum of a 5:12 roof pitch. He reviewed the current code measured from the ridge line to the top of the structure. He explained the roof construction had an impact on snow load. The challenge in Herriman was due to builders combining roof types on homes. He asked the group if they would like to grant exceptions to the roof pitch design guidelines or remove the standard and rely solely on the building code. Commissioner Adam Jacobson stated he felt the current code was old and meant to prohibit people from going back to an older style roof pitch. He explained it was important the aesthetics fit into the current neighborhood so it would not become an eyesore. Commissioner Brody Rypien felt the pitch of the roof should be addressed by the building code to ensure it is structurally sound. He did not want to see builders compromising the integrity of the structure to save money. Commissioner Jackson Ferguson opined

they could keep the 5:12 roof pitch or even jump to a 6:12 and allow some exceptions. He felt this would allow for architectural features, for example they could double the amount of required glass or double the amount of brick or stone.

Chair Berbert explained the Commission could offer an exception as long as the product was equal to or greater than the standard. He agreed with the suggestions offered and noted the City could expand on the current requirements and have great options available for builders. Councilmember Ohrn opined variety was a good thing as it would add to the beauty of the community.

1.6 Discussion pertaining to Water Efficiency Standards –Justun Edwards, Public Works Director and City Landscape Architect Heidi Schegrud

Director of Public Works Justun Edwards gave a description of the current water efficiency standards for the Jordan Valley Conservancy District, who provided a little over 50-percent of our annual water throughout the City. He explained the water district has been planning for future demands and by doing so has adopted and approved some water efficiency standards in June. He explained the City would be required to follow these standards. Director Edwards turned the time over to Landscape Architect Heidi Shegrud.

Landscape Architect Heidi Schegrud went over the new standards. She expressed her excitement and felt they would be a great template for the city. She explained the program catered toward single-family homes, but also applied to both residential and commercial areas. The standards have already been implemented in Herriman City with the first being conducted at the Bullfrog Spas site.

Director Justun Edwards explained these water efficiency standards will be implemented throughout the entire City. He also explained the City was putting together a packet to send out to all of the builders to inform them of the upcoming changes. He explained Jordan Valley offered grants and funding opportunities for builders and homeowners who are making changes to their landscaping to follow the local scape requirements. He advised the Council and Commission that Herriman City needed to update their contract with Jordan Valley Water. He gave an overview of their current contract and the new contract. He explained his desire to not have residents pay the higher tiered water rates, which would require an amendment to the contract. The current contract was set to expire January 2021.

Commissioner Adam Jacobson expressed concern with residents getting the grant money and not maintaining their property. He explained he had seen this happen prior with zero scape. He asked what controls Jordan Valley Water had put in place to require landscape maintenance, and opined there was a lack of code enforcement within the City. Director Edwards explained this was discussed and Jordan Valley Water has implemented an educational course for residents to help. Councilmember Ohrn commented the alternative was to make the residents pay for the water they use and stop subsidizing. She felt the City needed to come up with a way to conserve water, or we simply will not have enough.

2. Future Meetings

2.1 Planning Commission Meeting – Thursday, October 1, 2020 @7:00 PM

2.2 City Council Meeting – Wednesday, October 14, 2020 @7:00 PM

3. Adjournment

Chair Berbert moved to adjourn the Joint City Council/Planning Commission Meeting at 9:24 pm. Commissioner Adam Jacobson seconded the motion and all voted aye.

I, Wendy Thorpe, Deputy City Recorder for Herriman City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on September 30, 2020. This document constitutes the official minutes for the Herriman Joint City Council / Planning Commission Meeting.

Wendy Thorpe

DRAFT

Staff Memorandum

DATE: December 9, 2020

TO: Mayor Watts, City Council, and Planning Commission

FROM: Michael Maloy, AICP, Planning Director

MEETING: Joint Meeting December 16, 2020

SUBJECT: Discussion of Draft General Plan Update and Process

Summary

Susie Petheram, AICP, Associate and Senior Planner with FFKR Architects, will briefly discuss the draft General Plan and Future Land Use Map currently being prepared by FFKR and its consultants for Herriman City.

Discussion

Where we are now in the process of drafting and adopting a new Herriman City General Plan?

- An initial formatted version of the Draft General Plan, Herriman NEXT, is ready for review!
- The content of the Draft Plan and Future Land Use Map has been reviewed and modified based on feedback from the Planning Commission.
- The formatted Draft Plan is designed to provide a clear, comprehensive, and cohesive tool for decision-making by Herriman City as it continues to grow and evolve.
- The Draft Plan is structured to establish a framework for the city to make decisions based on a foundation of values, goals, and priorities (Vision and Key Initiatives Chapter) that is linked to a detailed Future Land Use tool (Future Land Use & Development Chapter) and specific strategies for continuing to plan and implement ideas (Action Plan). Linkages to other city plans are integrated into the ideas and framework of the General Plan.
- The ability to manage growth strategically and proactively must be based on an integrated approach to the various aspects of what makes Herriman work and what the community values. Herriman NEXT strives to articulate and reflect these in a strategic plan for achieving Herriman's future vision.

Where do we go from here?

- Collect comments and feedback on the Draft Plan before circulating for community review and input.
- Community Outreach via online format – set up a series of online meetings to talk about the plan components (Vision/Initiatives; Future Land Use; Action Plan) and receive input.
- Incorporate community feedback and ready the Draft Plan for the public hearing and adoption process.

Draft Plan

The Draft Future Land Use Map may be viewed online as a "story map" at the following link:

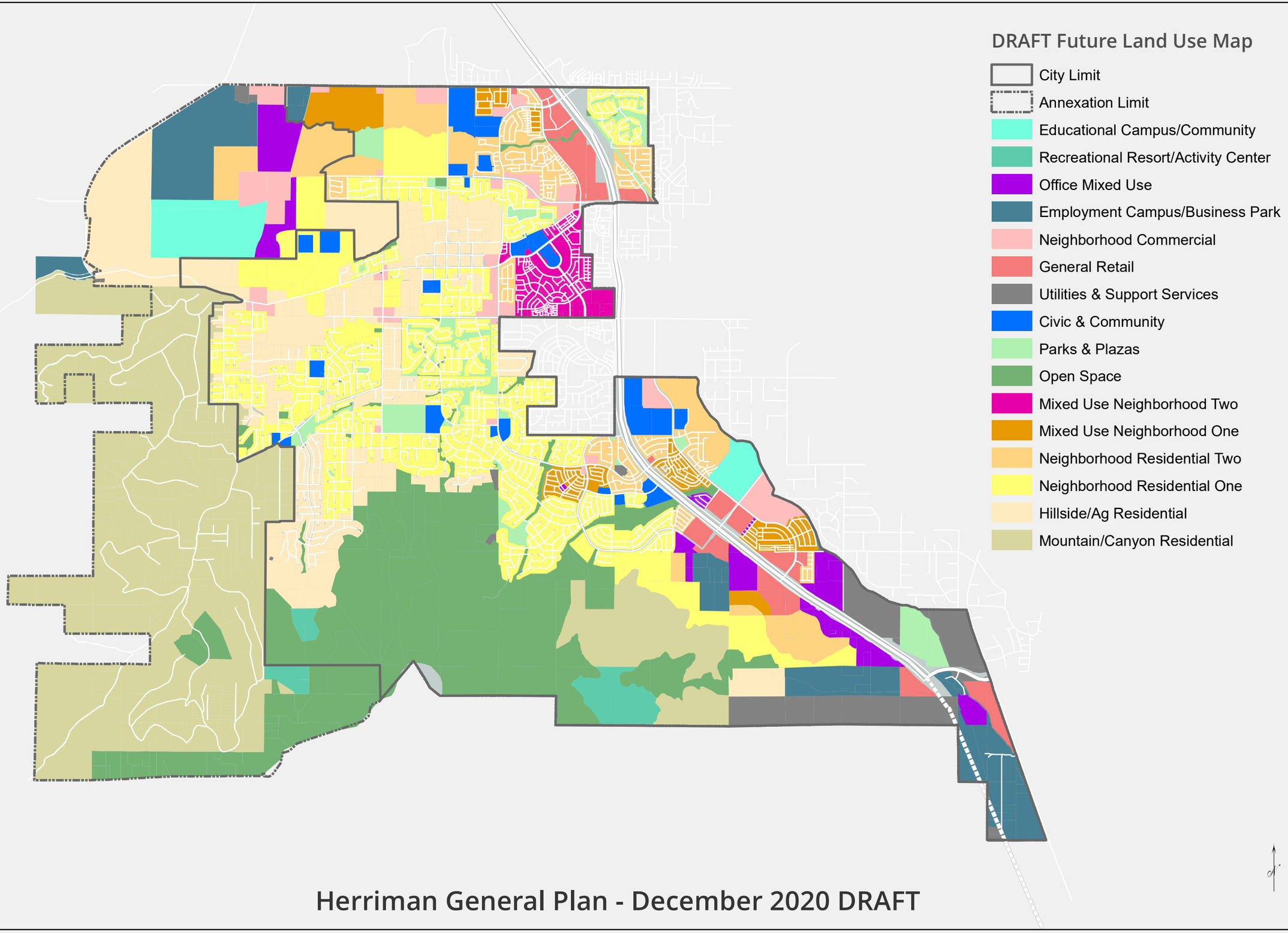
- https://storymaps.arcgis.com/stories/2f61e78df19a43c28a04eb854fda03b5

The formatted Draft Plan chapters may be viewed as pdf files in the following Google Drive folder:

- https://drive.google.com/drive/folders/1G2syxQUIMq1NM7vWYFRWVFficYMh0Gc1?usp=sharing

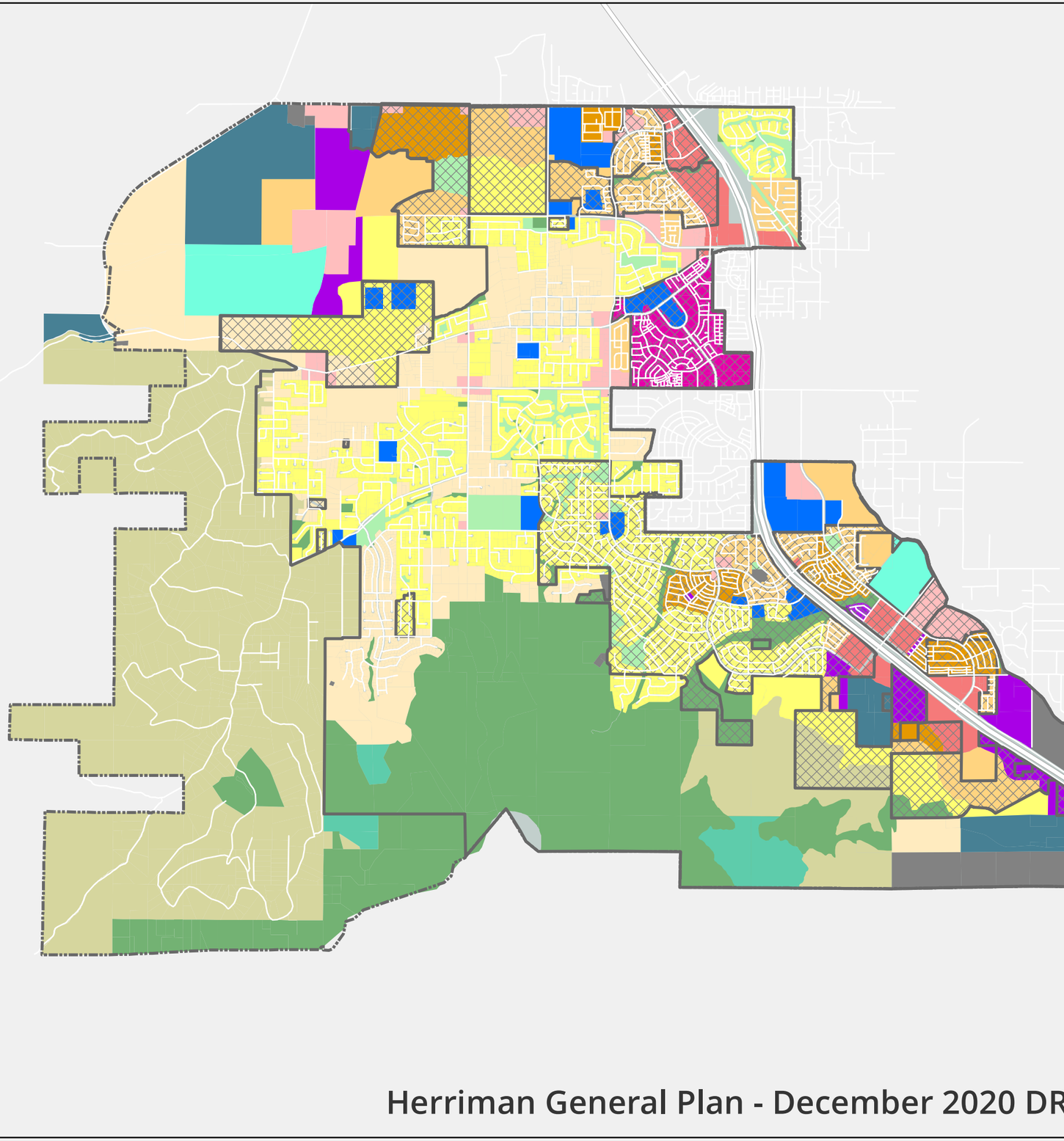
Recommendation

No formal action is required for this agenda item; however, comments and recommendations on the draft General Plan are highly encouraged as the City's consultants work to complete this vital project.



Herriman General Plan - December 2020 DRAFT

DRAFT Future Land Use Map



- City Limit
- Annexation Limit
- DevelopmentAgreements
- Educational Campus/Community
- Recreational Resort/Activity Center
- Office Mixed Use
- Employment Campus/Business Park
- Neighborhood Commercial
- General Retail
- Utilities & Support Services
- Civic & Community
- Parks & Plazas
- Open Space
- Mixed Use Neighborhood Two
- Mixed Use Neighborhood One
- Neighborhood Residential Two
- Neighborhood Residential One
- Hillside/Ag Residential
- Mountain/Canyon Residential

N

Herriman General Plan - December 2020 DRAFT

Mixed Use & Commercial

DRAFT Future Land Use Map

- City Limit
- Annexation Limit
- Educational Campus/Community
- Recreational Resort/Activity Center
- Office Mixed Use
- Employment Campus/Business Park
- Neighborhood Commercial
- General Retail

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Herriman General Plan - December 2020 DRAFT



Herriman: General Plan Update

December 2020: Draft proposed updates to the Future Land Use Map*

(* best viewing & zooming may be on a desktop)

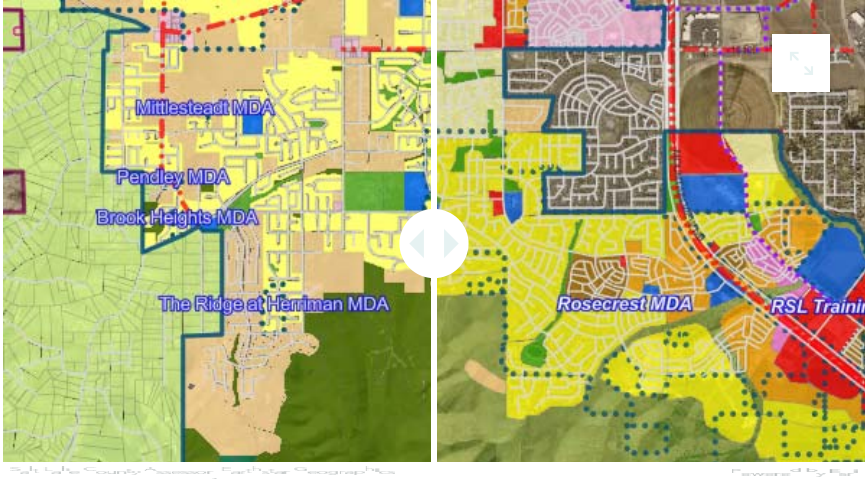
Use the swipe tool below to compare the draft proposed updates to the Future Land Use map (left side map) to the existing Future Land Use map (right side map). Category labels will appear as you zoom in on an area. The legend button in the bottom left of

the map will list the proposed FLU categories first and the Existing FLU categories next.

Local info: Master Development Agreement (MDA) areas are labeled and outlined in dashed blue.

Regional info: Red dashed lines are proposed new or upgraded roadway improvements; dotted lines are proposed new or upgraded transit improvements. (for more details, visit the Wasatch Choice 2050 Map)

Following the comparison map is a series of maps for each of the proposed Future Land Use categories. Scroll through the maps to see information on each category.



Draft proposed Future Land Use updates (left side map) vs. Existing FLU Map (right side map)

Future Land Use Categories



Residential & Neighborhood

Herriman is a community of diverse neighborhoods with a range of housing types, amenities, services, shopping areas, and employment opportunities. Regardless of differences in the uses and development patterns, there remains a shared love and appreciation for the outdoors, open spaces, active lifestyles, and spectacular views that define Herriman. As stated in the Community Vision, these form the basis of Herriman's community values.

Scroll through the text to see the different pieces of the Residential & Neighborhood future use category in greater detail. Zoom in and out in the map space by using the "+" and "-" buttons, and select a colored area on the map to view details about its Future Land Use designation and size.

The dark blue outline is the current Herriman City Limit, while the purple outline shows the annexation extent of the General Plan.

Mountain / Canyon Residential (Rural / Very Low

Density)

The mountain and canyon residential areas of Herriman offer opportunities for large, rural lots that can help protect and buffer sensitive areas, allow animal rights, and thoughtfully integrate remote residential opportunities into the mountains and canyons of the Herriman vicinity while protecting scenic views and buffering open space areas. This category reflects the City's stewardship of the mountains, canyons, and adjacent open spaces and the commitment to limiting visual impacts on its desirable location nestled in the foothills of the Oquirrh Mountains.

Hillside / Agricultural Residential (Low Density)

The low density residential areas of Herriman offer opportunities for larger lots that can support homes of a range of sizes – from small to grand, help protect sensitive areas, and can allow animal rights, honoring the City's agricultural roots and highlighting the desirable location nestled in the foothills of the Oquirrh Mountains.

Residential Neighborhood One

The Neighborhood One residential areas of Herriman offer opportunities for a mix of residential lots that support a range of home sizes, styles, and types throughout the community. These areas represent the conventional suburban neighborhood

subdivisions as well as clustered development that helps protect sensitive areas and offer shared open spaces. Some animal rights are allowed.

Residential Neighborhood Two

The Neighborhood Two residential areas of Herriman offer expanded opportunities for a mix of residential lots that support a range of home sizes, styles, and types throughout the community. These areas represent a traditional neighborhood design, with smaller yards and houses. Neighborhoods may utilize clustered development patterns to help protect sensitive areas, scenic resources, and offer shared open spaces. Some animal rights are allowed.

Mixed-Use Neighborhood One

The Mixed-Use Neighborhood areas of Herriman offer opportunities for a mix of primarily residential lots and developments that support a range of dwelling unit sizes and types throughout the community. These areas represent a suburban mixed-use pattern that integrates community, commercial, employment, and educational uses in a vertical or horizontal format at a neighborhood-scale. Development may be clustered to help protect sensitive areas, scenic resources, and offer shared open spaces. Animal rights are only allowed in an

animal/agricultural overlay area and if yard/common space size requirements are met.

Mixed-Use Neighborhood Two

The Mixed-Use Neighborhood Two areas of Herriman offer opportunities for higher intensity residential integrated or adjacent to a mix of community, commercial, employment, and educational uses in a vertical or horizontal format at a town center scale. These areas represent an intensity of development that is intended to support existing and future centers of activity. Development will be balanced with the provision of amenities, open spaces, and connections to Herriman's trails and scenic resources via a fine-grained multi-modal network. Animal rights are generally not allowed or limited to identified animal/agricultural overlay areas if yard/common space size requirements are met.



Mixed Use & Commercial

Smaller-scale neighborhood commercial nodes will provide easy access to community businesses via walking, biking, or driving. Larger-scale retail areas located along the Mountain View Corridor are easily accessible by both Herriman residents and non-residents. Employment campus and Office Mixed Use areas provide spaces for business development in industries ranging from technology and start-ups to light industry. The recreational resort and activity center areas create unique opportunities for outdoor-oriented businesses.

Scroll through the text to see the different pieces of the Mixed Use & Commerce future use category in greater detail. Zoom in and out in the map space by using the "+" and "-" buttons, and select a colored area on the map to view details about its Future Land Use designation and size.

The dark blue outline is the current Herriman City Limit, while the purple outline shows the annexation extent of the General Plan.

General and Neighborhood Commerce / Retail

The General Retail areas of Herriman offer opportunities for larger-scaled commercial uses that are primarily accessed via automobile. These areas may be adjacent to the mixed-use neighborhoods or higher density residential areas, or community uses. These areas represent an intensity of development that is intended to draw customers city-wide and from the surrounding regional context. Development will be balanced with the provision of amenities and connections to a multi-modal network. Areas adjacent to residential or mixed-use neighborhoods will be designed with pedestrian access and urban design considerations to create an attractive and functional transition between the uses and minimize conflicts between modes of access. Commercial strip corridors are not desired and general retail areas should be designed as an activity center with supporting and complementary uses in the surrounding context.

The Neighborhood Commercial Nodes of Herriman offer opportunities for smaller-scaled commercial uses that are accessed via walking, biking, or driving. These areas may be integrated with or adjacent to Residential Neighborhoods, Mixed-Use Neighborhoods, and Employment or Educational Campuses. These areas represent an intensity of development that is intended to draw customers from the surrounding neighborhood context. Development will be designed with connections to multi-modal networks and parking amounts and location will be

calibrated to the context. Areas will be designed with pedestrian access and urban design considerations to create an attractive and functional transition between the uses.

Employment Campus

The Employment Campus areas of Herriman offer opportunities for business, technology, creative services, craft industry, start-up/entrepreneur space, and light industry-focused development with accessory amenity uses to support the daytime population. Employment centers can include a mix of commercial and light industrial uses commonly found in business, warehouse, and research/development parks. These campus areas may range in scale, with smaller-scaled campuses integrated with or adjacent to Residential Two and Mixed-Use Neighborhoods. Employment campus areas represent development that benefits from good access but relies less on visibility compared to General Retail areas. Development will be designed with connections to multi-modal networks and urban design considerations to create an attractive and functional campus setting that integrates into the community and its neighborhoods.

Office Mixed Use

The Office Mixed-Use areas of Herriman offer opportunities for business, technology, and professional office uses to locate in a range of locations in Herriman. These areas are intended to be

compatible with adjacent residential neighborhoods as well as civic, community, and commercial areas of Herriman. Similar to Employment Campuses, these areas represent development that benefits from good access but relies less on visibility compared to General Retail areas. Development will be designed with connections to multi-modal networks and urban design considerations to create an attractive and functional mixed use setting that integrates into the community and its neighborhoods.

Recreational Resort / Activity Center

The Recreational Resort and Activity Center areas of Herriman offer opportunities for businesses and community uses centered on recreation, entertainment, and the outdoors with accessory/auxiliary uses to support them. Recreational Resort and Activity Center areas can include a mix of community, commercial, and hospitality uses commonly found in resort and activity centers. These areas may range in scale, with smaller-scaled centers integrated with or adjacent to Lower Density Residential Neighborhoods or dedicated Open Space areas. The development in Recreational Resort and Activity Center areas covers a broad range and will have varying access and visibility needs. Development will be designed to best integrate with the context of its location, which may vary from remote foothill locations to areas adjacent to major transportation corridors and

networks. Connections and urban design considerations will thus be evaluated on a case by case basis.

Educational Village

The Education Village areas of Herriman provide opportunities for secondary and higher Education Campuses to be developed as a mixed use village/neighborhood that offers a co-supportive blend of residential, shopping/commercial, office, open spaces, recreation, community, and academic/research uses. The Educational Campus shall function as the “center” of the district/village, with moderate density housing surrounding the campus and in turn supported by commercial, neighborhood-scale uses that are integrated into the neighborhood/area. Educational Village areas will be designed to function as an integrated and connected series of developments, with a connected complete street network that facilitates circulation by multiple modes. The campus may range in scale and may be located adjacent to a range of other uses, including Residential neighborhoods, Mixed-Use areas. These areas represent development that benefits from good access but do not necessarily need to rely on visibility from major transportation corridors. Development will be designed with connections to multi-modal networks and urban design considerations to create an attractive and functional campus setting that integrates into the community and surrounding neighborhoods.



Civic & Community

Communities are made stronger through access to public spaces and support from community-oriented organizations. Herriman is emphasizing the integration of such organizations into neighborhoods, as well as the preservation of and improved access to open space.

Scroll through the text to see the different pieces of the Civic & Community future use category in greater detail. Zoom in and out in the map space by using the "+" and "-" buttons, and select a colored

area on the map to view details about its Future Land Use designation and size.

The dark blue outline is the current Herriman City Limit, while the purple outline shows the annexation extent of the General Plan.

Civic & Community

The Civic and Community areas of Herriman provide for public and quasi-public facilities such as schools, libraries, churches, and fire/police stations. These areas are intended to be compatible with adjacent residential neighborhoods as well as office, mixed-use, and commercial areas of Herriman. These areas will be designed with connections to multi-modal networks and urban design considerations to create an attractive and functional mixed use setting that integrates into the community and its neighborhoods.

Parks, Plazas, & Open Space

The Parks & Plazas areas of Herriman provide opportunities for active and passive recreation, social gatherings, or visual enhancement. Primarily publicly owned, but some areas may be under private ownership. These areas are intended to be integrated into all residential and mixed-use neighborhoods, employment and educational campuses, and retail and office areas.

The Open Space areas of Herriman provide opportunities for active and passive recreation, scenic resources, ecological protection, and preservation of the character that defines the Herriman context. Primarily publicly owned, but some areas may be under private ownership. Areas where conservation of sensitive lands is the primary goal may be identified with an overlay designation.

Utilities & Support Services

The Utilities and Support Services areas of Herriman provide infrastructure, utilities, and other support services for the municipality and other government or quasi-governmental entities. This includes Camp Williams, the Jordan Valley Water Conservancy, Salt Lake County service areas and Utah Department of Transportation.

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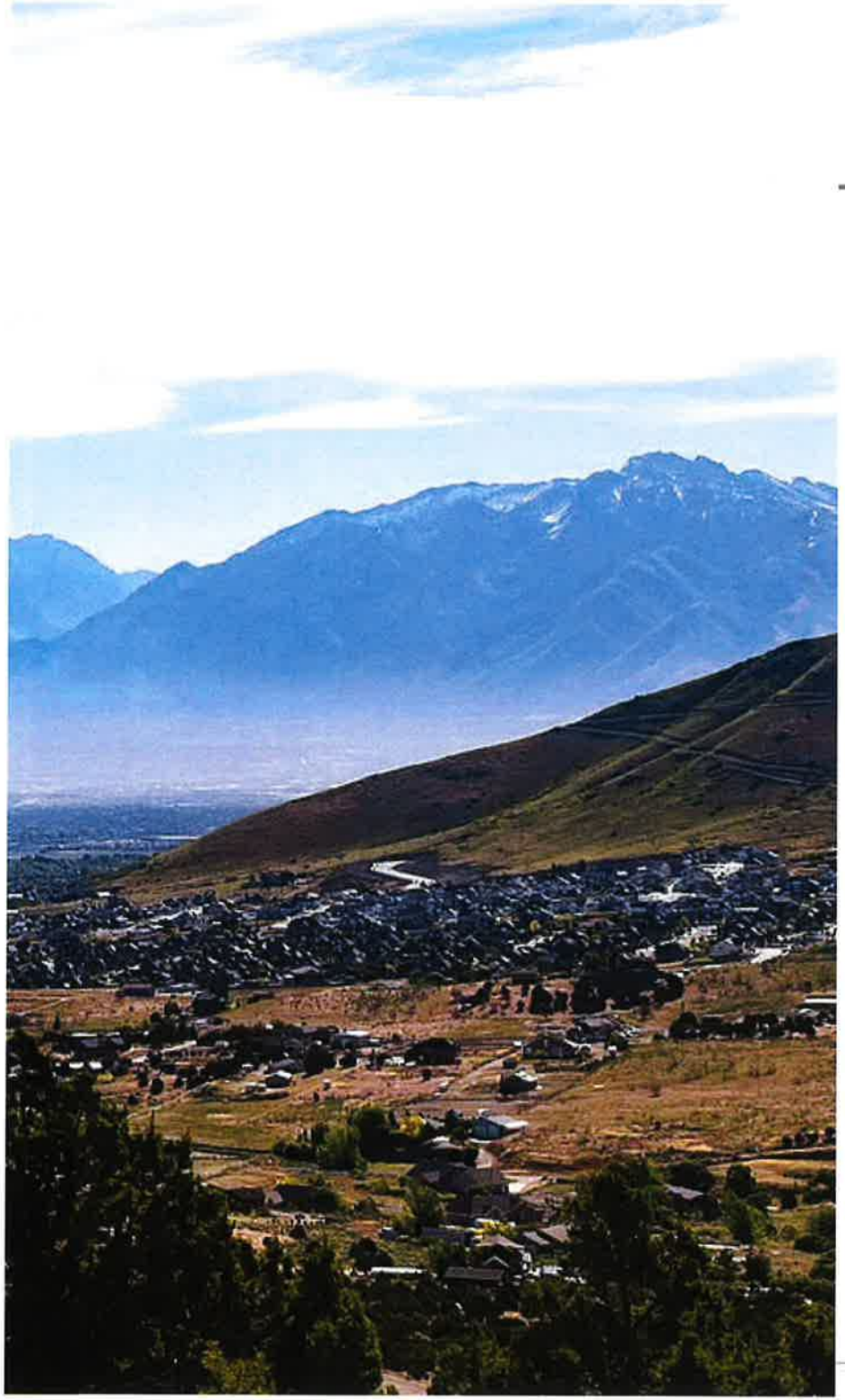
Attachment A
PowerPoint

Herriman NEXT: Introduction



Herriman NEXT





1.1 INTRODUCTION

WELCOME TO HERRIMAN NEXT!

Herriman NEXT is the city's General Plan. The General Plan is the primary policy and decision-making guide for future growth and change as well as capital improvements in Herriman City. The plan strives to communicate and map out the future of Herriman based on a collective vision of the community that is cognizant of the realities and changes of the surrounding regional context. The plan establishes a framework for the physical, social, and economic development of the City.

HERRIMAN: PLANNING CONTEXT

With major transportation improvements that streamlined access to the city's edge and burgeoning regional growth, Herriman has been a hot spot for development in the last decade. Herriman has prided itself on being flexible and ready to respond to unique opportunities and larger-scaled residential development. This flexibility has resulted in bringing a range of strategic investments and development that set Herriman apart.

While the fast-paced growth has resulted in many opportunities, it has also led to many concerns about the impact on roads, schools, open spaces, and quality of life. Balancing these concerns with the realities presented by the amount of development already approved and the emerging diversity in the housing and neighborhoods of the city is a primary focus of the plan.

1.2 PLANNING FOR STEWARDSHIP

HERRIMAN MISSION: STEWARDSHIP

The desirable location at the base of the foothills, the open space, and the scenic views are commonly mentioned as reasons residents love living in Herriman.

With continuing development opportunities on the horizon, Herriman recognizes it is at a critical point to function as stewards of the features that make the city a beautiful, desirable, and prosperous place to live. Growth in Herriman is moving forward regardless, and Herriman is ready to take the driver's seat to ensure stewardship is considered with each decision.

The ability to manage growth strategically and proactively can only occur with an integrated approach to the various facets of what makes a city work. The Herriman General Plan articulates the vision and values of the community in order to provide guidance in terms of how the City will look, feel, and function, as well as how it will provide services and manage resources.

HERRIMAN: PLAN OUTCOME

The outcome of this General Plan is for it to be:

- Clear
- Meaningful
- Comprehensive and Integrated
- Cohesive
- Long-Term

CLEAR

Herriman community members desire a clear understanding of what the future vision is for the city and for the city's regulatory process to be in line with that vision. Without a clear descriptive and visual representation of the vision, development is proposed and approved that results in an outcome that differs from expectations.

MEANINGFUL

To be of worth to the community, the city, and the region, this plan must be meaningful. It must be a critical, integrated, detailed component of the decision-making process in regard to land use, transportation, economic, and social/cultural life of the city. The General Plan is more than the FLU Map, and it must be an established reference guide for making policy decisions and capital investments.

COMPREHENSIVE AND INTEGRATED

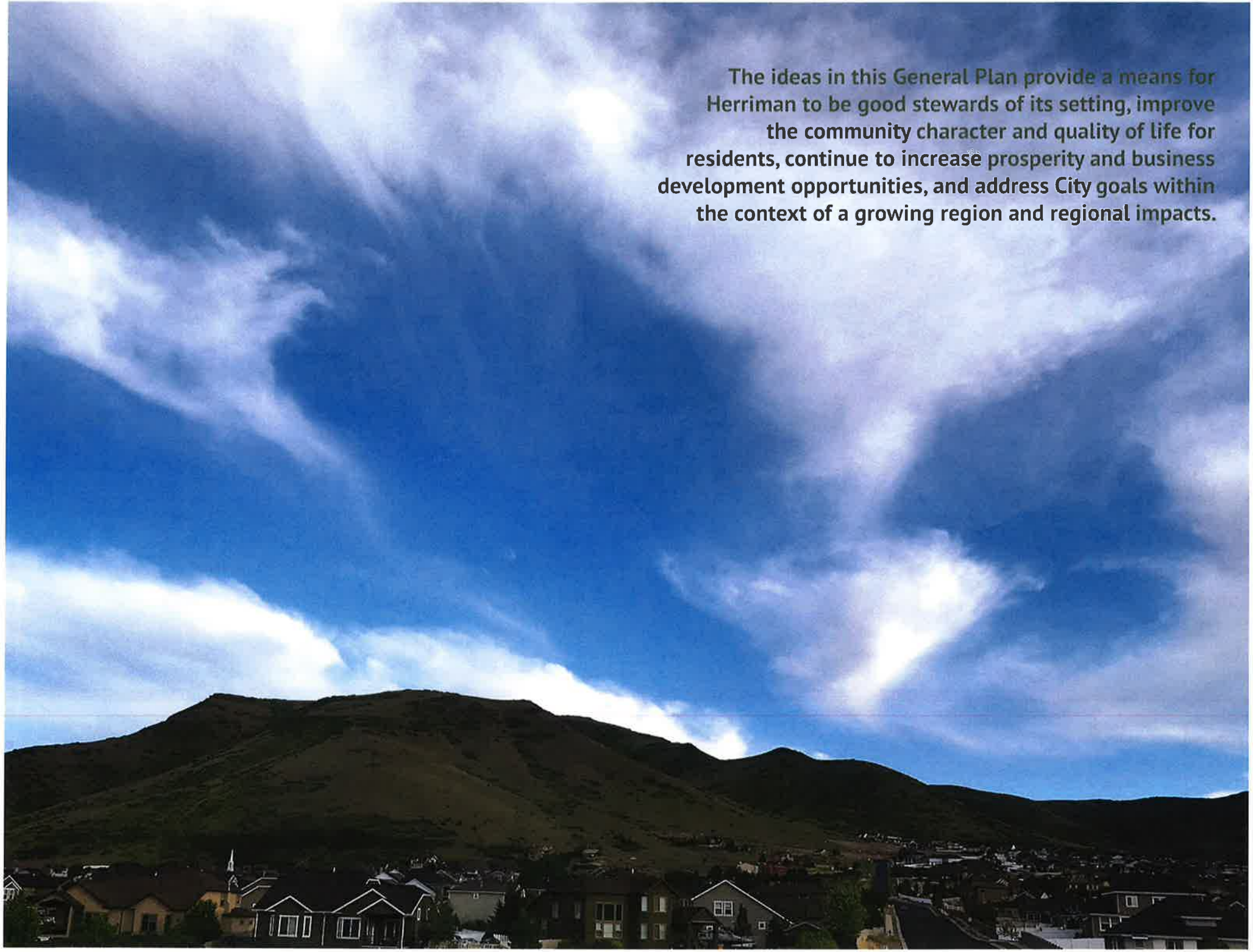
The plan considers the growth and future of the entire city in regard to housing, transportation, employment and office uses, retail, environmental stewardship, and social/cultural/physical wellbeing, while also considering the character and function of the diverse neighborhoods in the city.

COHESIVE

The planning for the city will not succeed if it continues to be a platform for the vision of others alone that may or may not integrate with one another. The city and the plan need to function as the mechanism for integrating incremental developments into a cohesive community.

LONG-TERM

The plan functions as a framework for long-term development in Herriman. While the plan is long-range in nature, it considers short to mid-term planning and current development and market realities as well. Successful short- and mid-term outcomes function as a critical foundation for working toward the long-range vision. The thoughtful evaluation of shorter-term market realities in relation to the long-term vision will help to ensure these developments are consistent and compatible with the overall vision for Herriman's future and the community's values.



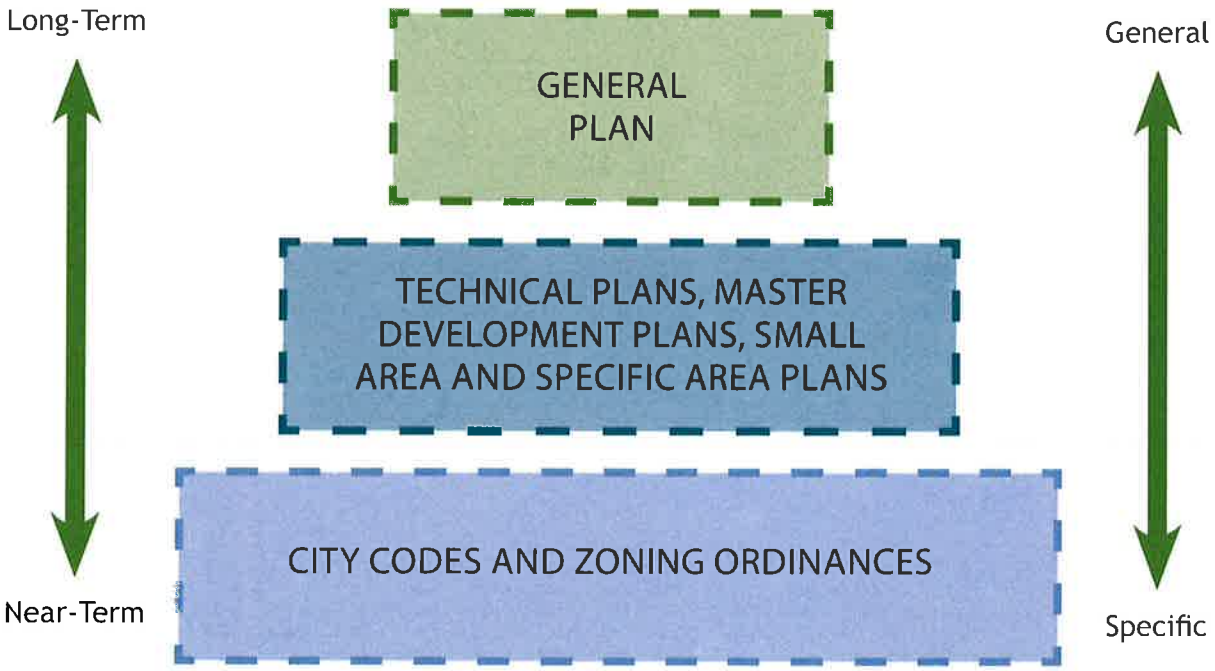
The ideas in this General Plan provide a means for Herriman to be good stewards of its setting, improve the community character and quality of life for residents, continue to increase prosperity and business development opportunities, and address City goals within the context of a growing region and regional impacts.

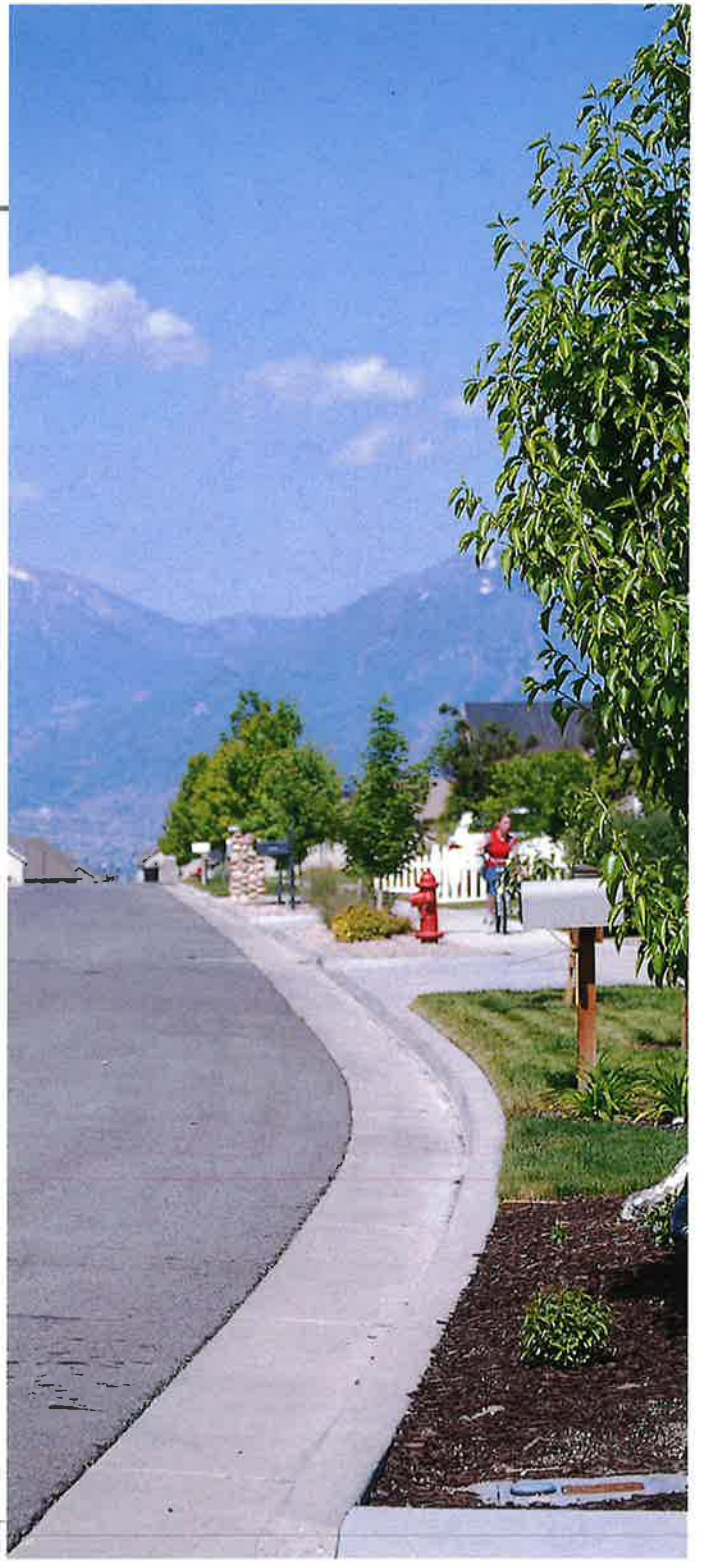
1.3 THE PLAN PURPOSE

WHY WE HAVE A GENERAL PLAN

In accordance with state code, Herriman City exercises the authority to plan, zone, and regulate land use in promoting the community's health, safety, and welfare.

The General Plan is the City's blueprint for development. It serves as a general guideline for decision making regarding the progress and growth of a city. It documents the city's long-range vision while establishing clear goals, objectives, and actions to guide the community through years of change. Utah State Code requires the General Plan to address certain topics, including land use, moderate-income housing, and transportation. The General Plan can also address additional topics such as urban design, economic development, conservation, open space, safety, and sustainability, reflecting the community's unique vibe, physical features, priorities, and needs.





The General Plan is advisory in nature. Other actions, laws, and policies of the City, such as Master Development Agreements, subdivision requirements, and zoning ordinances, function as regulatory tools designed to implement the ideas and direction of the Plan. As such, these are subordinate to, and should be consistent with, the Plan. It is important to update ordinances to conform to the General Plan, or it is not a useful tool or process for cities to have.

The General Plan is proactive and lays the groundwork for future regulatory implementation and evaluation of Herriman's values, vision, and priorities in the decisions made by city staff, planning commissioners, and city council members.

WHY IS THE CITY UPDATING ITS PLAN?

The City must update its General Plan periodically to keep up with the changing needs and conditions of the city and region, as well as reflect new local, regional, state, and federal laws. It is important to align the community's current conditions with the needs of tomorrow.

In the years since the current General Plan was adopted, Herriman City has continued to experience major changes and growth. With the expectation of future change, a comprehensive re-examination process ensures the plan accurately reflects the city's goals and priorities for the future based on the knowledge and understanding of the local and regional context.

This updated General Plan responds to the recent and rapid changes taking place in Herriman, serving as a guide for future development, economic development priorities, and protecting and enhancing our natural resources.

UTAH STATE CODE: LAND USE DEVELOPMENT AND MANAGEMENT ACT (LUDMA)

In 2005, the Utah Legislature enacted the Land Use Development and Management Act (LUDMA), which is codified for municipalities in Chapter 9a of Title 10 of the Utah Code.

The purposes of LUDMA echo the police power objectives that have driven planning efforts and zoning ordinances since their inception. Primarily, to provide for the health, safety, and welfare of present and future inhabitants and businesses, while also promoting prosperity and protecting aspects each community values.

The State of Utah's LUDMA states that each municipality shall "...prepare and adopt a comprehensive, long-range general plan for:

(a) present and future needs of the municipality; and
(b) growth and development of all or any part of the land within the municipality.

While the state does not dictate the format of the General Plan, it does require cities of Herriman's size to have at a minimum:

1. A land use element;
2. A transportation and traffic circulation element; and
3. A plan that provides a realistic opportunity to meet the need for additional moderate income housing.

"Moderate income housing" means housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located.

In drafting the moderate income housing element, the planning commission shall consider the Legislature's determination that municipalities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing:
(a) to meet the needs of people of various income levels living, working, or desiring to live or work in the community; and
(b) to allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life;

Utah State Code additionally specifies that cities shall include "an analysis of how the municipality will provide a realistic opportunity for the development of moderate income housing within the next five years;" and shall include three or more of the strategies listed in 10-9a-403(3) for facilitating this opportunity. See Herriman's Moderate Income Housing Plan for more details.



HERRIMAN NEXT: OUTREACH RECAP

The vision for Herriman's future was created through a multi-layered process of outreach events, meetings with city staff and elected/appointed officials, discussions with regional entities, detailed research/analysis, and two community online surveys.

STATISTICALLY-VALID SURVEYS: **2**

8+ OUTREACH LOCATIONS

EVENT OPPORTUNITIES: **15+**

3,000+ PEOPLE

OPINIONS:

25,000+

1.4 CREATING THE PLAN

COMMUNITY VOICES

Identifying community priorities and values are at the foundation of the vision for Herriman's future.

A thorough input process in the creation of the plan has resulted in a general plan update that reflects a wide range of interests and perspectives. Residents were invited to collaborate in the process, as well as businesses, employees, community groups, developers, institutions, regional partners, schools, and many others. A range of methods, locations, and events helped to take the General Plan process "to the community" rather than relying on formal open houses alone.

Feedback and opinions took the form of:

- Ideas
- Dots/Votes
- Comments/Concerns
- Discussions/Questions
- Book Clubs
- Drawings/Map notations
- Strategies
- Recommendations
- Survey Responses – multiple choice; open-ended

The input gathered is a valued component of the update process and the General Plan update aims to represent the many voices and ideas shared during the process.



Pop-up outreach events at commonly visited locations in the community, such as grocery stores and the recreation center, brought opportunities for to people to provide input as part of their regular routine.



RELEVANT ACTION PLAN ITEMS:

Strategy: Review Future Land Use Map Annually/Bi-Annually

Strategy: Review Land Development Code (Subdivision, Zoning) Annually/Bi-Annually

Strategy: Keep the Community Informed with Joint Meetings

1.5 USING THE PLAN

WHO USES THE PLAN?

The General Plan is relevant to all who live, work and play in Herriman City. The Plan is designed and structured to be used by all members of the community as a decision-making framework for both public and private development projects and programs.

The General Plan provides a means for aligning the efforts of different City departments, boards, commissions, and the council toward achieving the overall vision for the City.

Herriman NEXT will guide Herriman forward with a community-based plan that reflects a long-term, strategic view to growth and change.

INFORMED DECISIONS

How can the plan help the city make informed, evidence-based decisions?

No one likes to feel that decisions are made arbitrarily. The General Plan provides for consistency by establishing a framework for decision-making both in the short term and long-term. Making informed decisions that address day to day issues regarding growth and change from within this framework will lead the City toward its vision and provide needed transparency.

The plan serves to inform residents and property owners by providing an understanding of what goals the City is trying to achieve and the decisions that support the achievement of those goals.

In addition to the City's use of the plan, the General Plan provides guidance to land owners, business owners, and residents. An understanding of the long-term vision for the City is needed so people can make informed decisions regarding their land with confidence while also understanding the parameters of planning policies and why they are in place.



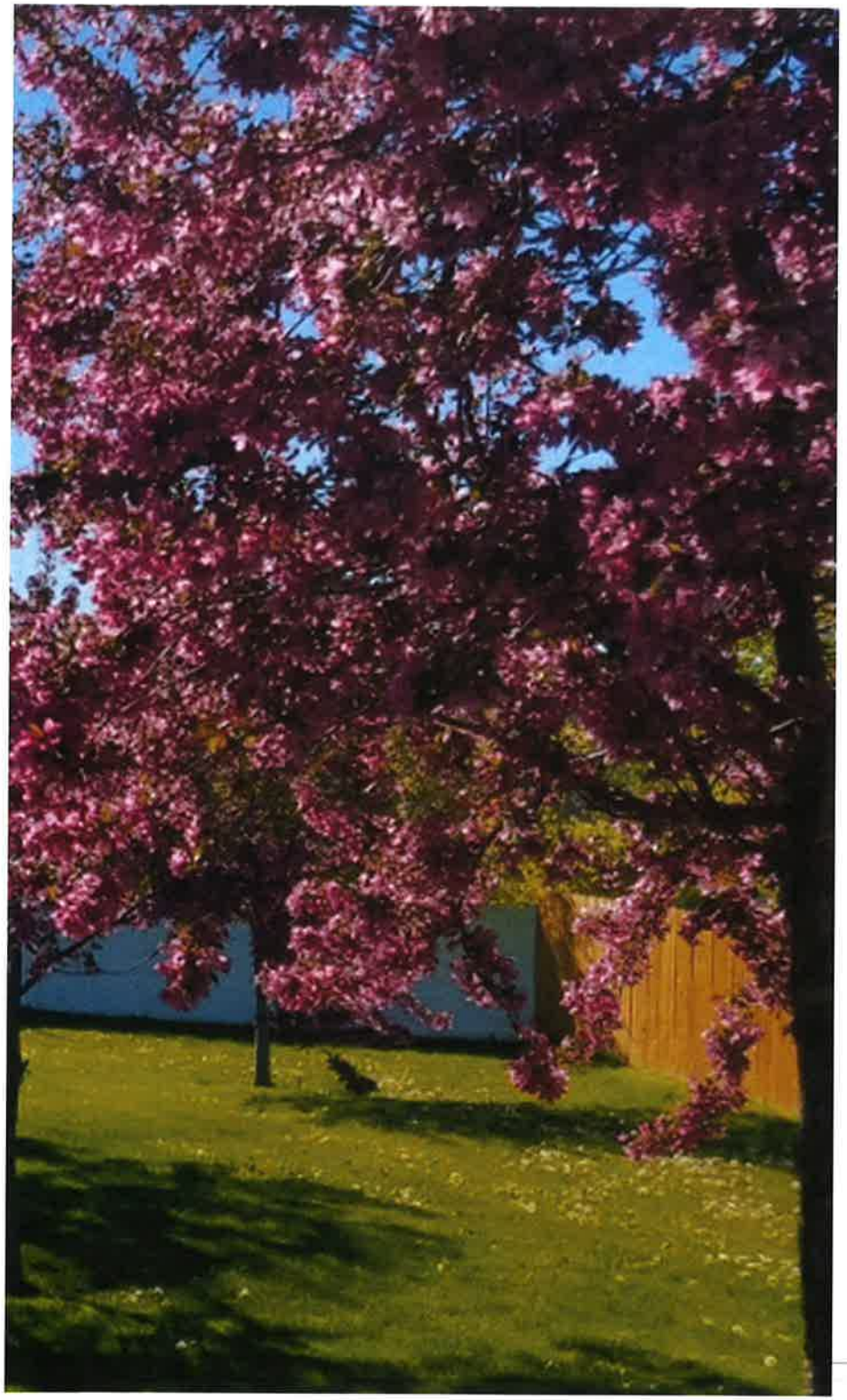
Herriman residents take pride in thier community and neighborhoods and are invested in the current and future success of the city



Community Context




The Herriman Story



2.1 ABOUT HERRIMAN

Herriman is the gateway to the southwestern foothills and canyons of Salt Lake County. With the Oquirrh Mountains to the west and the Traverse Mountains to the south, Herriman residents enjoy an enviable proximity to open spaces, outdoor recreation, wildlife, and spectacular views of the Salt Lake Valley.

HERRIMAN: THEN

Herriman began as an agricultural settlement named Butterfield for the pioneer-era family that established roots in 1851 near the base of the canyon known now as Butterfield Canyon. The Crump. Egbert, Harriman, Petty, and Stocking families were among those that moved to the area in 1853 to build an adobe fort to help protect the area during hostilities between the Mormon pioneers and Native Americans.

When Johnston's Army arrived in 1858 and the conflicts decreased the fort was evacuated and abandoned. Several families returned to continue living in the area and established a permanent town, which was named for Harriman. At some point, the spelling of the town changed to the current name of Herriman.

Herriman continued as a small, primarily agricultural settlement for the next century and a half, with moderate growth in the later part of the 20th century leading to a population of 1,523 by the 2000 Census.

The pressures of a growing regional population prompted residents to proactively incorporate in 1999 to help manage the fast growth as agricultural lands in the Herriman vicinity began being subdivided for residential lots.

With subdivisions and master developments occurring at a rapid pace, the population of Herriman expanded quickly, reaching 21,785 by the 2010 Census.

HERRIMAN TIMELINE

The area is settled by the Butterfield, Harriman, Petty, and Stocking families and is known as Butterfield in 1851.

Twenty families relocate to the area and help construct the adobe Fort Herriman in 1854; the fort is abandoned in 1858 with the arrival of Johnston's Army.

The Butterfield settlement is renamed Herriman for local noted resident Henry Harriman.

The 1940 Census documents 160 residents.

1990 population of 885

The lands west of Herriman are subdivided and the Hi-Country Estates are established.

With a growing population of over 1,000 residents, Herriman incorporates as a town in 1999.

The 2000 Census records a population of 1,523 residents.

With an estimated population of XX, Herriman becomes a city.

The Rosecrest area is annexed into Herriman in 2009, adding more than 7.7 square miles of land to the city.

Herriman leads as a fast-growing city, documenting 21,785 residents for the 2010 Census.

Mountain View Corridor opens in 2012.





Key events in Herriman's history have impacted the planning and development evolution of the city.

2.2 HERRIMAN NOW

HERRIMAN: THE PEOPLE & THE PLACE

Demographic characteristics greatly influence the current and future needs of a city. From housing, utilities, transportation, and emergency services to community recreation, social activities, and senior services, the amount, age, and composition of the population impact the decisions made in the short - and long-term. With a fast-growing city, documenting the characteristics of the population accurately is a challenging and moving target, and Herriman relies on multiple sources of data to provide a snapshot for its planning purposes.

The City's population was only **1,523 in 2000** according to the United States Census; however, the City experienced rapid growth to **21,785 people by the 2010** Census.

Today, Herriman is a city of approximately **52,000 to 60,000 people** and continuing to grow as the vested development rights in the city's approved Master Development Agreements are platted and constructed. These vested development rights for dwelling units indicate a future population of over 108,000.

The City's fast and variable growth makes projecting population particularly challenging, thus several resources are used. Given that population is tied directly to housing construction, Herriman City's use of building permit data to evaluate estimated population and projected population is a valuable resource.



2.3 HERRIMAN NEXT: PLANNING CONTEXT

WHAT WE KNOW: LOCAL CONTEXT

The City has been working to update many of its technical and specific plans to reflect updated knowledge and preferences about the economy, open spaces, parks, utilities, and transportation. These recently completed technical plans are partners to the General Plan update, which ties things together under a "Big Picture" framework.

WHAT WE KNOW: REGIONAL CONTEXT

What is Happening that Influences Herriman's Future? The region in which Herriman is located will continue to grow and change, having both direct and indirect impacts on Herriman – quality of life, opportunities, tax base, traffic, jobs, housing, education, and retail/services. The decisions of Herriman's nearest neighbors are especially relevant, and a shapshot of what is known is provided:

- **Daybreak West** (South Jordan City) is partially built and fully planned. The extension of this large-scale planned community will bring additional jobs, housing, amenities, and services.

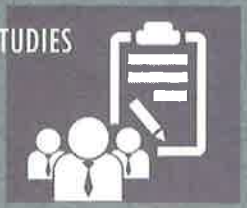
- **Rio Tinto-Kennecott** is looking to develop its two "Lark" areas (Unincorporated Salt Lake County).

Lark North was previously included in Herriman's annexation extent as Light Industrial. An updated perspective on mixing uses for this location has been included in the plan update.

Lark South was not previously included in Herriman's annexation extent. Located at the mouth of Butterfield Canyon, this area is also indicated as a mixed use area of housing and employment.

- **Olympia Hills** (Unincorporated Salt Lake County) received final approval from the Salt Lake County Council in March 2020 to reszone its 900+ acres from A-2 (Agriculture) and M-2 (Industrial) to PC (Planned Community). [https://slco.org/planning-transportation/olympia-hills-related-documents/] The master planned community is envisioned to provide a mix of housing, schools, higher education, and jobs. The Olympia Hills area was previously included in Herriman's extent as a mix of future uses similar to those in the approved master plan. Updates to this area reflect input from the Herriman General Plan process, should the area annex into Herriman as it develops.

HERRIMAN TECHNICAL PLANS/STUDIES

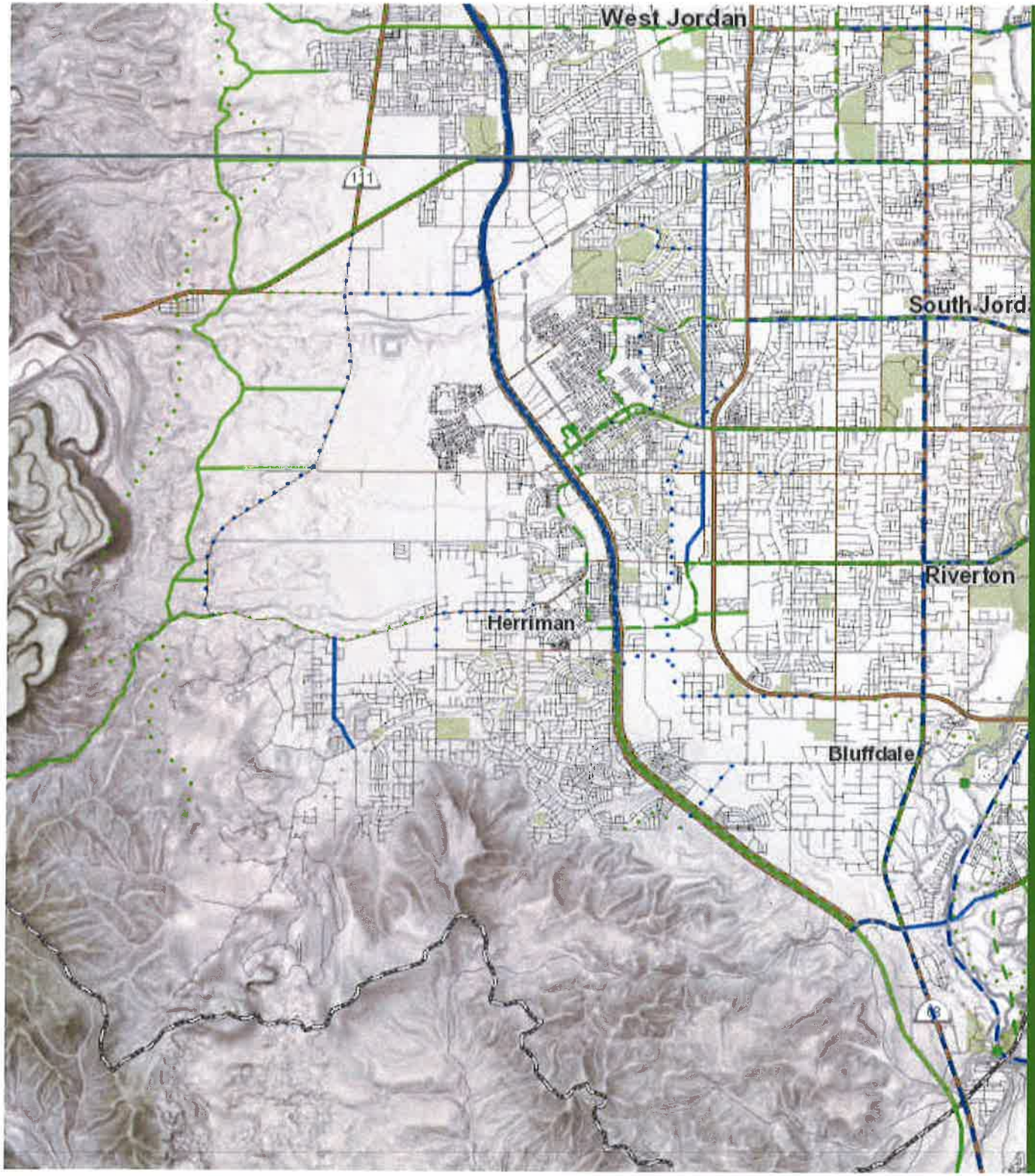


- Transportation Master Plan (2020)
- Parks & Open Space Plan (2019/2020)
- Water Master Plan Update (2020)
- Economic Development Plan (2020)
- 2011 Bike Plan
- 2017 Economic Plan
- 2018 Balanced Economy
- 2019 Olympia Hills Impact Analysis Report
- 2019 Parks/Open Space Plan
- 2018 Herriman Hills Open Space Master Plan
- Previous General Plans (2008; 2014)
- Master Development Agreements
- City Zoning/Land Use Development Code

REGIONAL PLANS/STUDIES



- WFRC WC2050 Vision Plan/Regional Long-Range Transportation Plan (2019-2050)
- Salt Lake County Oquirrh Hills Master Plan
- Southwest Visioning Study
- Camp Williams Joint Land Use Study (2014)



REGIONAL CONTEXT: WASATCH CHOICE 2050 (WC2050)

Wasatch Choice 2050 (WC2050) represents the most significant update to the WC2040 Vision since Wasatch Front communities first established it over a decade ago.

WC2050 updates the regional vision looking out to 2050. It better articulates how to make the vision a reality through recommended implementation strategies. It builds on the dynamic changes happening in communities throughout the region, local efforts like Salt Lake County's The Future We Choose, and the Your Utah, Your Future statewide vision in which nearly 53,000 Utahns participated.

Four key strategies represent the overarching themes in the Wasatch Choice Regional Vision and help achieve the Regional Goals. The key strategies are as follows.

Provide Transportation Choices: Help us have real options in how we choose to get around and increase the number of easily reached destinations.

Support Housing Options: Support housing types and locations that we can both afford and work best for our lives.

Preserve Open Space: Preserve sufficient and easily accessible open lands that provide us with recreational opportunities.

Link Economic Development with Transportation and Housing Decisions: Create a synergy between these three key building blocks. Enable shorter and less expensive travel to afford us more time and money. Efficiently utilize infrastructure to save taxpayer dollars. Provide housing options and increase housing affordability. Improve the air we breathe by reducing auto emissions.

https://wfrc.org/vision-plans/wasatch-choice-2050/

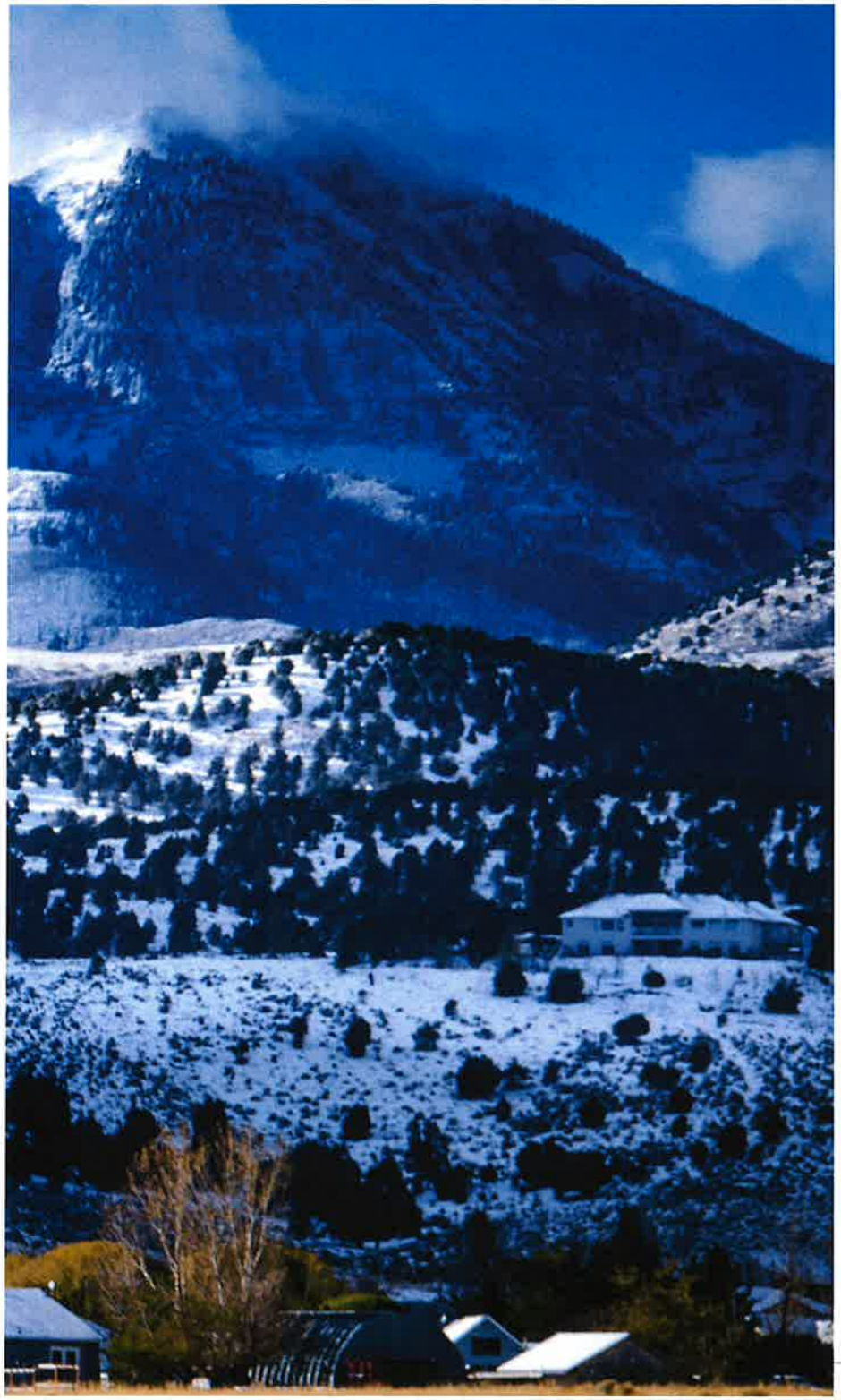


Community Vision



The Herriman Vision





3.1 INTRODUCTION

The vision for Herriman's future cannot be achieved with a singular focus. To ensure a healthy, happy, and prosperous future for the community, the General Plan is based on common values and priorities identified during the planning process. These common values and priorities are captured and reflected in Key Initiatives for guiding decisions the city makes regarding Herriman's future.

HERRIMAN: COMMUNITY VALUES

Herriman is a community of diverse neighborhoods and ideas centered on a love and appreciation for:

- open spaces
- active lifestyles
- the outdoors
- recreation, and
- spectacular views

These form the basis of Herriman's community values and are critical to personal and community wellbeing and achieving a Quality of Life.

Herriman recognizes the need to balance these values with the desire for becoming a more fiscally resilient community and providing amenities and services to a diverse range of people and neighborhoods.

The community will collectively work to achieve this balanced strategy, with each neighborhood supporting and reflecting the values in its own way.

3.2 PRIORITIES & THEMES

HERRIMAN PRIORITIES & COMMON THEMES

The top priorities identified during the planning process include:

- Bringing in Economic Development Opportunities that will contribute revenue to the city and diversify the tax base
- Preserving and enhancing Community Character
- Providing Community Amenities

Additional priorities identified during the planning process include:

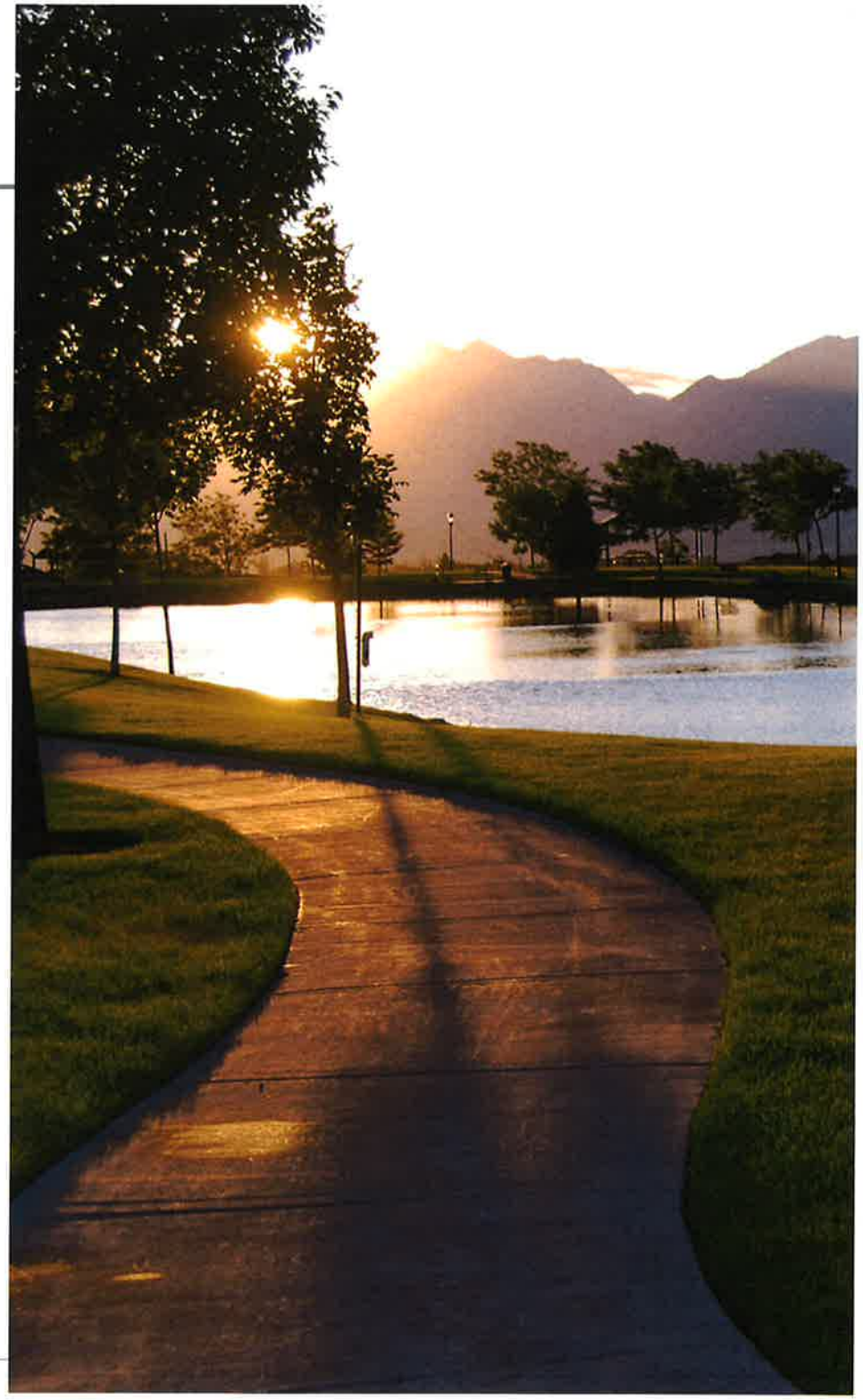
- Providing Safe Transportation Choices
- Facilitating Employment Opportunities
- Supporting & Maintaining a Mix of Housing Types

The common values are underscored in the most important aspects for each of the above priorities. Common themes related to these priorities:

- Adventure/recreation/activity venues [Bringing in Economic Development Opportunities]
- Natural open spaces [Preserving and enhancing Community Character]
- Outdoor recreation features, generally [Providing Community Amenities]
- Continue creating a connected road network with multiple routes thru city to/from regional destinations [Providing Safe Transportation Choices]
- Attracting employment areas as a means for helping efforts to diversify Herriman's tax base [Facilitating Employment Opportunities]
- Support the ability to live and stay in Herriman through various life stages [Supporting & Maintaining a Mix of Housing Types]

HERRIMAN: KEY THEMES & INITIATIVES

Herriman's community vision is captured and reflected in four key themes and initiatives that form the framework for the General Plan policies and action strategies.



3.3 KEY INITIATIVES

1 GROWING WISELY

Growing Wisely establishes a framework for creating a healthy and safe community with diverse, high quality neighborhoods. This key initiative is part of an integrated and clear decision-making process that considers and coordinates efforts to maximize quality open spaces and views, strengthen the fiscal sustainability of the city, and promote water and resource conservation.

2 OPTIMIZING OPEN SPACES

Optimizing Open Spaces establishes a framework for ensuring quality open spaces are provided for all of Herriman. This key initiative will evaluate the proximity of open spaces to residents to ensure ease of access, consider views of important vistas, and proactively identify areas to be protected and integrated with development.

3 MAXIMIZING UNIQUE FISCAL OPPORTUNITIES

Maximizing Unique Fiscal Opportunities establishes a framework to make decisions based on leveraging the city's inherent assets and desirable location. MThis key initiative will be part of a coordinated economic development strategy that remains ready to facilitate bringing non-typical uses and development to the community, whether because of its location along Mountain View Corridor or its access to natural and recreational amenities.

4 ENHANCING/SUPPORTING COMMUNITY & CULTURE

Enhancing and Supporting Community and Culture establishes a framework for accommodating a range of populations and demographics. This key initiative will address the different demands and desires of the whole population for community amenities and community character, recognizing differences may be based on age, length of residency, and household configuration.

1 GROWING WISELY

Growing Wisely means proactively planning for what we want – quality open spaces AND a diverse range of high quality, desirable neighborhoods. The Plan identifies a range of land use and development patterns, from lower density to town center complete neighborhoods, to assist the community in visualizing how Herriman will implement/maintain the common values of community character/quality of life over time. These land use patterns vary in the ratio and level of intensity of natural, built, and social components.

Growing Wisely will ensure the heart of Herriman – the Towne Center – will continue to evolve and become the community's housing, employment, social, and civic center. By directing the majority of growth into areas of existing and planned infrastructure and services the city can preserve open spaces of natural and scenic value while also providing housing diversity, enhanced economic development, social/cultural amenities, and civic services.

Growing Wisely reflects a commitment to responsible growth by monitoring residential development, planning and building the right infrastructure and services, and bringing in economic and employment opportunities. By evaluating and understanding the fiscal impacts – the costs and the benefits – of each development proposal and/or modifications to existing agreements Herriman can help establish a better consistency with the community vision.

ACTION PLAN ITEMS:

Strategy: Review Future Land Use Map Annually/ Bi-Annually

Strategy: Review Land Development Code (Subdivision, Zoning) Annually/Bi-Annually

Strategy: Design Standards for New Development

Strategy: Establish a Conservation Design Ordinance/Zoning Category or Overlay

Strategy: Update Zoning Ordinances to Support Mix of Housing Types

Strategy: Accessory Dwelling Units

Strategy: Expand Existing City Standards to Establish Trail and Other Public ROW Standards

Strategy: Establish a Riparian Buffer Overlay Zone

Strategy: Enact Low Impact Design Standards for Development/Re-Development

Strategy: Establish an "Urban/Rural Reserve Boundary"

Strategy: Transfer of Development Rights

Strategy: Update Open Space Requirements

Strategy: Develop Neighborhood Plans

Strategy: Develop a Fiscal Impact Calculator

Strategy: Facilitate Connections to the Trail System/Expand the City Trail System

Strategy: Dual Purpose Detention/Retention Basins


Vision-7

2 OPTIMIZING OPEN SPACES

Optimizing Open Spaces means identifying the open spaces that Herriman wants to protect and working to ensure these areas are preserved as development and growth continue to occur. Proactively identifying priority areas for open space will ensure a complete network of open spaces is easily available and accessible to all residents.

Optimizing Open Spaces will ensure the scenic views and open vistas that define the character of Herriman are retained. Herriman recognizes there are a diverse range of open space types that contribute to the character and quality of life in Herriman. From agricultural areas that reflect Herriman's rural heritage to foothills and riparian corridors, Herriman will continue to protect these resources through a range of strategies. Purchases of land, riparian overlay buffers, and increased requirements for percentage of open space in new developments are ways Herriman can achieve a network of quality open spaces.

Optimizing Open Spaces reflects a commitment to context-sensitive growth by planning for a diverse collection of neighborhood types with open space incorporated in varying amounts and approaches most appropriate to the type and context of the neighborhood. Lower open space percentages will be matched with low density residential on larger lots while higher density residential and mixed use residential will benefit from higher percentages of useable shared open space.

ACTION PLAN ITEMS:

Strategy: Review Future Land Use Map Annually/ Bi-Annually

Strategy: Review Land Development Code (Subdivision, Zoning) Annually/Bi-Annually

Strategy: Design Standards for New Development

Strategy: Establish a Conservation Design Ordinance/Zoning Category or Overlay

Strategy: Expand Existing City Standards to Establish Trail and Other Public ROW Standards

Strategy: Establish a Riparian Buffer Overlay Zone

Strategy: Enact Low Impact Design Standards for Development/Re-Development

Strategy: Establish an "Urban/Rural Reserve Boundary"

Strategy: Transfer of Development Rights

Strategy: Update Open Space Requirements

Strategy: Develop Neighborhood Plans

Strategy: Enhance Pedestrian Realm of Stable Neighborhoods

Strategy: Facilitate Connections to the Trail System/Expand the City Trail System

Strategy: Dual Purpose Detention/Retention Basins


Vision-9

3 MAXIMIZING UNIQUE FISCAL OPPORTUNITIES

Maximizing Unique Fiscal Opportunities means identifying areas of Herriman where the ability to bring in unique opportunities exists, based on available property size, location, proximity, accessibility and/or visibility. With larger areas of undeveloped lands still available, Herriman must be strategic about classifying areas to retain the ability to leverage future opportunities.

Maximizing Unique Fiscal Opportunities reflects a commitment to think outside the box in regard to economic development. While the amount of land designated as potential commercial may be larger than what the current and projected population is anticipated to support with local buying power, these areas are intended to attract unique opportunities looking for attractive areas that retain enough land to support destination developments.

Maximizing Unique Fiscal Opportunities is a framework for leveraging Herriman's natural assets in a creative and innovative manner. Herriman has an incredible wealth of natural resources that contribute to the quality of life for residents. With thoughtful planning and development approaches, Herriman's natural capital can generate revenue and help develop economic vibrancy.

ACTION PLAN ITEMS:

Strategy: Review Future Land Use Map Annually/ Bi-Annually

Strategy: Review Land Development Code (Subdivision, Zoning) Annually/Bi-Annually

Strategy: Develop a Fiscal Impact Calculator

Strategy: Define the City's Gateways & Different Neighborhoods with Unique/Desired Visual Features and Characteristics

Strategy: Transfer of Development Rights

Strategy: Develop Neighborhood Plans

Strategy: Enhance Pedestrian Realm of Stable Neighborhoods

Strategy: Facilitate Connections to the Trail System/Expand the City Trail System


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Vision-11

4 ENHANCING/SUPPORTING COMMUNITY & CULTURE

Enhancing and Supporting Community & Culture means providing for the diverse range of people and households that call Herriman home. While very family friendly, Herriman is home to many different household types looking for different types of amenities and social/cultural opportunities. As Herriman's population ages, amenities in neighborhoods should look for ways to be responsive to the maturing population.

Enhancing and Supporting Community & Culture will ensure the heart of Herriman – the Towne Center – will function as a true community center and incorporate uses and amenities that are attractive to a wide range of demographics and age groups. From seniors to tots, the Herriman Towne Center can evolve into a true community gathering place.

Enhancing and Supporting Community & Culture reflects awareness of the different priorities and needs for supporting both personal and community wellbeing. Neighborhood commercial nodes and mixed-use residential neighborhoods can be launching points for integrating cultural and social community uses into neighborhoods.

ACTION PLAN ITEMS:

Strategy: Design Standards for New Development

Strategy: Establish an Overlay for Herriman Old Town

Strategy: Establish a Conservation Design Ordinance/Zoning Category or Overlay

Strategy: Update Zoning Ordinances to Support Mix of Housing Types

Strategy: Accessory Dwelling Units

Strategy: Expand Existing City Standards to Establish Trail and Other Public ROW Standards

Strategy: Define the City's Gateways & Different Neighborhoods with Unique/Desired Visual Features and Characteristics

Strategy: Transfer of Development Rights

Strategy: Update Open Space Requirements

Strategy: Develop Neighborhood Plans

Strategy: Enhance Pedestrian Realm of Stable Neighborhoods

Strategy: Facilitate Connections to the Trail System/Expand the City Trail System

Strategy: Expand Programs for Youth, Young Adults, Seniors, and All Age Groups

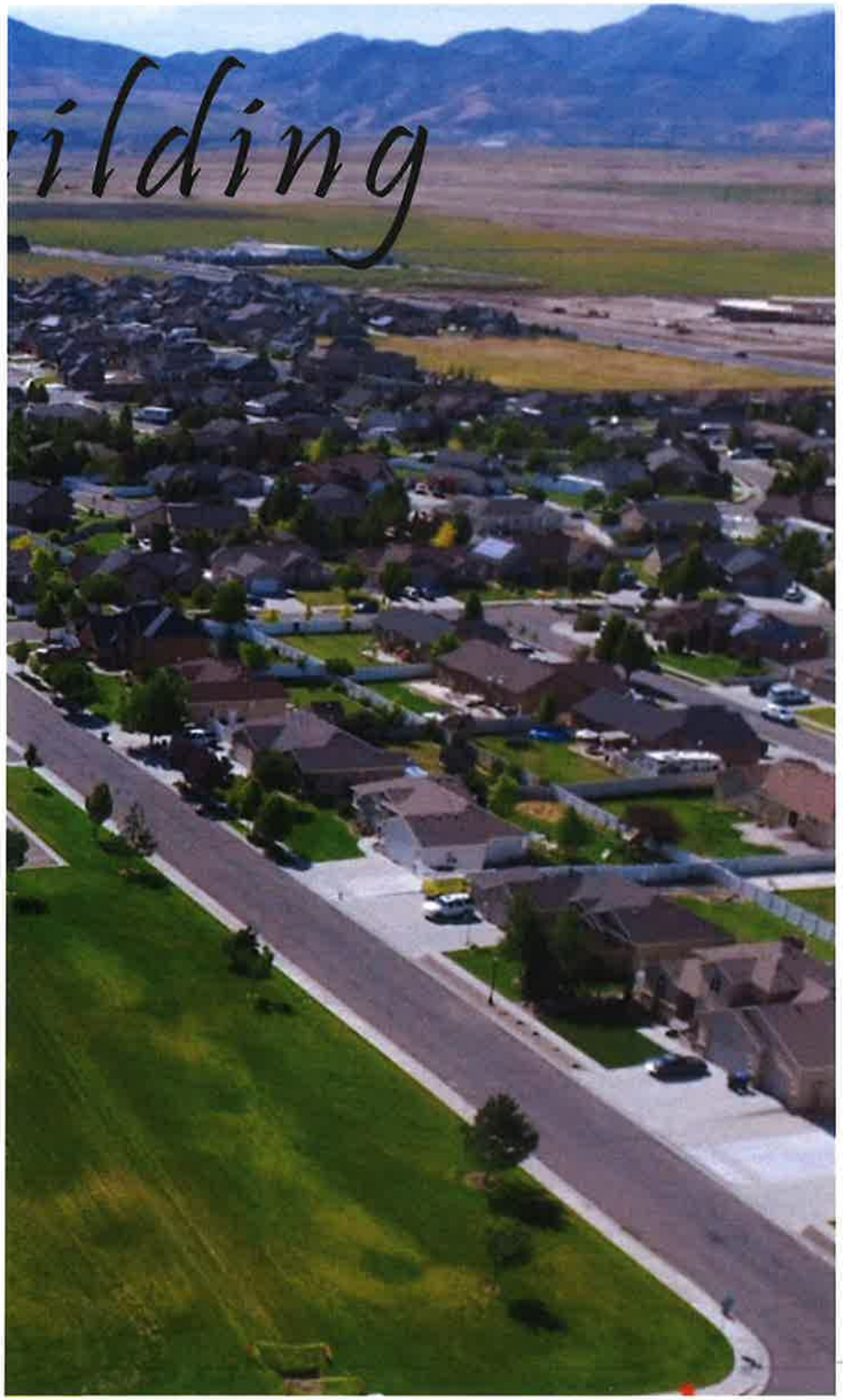

FAST PASS



Future Use & Development Pattern




The Herriman Way of B



4.1 INTRODUCTION

HERRIMAN: NEIGHBORHOODS

Herriman is a community of diverse neighborhoods with a range of housing types, amenities, services, shopping areas, and employment opportunities. Regardless of differences in the uses and development patterns, there remains a shared love and appreciation for the outdoors, open spaces, active lifestyles, and the spectacular views that define Herriman.

As a city, Herriman strives to remain a desirable place to live, recreate, work, and play while offering the amenities and services its residents want and need. These quality of life aspirations also help to draw in employers, businesses, and visitors.

Every neighborhood in Herriman will not embody ALL aspects of life: live, recreate/play, work/school, and shopping/services. However, each neighborhood will be designed and planned to include at least TWO of these, with the one constant being recreate/play. This reflects and supports the common shared values of the community and the aspirations to remain good stewards will leveraging assets to become more fiscally resilient.

HERRIMAN: FUTURE LAND USE DECISIONS

At the core of the General Plan are the categories the city relies on when making land use decisions. These Future Land Use categories must be both flexible and specific to achieve a utility of use. Three general categories comprise the Future Land Use tool. Each category plays a role in creating the balanced and desirable community Herriman strives to be.

Residential & Neighborhood - the foundation of the Herriman community.

Mixed Use & Commercial - the fiscal fuel that keeps the Herriman community economically sustainable and resilient.

Civic & Community - the critical connections/connectors that link the community together.

4.2 FUTURE USE & DEVELOPMENT CATEGORIES

1 RESIDENTIAL & NEIGHBORHOOD

Herriman's residential neighborhoods are the foundation of the community. Currently comprising nearly 64% of the developable land within city and annexation boundaries, and 54% of all land (including open space and sensitive lands), this category of use and development types will remain the forefront of Herriman's future development.



2 MIXED USE & COMMERCIAL

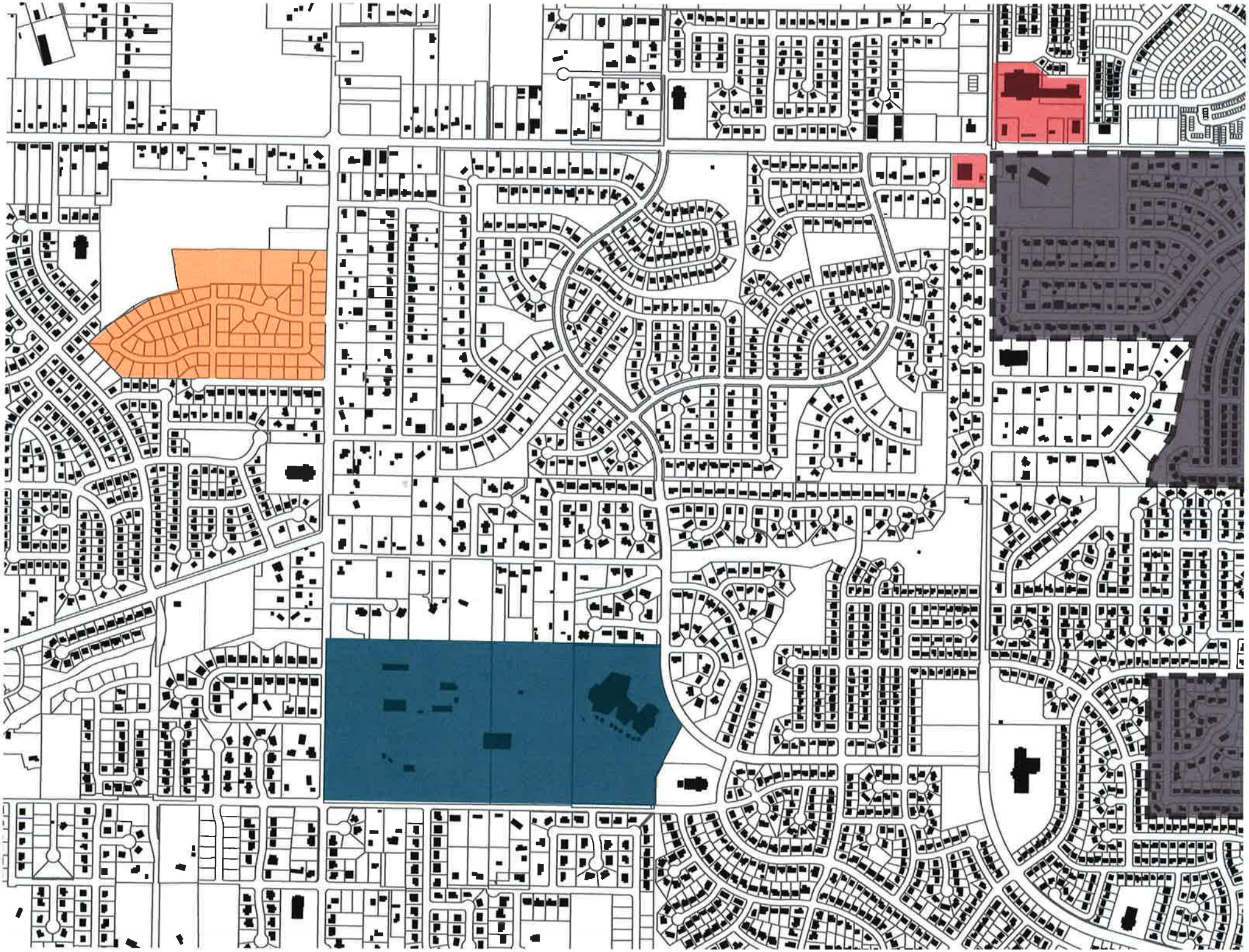
Herriman's commercial and mixed-use areas are the economic fuel for keeping the city fiscally sustainable and providing services and amenities for the people that live, work, and recreate in the city. These areas are approximately 31% of the developable land within city and annexation boundaries, and 26% of all land (including open space and sensitive lands), this category of use and development types provides a diversity of uses to support the city.



3 CIVIC & COMMUNITY

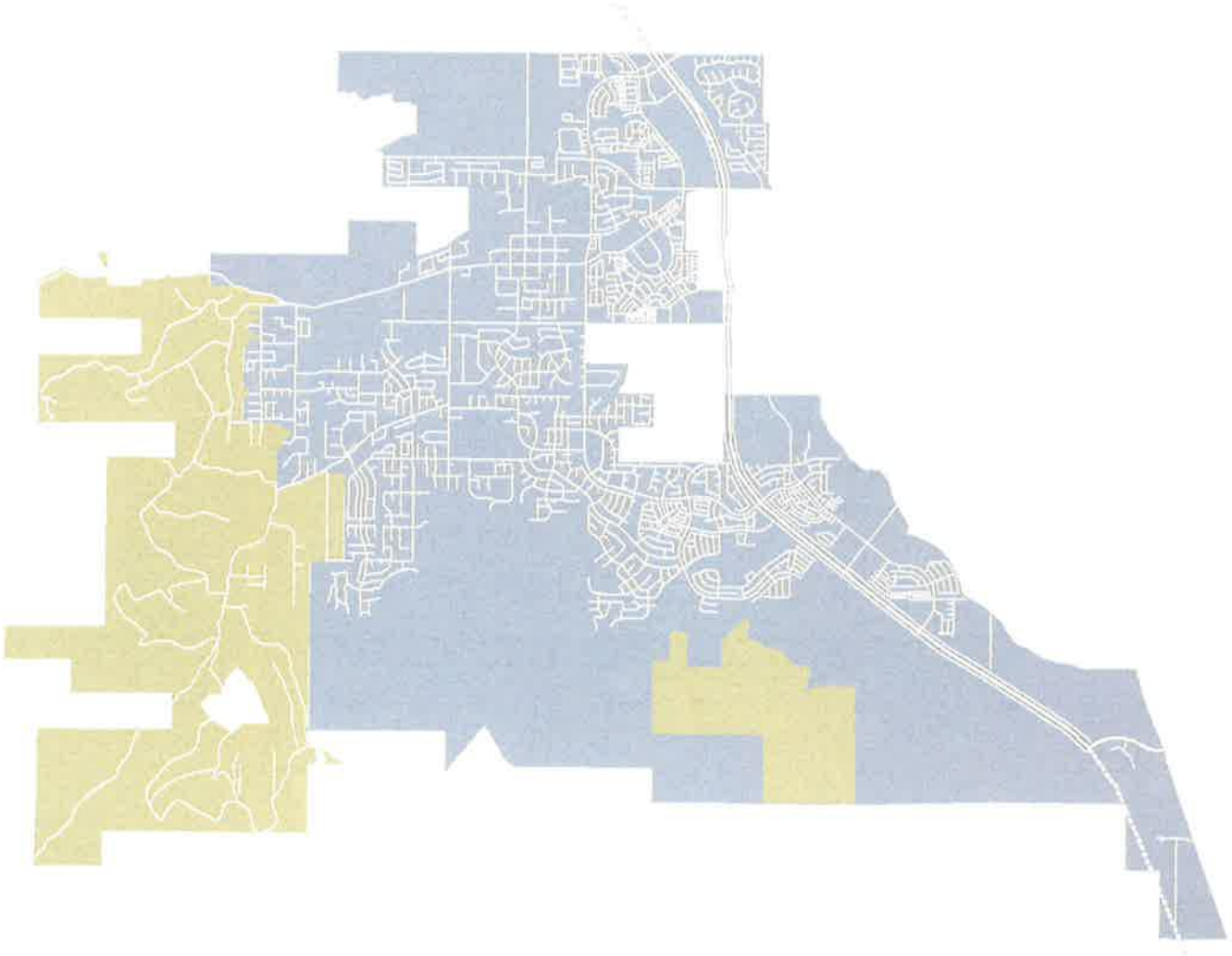
Herriman's Civic & Community areas are the connecting links for the community. Currently comprising nearly 20% of all land (including open space and sensitive lands) within city and annexation boundaries, this category of use and development types will keep residents healthy and engaged with their community.





MOUNTAIN/CANYON RESIDENTIAL

The mountain and canyon residential areas of Herriman offer opportunities for large, rural lots that can help protect and buffer sensitive areas, allow animal rights, and thoughtfully integrate remote residential opportunities into the mountains and canyons of the Herriman vicinity while protecting scenic views and buffering open space areas. This category reflects the City's stewardship of the mountains, canyons, and adjacent open spaces and the commitment to limiting visual impacts on its desirable location nestled in the foothills of the Oquirrh Mountains.



OVERVIEW & KEY ELEMENTS

WHY IS THIS CATEGORY USED?

Herriman takes the stewardship of the canyons, foothills, and mountains in its vicinity very seriously and will ensure the impact of development on these areas are minimized. Additionally, housing diversity and choice includes offering opportunities for more rural and remote homes that fit into the canyons and hillsides surrounding Herriman's traditional neighborhoods. These very low-density residential areas can provide a buffer between the desirable open spaces, recreational areas, and/or environmentally sensitive lands of Herriman and the city's residential neighborhoods or mixed-use areas.

WHERE IS THIS CATEGORY USED?

These areas are predominantly used in the west central and south sections of the city and within the foothills and canyons, both in the current city boundaries and future annexation areas. Areas are away from main transportation and transit corridors and are serviced by a more rural infrastructure. Nearby services are outdoor amenities, primarily natural open spaces.

DEVELOPMENT PATTERN

Max gross density: 0.15 DU/AC
Typical lot size: 5.0 acres
Building form: 1 to 2 stories
Outbuildings: Detached, supportive
ADU's: detached or attached

CORRESPONDING ZONES

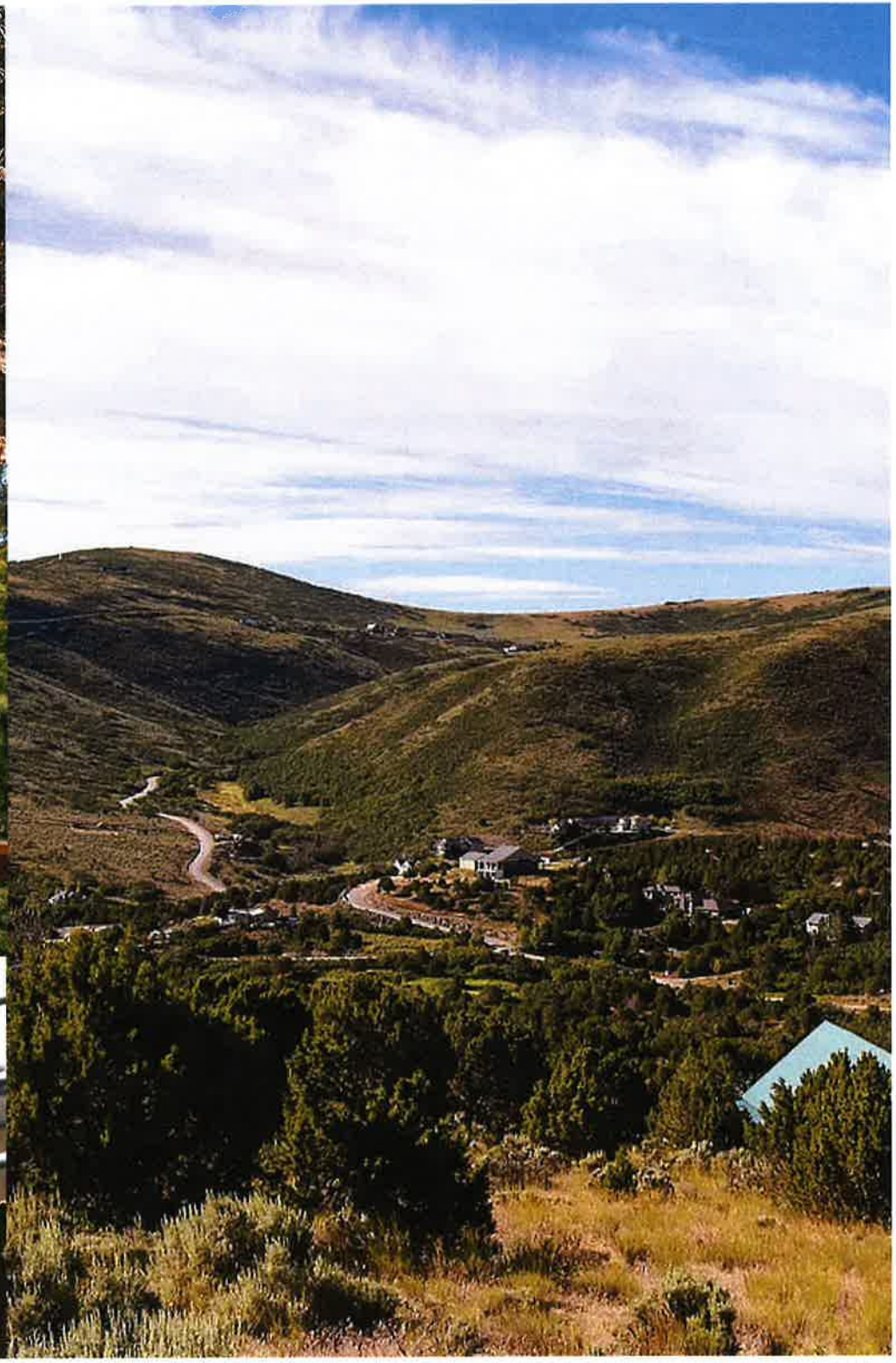
Agricultural Residential
A-1

Recreational
FR-2.5; FR-5; FR-10; FR-20



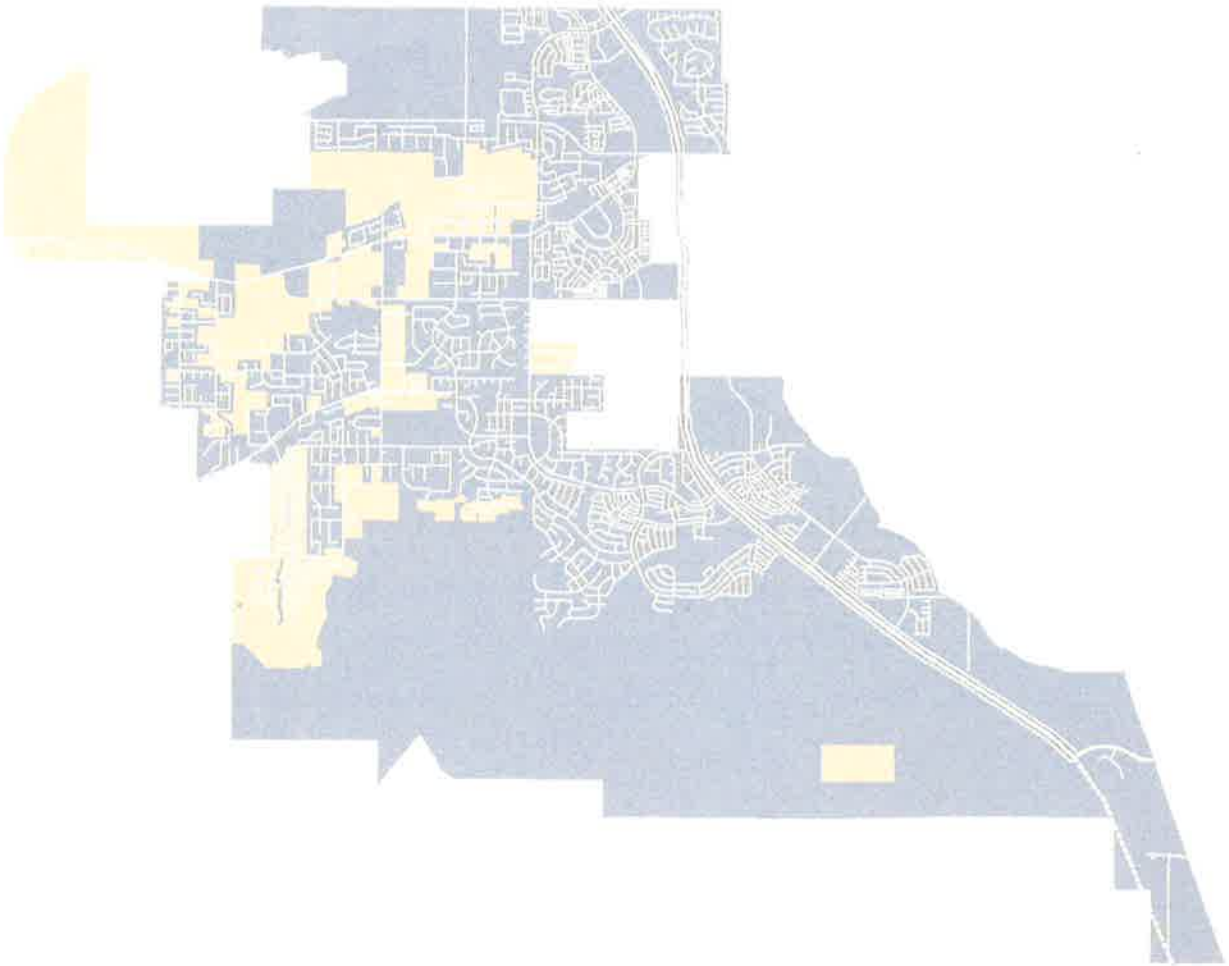






HILLSIDE/AG RESIDENTIAL (LOW DENSITY)

The low density residential areas of Herriman offer opportunities for larger lots that can support homes of a range of sizes – from small to grand, help protect sensitive areas, and can allow animal rights, honoring the City's agricultural roots and highlighting the desirable location nestled in the foothills of the Oquirrh Mountains.



OVERVIEW & KEY ELEMENTS

WHY IS THIS CATEGORY USED?

Housing diversity and choice includes offering opportunities for larger, estate home development. These low-density residential areas can provide a buffer between higher density residential and open spaces and/or environmentally sensitive lands.

WHERE IS THIS CATEGORY USED?

These areas are predominantly used in the west central and south sections of the city and adjacent to the foothills. Areas are further away from main transportation and transit corridors. Nearby services are primarily outdoor amenities, including parks and natural open spaces.

DEVELOPMENT PATTERN

Max gross density: 0.8 DU/AC
Typical lot size: 1 acre or larger
Building form: 1 to 2 stories
Outbuildings: Detached, supportive
ADU's: detached or attached

CORRESPONDING ZONES

Agricultural Residential
A-1, A-.5

Forestry Recreation
FR-1; FR-2.5; FR-5

Residential
R-1-43



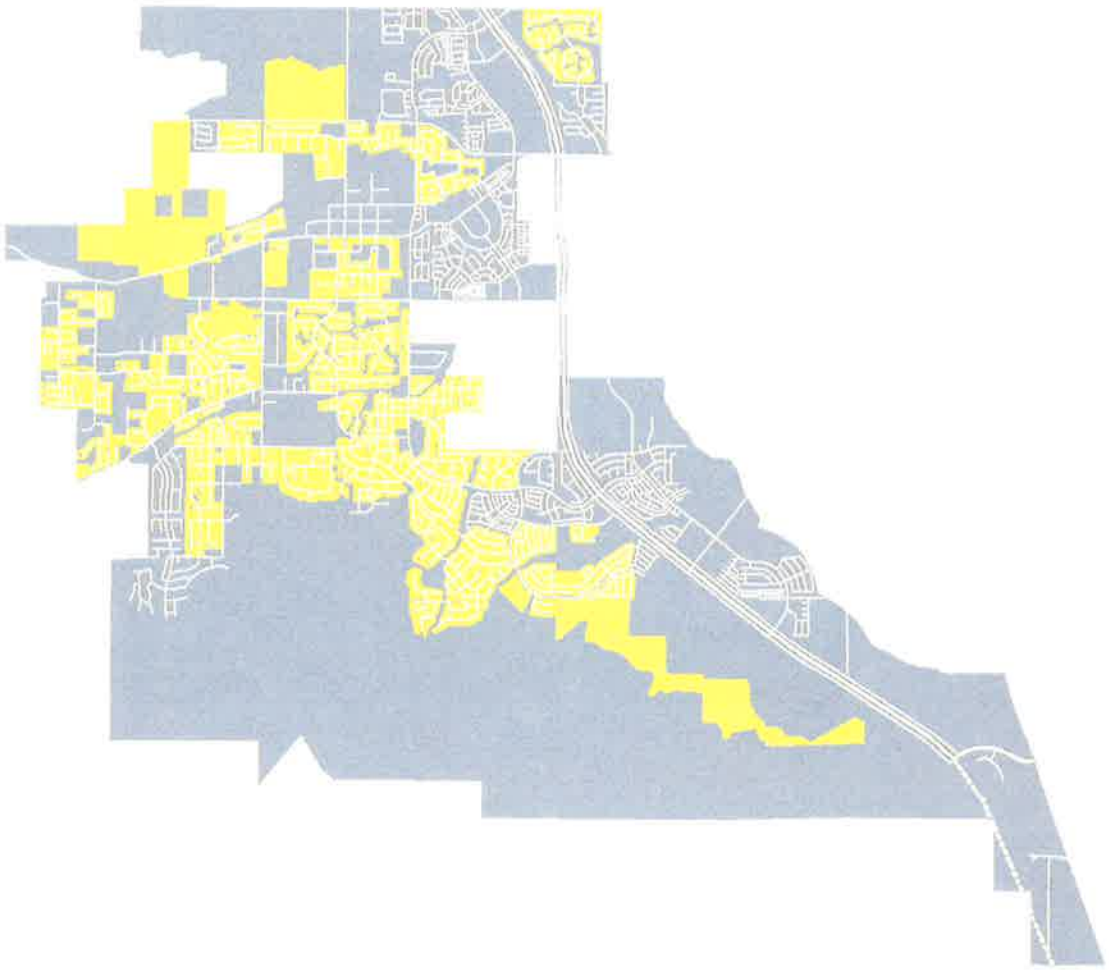






NEIGHBORHOOD RESIDENTIAL ONE

The Neighborhood One residential areas of Herriman offer opportunities for a mix of residential lots that support a range of home sizes, styles, and types throughout the community. These areas represent the conventional suburban neighborhood subdivisions as well as clustered development that helps protect sensitive areas and offer shared open spaces. Some animal rights are allowed.



OVERVIEW & KEY ELEMENTS

WHY IS THIS CATEGORY USED?

Housing diversity choice includes offering a range of housing on small to mid-sized lots in order to provide opportunities throughout Herriman for upsizing from a townhome or condo or downsizing from an agricultural context or larger, estate home. Neighborhood One areas can provide a buffer between higher density residential and open spaces and/or environmentally sensitive lands.

WHERE IS THIS CATEGORY USED?

These areas are located throughout Herriman and represent the primary residential neighborhood type in the community. Predominantly used in the west and south quadrants of the city and adjacent to the foothills along the southeast portion of the city. Areas are located near or adjacent to main transportation and transit corridors, with convenient access to the network of major roadways. Nearby services are community services and amenities, including schools, parks, natural open spaces, and neighborhood-scaled commercial services and amenities.

DEVELOPMENT PATTERN

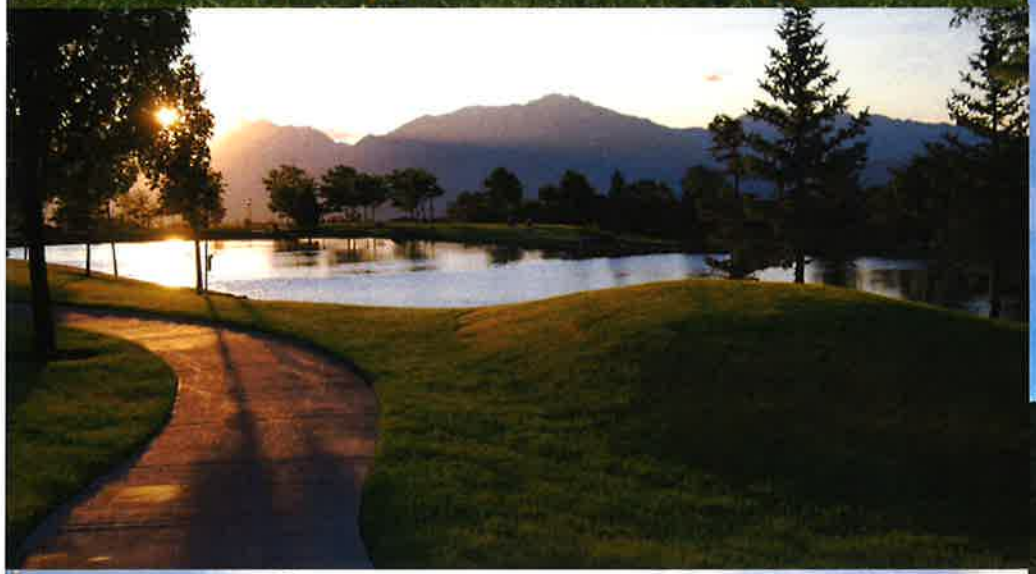
Max gross density: 2.4 DU/AC
Typical lot size: .33 acres
Building form: 1 to 2 stories
Outbuildings: Detached, supportive
ADU's: detached or attached

CORRESPONDING ZONES

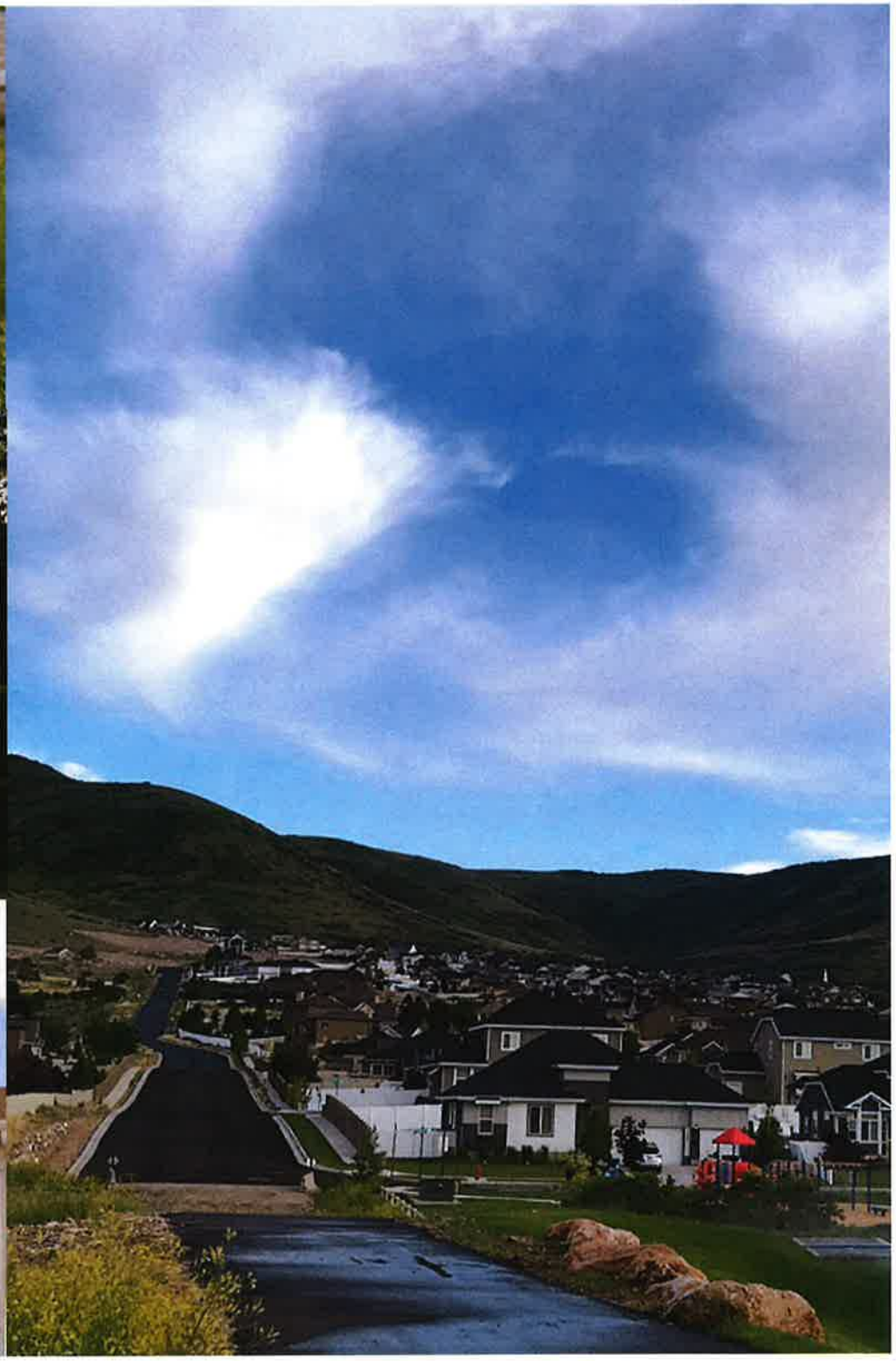
Agricultural Residential
A-.50; A-.25

Residential
R-1-43; R-1-21; R-1-15; R-1-10



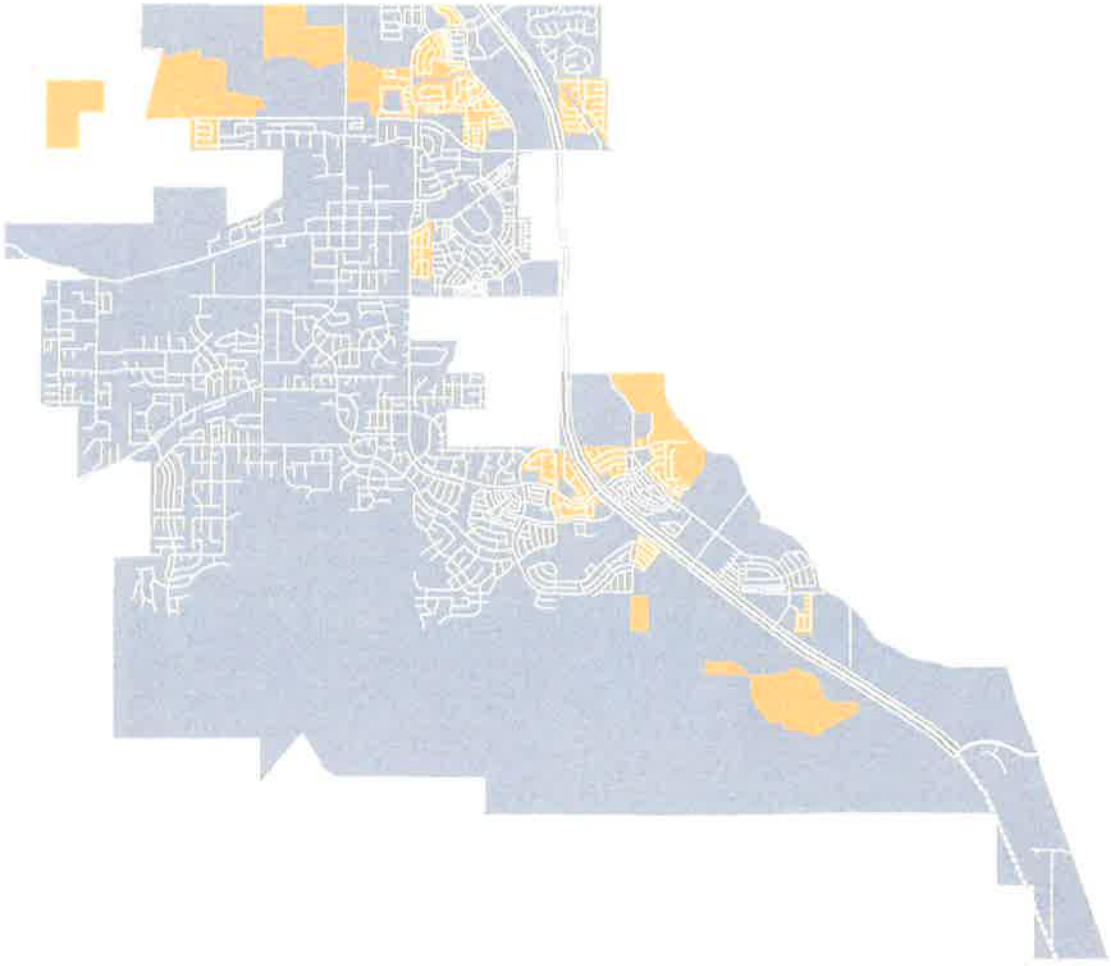






NEIGHBORHOOD RESIDENTIAL TWO

The Neighborhood Two residential areas of Herriman offer expanded opportunities for a mix of residential lots that support a range of home sizes, styles, and types throughout the community. These areas represent a traditional neighborhood design, with smaller yards and houses. Neighborhoods may utilize clustered development patterns to help protect sensitive areas, scenic resources, and offer shared open spaces. Some animal rights are allowed.



OVERVIEW & KEY ELEMENTS

WHY IS THIS CATEGORY USED?

Housing diversity choice includes offering a range of housing on smaller lots in order to provide opportunities throughout Herriman for detached and attached homes that fill the gap between conventional suburban homes and multi-family homes. Housing styles will primarily be detached single-family units and duplexes, but may include tri-plexes, four-plexes. and townhomes. Neighborhood Two areas may be integrated amid lower density residential areas but can also provide a buffer between lower density residential areas and commercial, office, and mixed-use areas.

WHERE IS THIS CATEGORY USED?

These areas are located throughout Herriman and represent a secondary residential neighborhood type in the community. Predominantly used in the north, central, and south quadrants of the city and adjacent to key activity areas and educational/ employment campuses. Areas must be located near or adjacent to main transportation and transit corridors, with convenient access to the regional transportation system. Nearby services are mixed-use areas with a range of amenities, as well as community services and amenities, including schools, parks, natural open spaces and neighborhood-scaled commercial services and amenities.

DEVELOPMENT PATTERN

Max gross density: 8.0 DU/AC
Typical lot size: 0.15 acres
Building form: 1 to 3 stories
Outbuildings: Detached, supportive
ADU's: detached or attached

CORRESPONDING ZONES

Residential
R-1-15; R-1-10; R-2-15, R-2-10



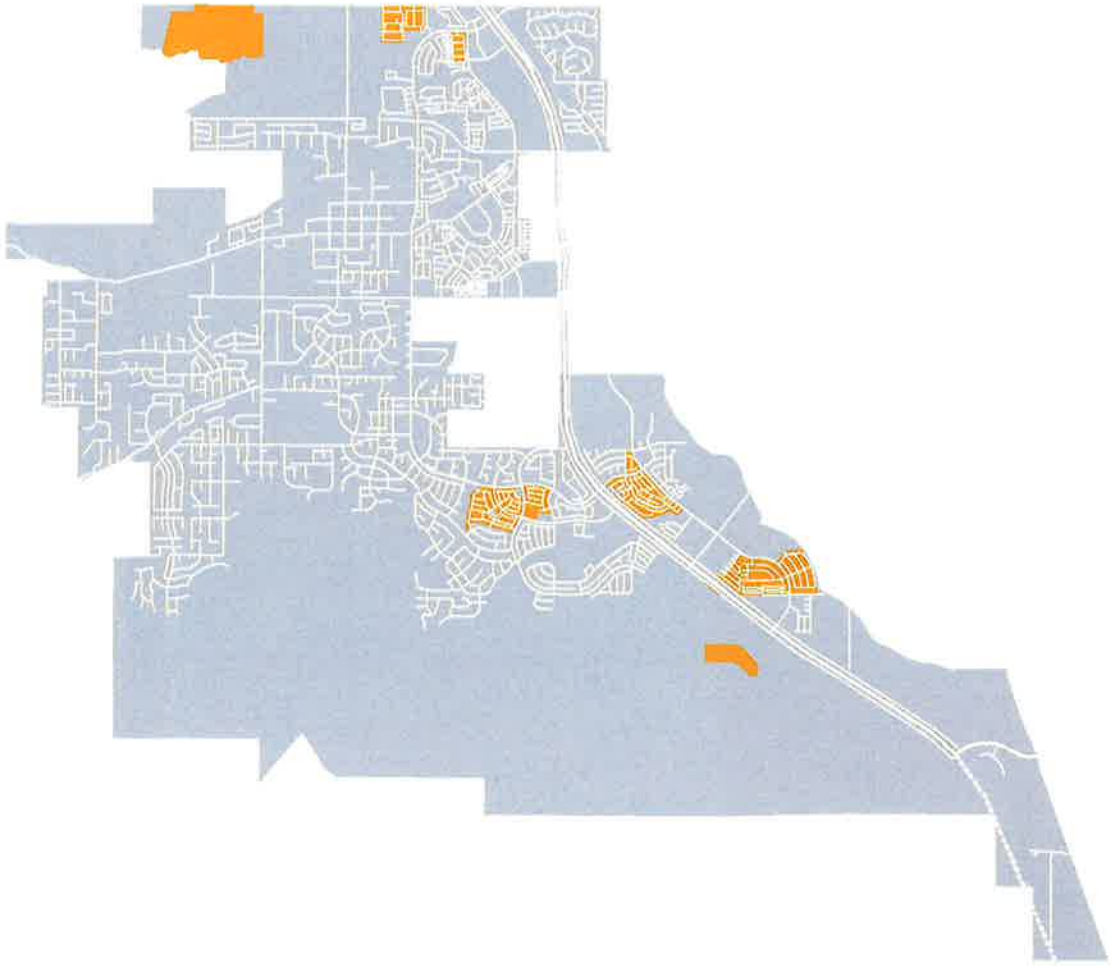






MIXED USE NEIGHBORHOOD ONE

The Mixed-Use Neighborhood areas of Herriman offer opportunities for a mix of primarily residential lots and developments that support a range of dwelling unit sizes and types throughout the community. These areas represent a suburban mixed-use pattern that integrates community, commercial, employment, and educational uses in a vertical or horizontal format at a neighborhood-scale. Development may be clustered to help protect sensitive areas, scenic resources, and offer shared open spaces. Animal rights are only allowed in an animal/agricultural overlay area and if yard/common space size requirements are met.



OVERVIEW & KEY ELEMENTS

WHY IS THIS CATEGORY USED?

Housing diversity choice includes offering a range of housing on smaller lots and in complexes in order to provide opportunities throughout Herriman for detached and attached homes that blend single family and multi-family units in a neighborhood. Housing styles will primarily be attached single-family units including duplexes, tri-plexes, four-plexes. and townhomes with some detached single-family homes on small lots and smaller apartment complexes. Mixed-Use Neighborhood areas may be integrated amid neighborhood residential areas but can also provide a buffer between these areas and commercial, office, and higher intensity mixed-use areas.

WHERE IS THIS CATEGORY USED?

These areas represent the primary mixed-use neighborhood type in the community and strategically located in certain parts of Herriman to complement adjacent uses and support transportation infrastructure investments. Predominantly used in the east and central quadrants of the city and adjacent to key activity areas, commercial development, and educational/employment campuses. Areas must be located near or adjacent to main transportation and transit corridors, with convenient access to the regional transportation system. Nearby services are commercial and mixed-use areas with a range of amenities, as well as community services and amenities, including schools, parks, natural open spaces and neighborhood-scaled commercial services and amenities.

DEVELOPMENT PATTERN

Max gross density: 12.0 DU/AC
Typical lot size: 0.10 acres
Building form: 1 to 3 stories
Outbuildings: Attached/Detached, supportive
ADU's: N/A
Mixed-Use Form: Horizontal or Vertical, minimum of 5 to 10% of gross area

CORRESPONDING ZONES

Residential
R-1-10, R-2-15, R-2-10

Mixed Use
MU



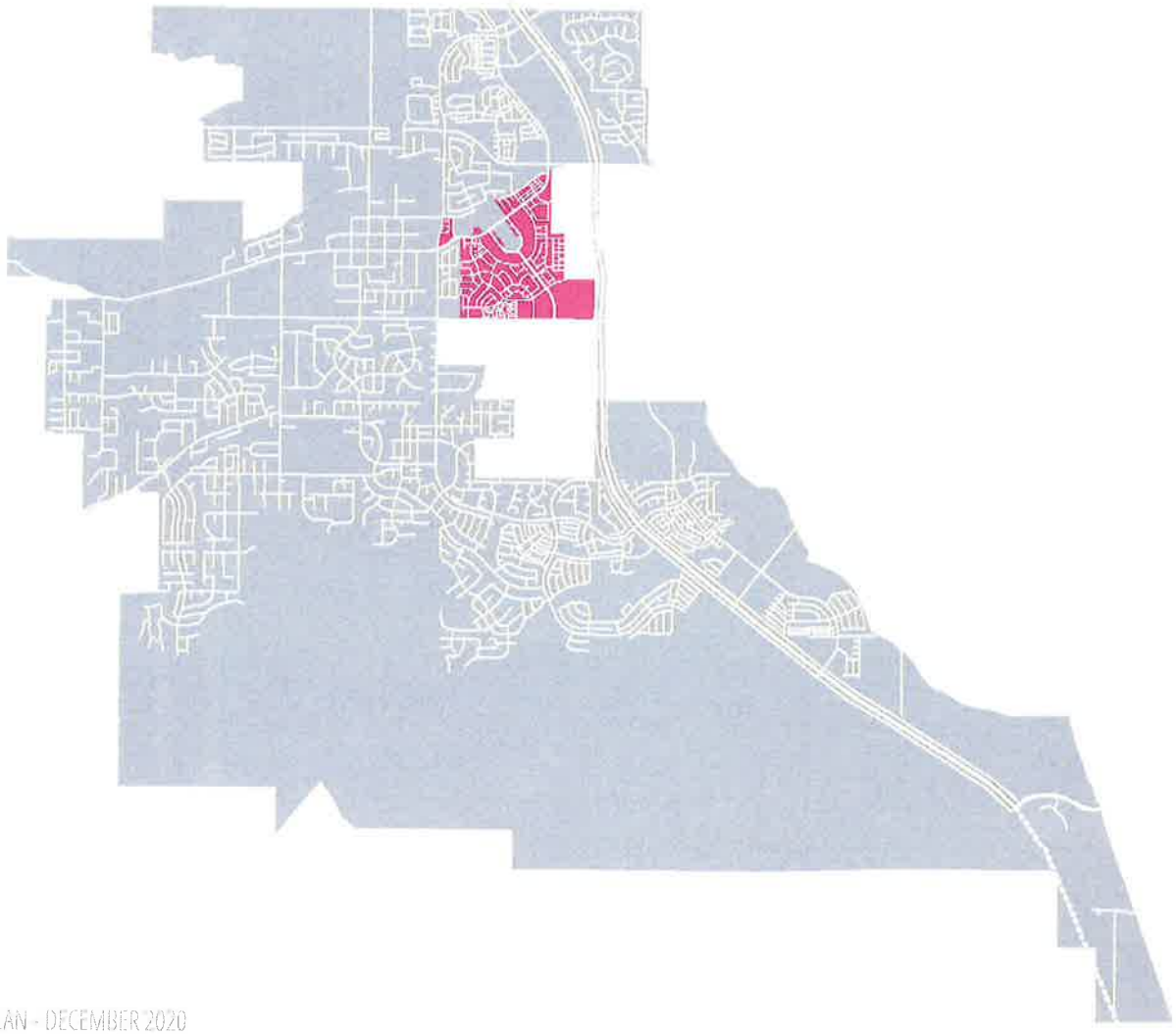






MIXED USE NEIGHBORHOOD TWO

The Mixed-Use Neighborhood Two areas of Herriman offer opportunities for higher intensity residential integrated or adjacent to a mix of community, commercial, employment, and educational uses in a vertical or horizontal format at a town center scale. These areas represent an intensity of development that is intended to support existing and future centers of activity. Development will be balanced with the provision of amenities, open spaces, and connections to Herriman's trails and scenic resources via a fine-grained multi-modal network. Animal rights are generally not allowed or limited to identified animal/agricultural overlay areas if yard/common space size requirements are met.



OVERVIEW & KEY ELEMENTS

WHY IS THIS CATEGORY USED?

Housing diversity choice includes offering a mix of multi-family housing types at concentrated densities in order to provide opportunities in specific areas of Herriman where multi-family units are supported by a mixed-use neighborhood. Housing styles will primarily be attached townhomes, four-plexes, eight-plexes, and medium sized apartment complexes. Mixed-Use Neighborhood Two areas may be adjacent to or integrated with other Mixed-Use Neighborhoods, and can also provide a buffer between commercial, employment, and education areas and nearby residential neighborhoods.

WHERE IS THIS CATEGORY USED?

These areas represent the most intense mixed-use neighborhood type in the community and are strategically located in specific areas of Herriman to support transportation investments and education or employment campus developments. Predominantly used for the Towne Center and future development in the southeast quadrant of the city. Areas must be located near or adjacent to main transportation and transit station areas, with convenient access to the regional transportation system to reduce impacts from the higher intensity of units. Locating areas near or integrated with services, amenities, and employment opportunities helps to further reduce the impacts on the transportation infrastructure. Nearby services are commercial with a pedestrian-supportive pattern and range of amenities, as well as community services and amenities, including schools, parks, natural open spaces and town center-scaled commercial services and amenities.

DEVELOPMENT PATTERN

Max gross density: 16.0 DU/AC
Typical lot size: 0.08 acres
Building form: 2 to 4 stories
Outbuildings: Attached/Detached, supportive
ADU's: N/A
Mixed-Use Form: Horizontal or Vertical, minimum of 10 to 25% of gross area

CORRESPONDING ZONES

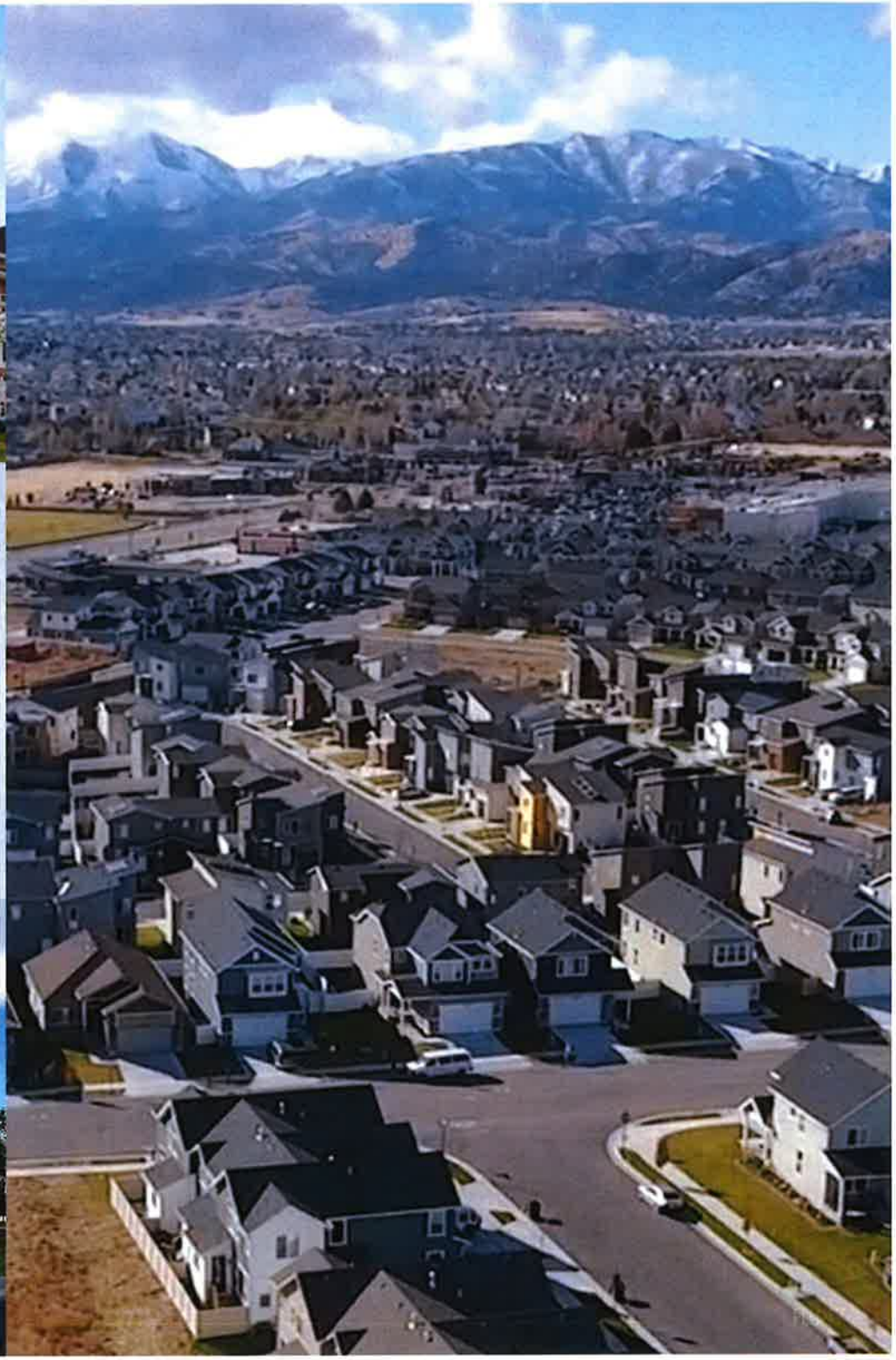
Residential
R-2-15, R-2-10; RM

Mixed Use
MU-2



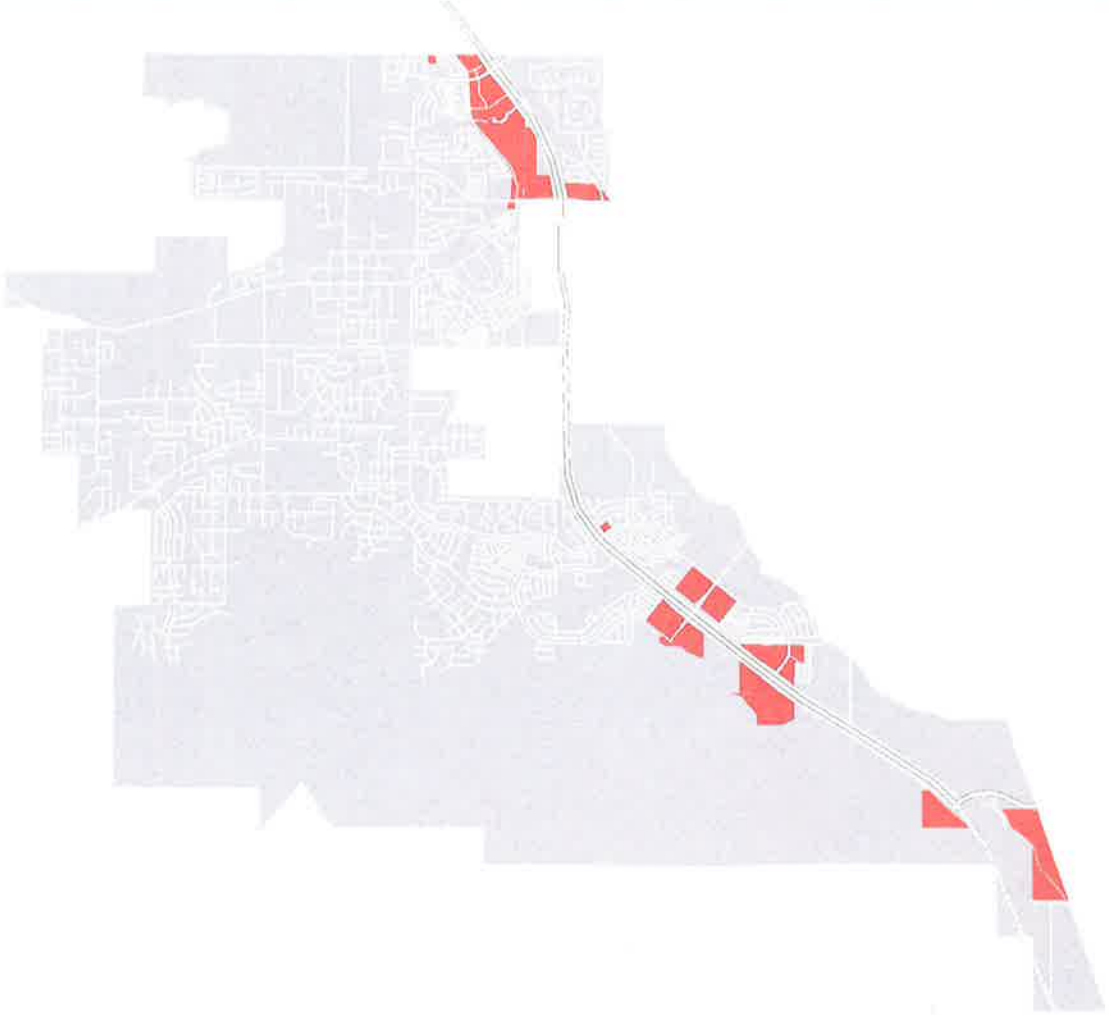






GENERAL RETAIL

The General Retail areas of Herriman offer opportunities for larger-scaled commercial uses that are primarily accessed via automobile. These areas may be adjacent to the mixed-use neighborhoods or higher density residential areas, or community uses. These areas represent an intensity of development that is intended to draw customers city-wide and from the surrounding regional context. Development will be balanced with the provision of amenities and connections to a multi-modal network. Areas adjacent to residential or mixed-use neighborhoods will be designed with pedestrian access and urban design considerations to create an attractive and functional transition between the uses and minimize conflicts between modes of access. Commercial strip corridors are not desired and general retail areas should be designed as an activity center with supporting and complementary uses in the surrounding context.



OVERVIEW & KEY ELEMENTS

WHY IS THIS CATEGORY USED?

General Retail areas will help provide necessary services and amenities to Herriman residents. These revenue-generating opportunities will help to diversify Herriman's tax base. Strategically locating these areas will place Herriman in a position to capture future commercial development looking for visibility and easy access from major transportation corridors. While many communities set aside more land for retail than can be absorbed, Herriman is positioned to capture unique opportunities and/or destination retail. The General Retail areas can be assigned to larger areas that may provide a framework for those opportunities.

WHERE IS THIS CATEGORY USED?

These areas represent the more conventional suburban commercial types of uses and are strategically located to be supported by transportation networks, employment and education campuses, and nearby residential neighborhoods. Predominantly used along the Mountain View Corridor and future intersections of major roadways in the north, south, and eastern sections of the city. Locating these areas near or integrated with services, amenities, and employment opportunities helps to further reduce the impacts on the transportation infrastructure.

DEVELOPMENT PATTERN

Typical lot size:
Typical Building Footprint:
Building form: 1 to 2 stories
Service Area: 3 to 5 miles
Primary Access Mode: Driving, Transit
Secondary Access Mode: Biking, Walking

CORRESPONDING ZONES

Commercial & Office
C-2; OP



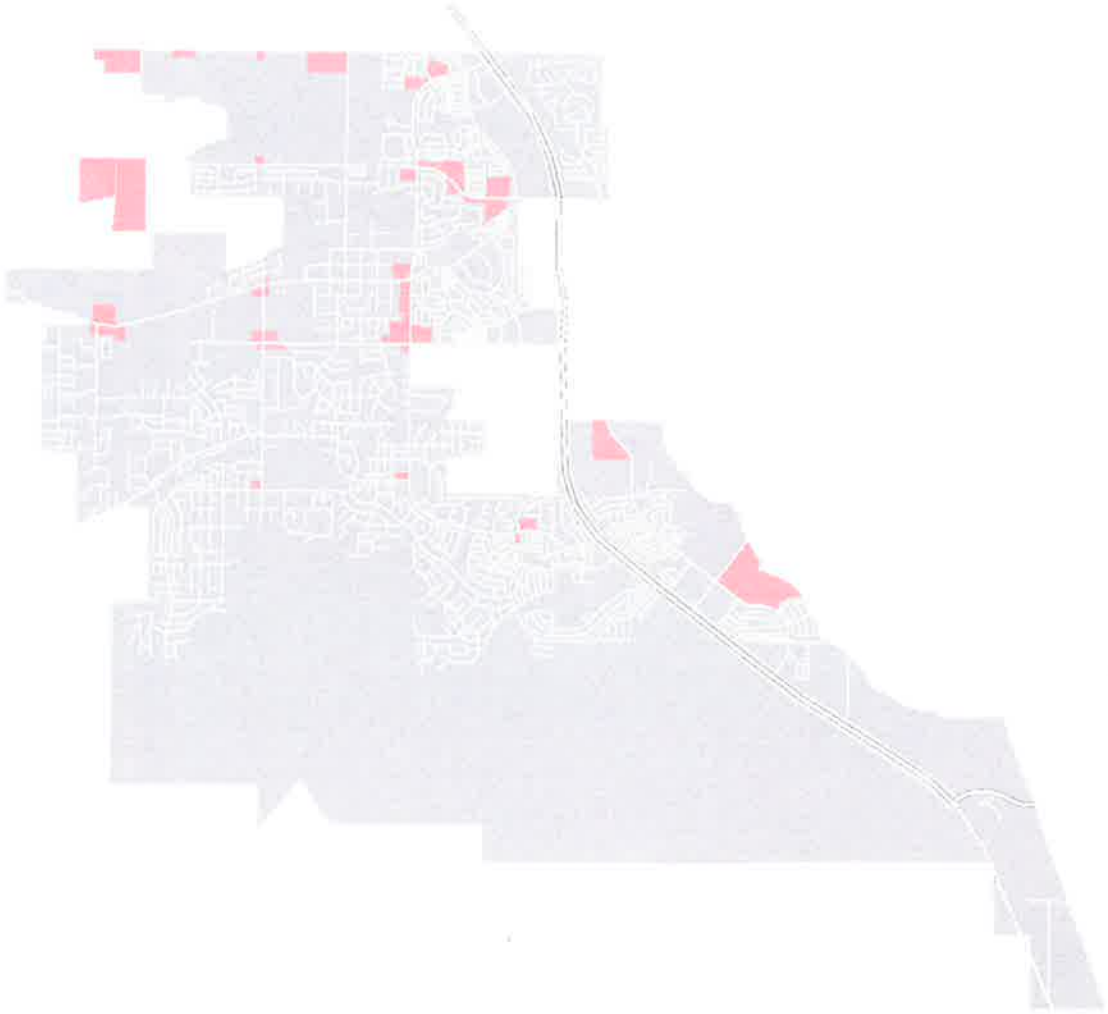

STATE LIQUOR & WINE STORE


SUPERCUTS
Domino's
JIMMY JOHN'S



NEIGHBORHOOD COMMERCIAL

The Neighborhood Commercial Nodes of Herriman offer opportunities for smaller-scaled commercial uses that are accessed via walking, biking, or driving. These areas may be integrated with or adjacent to Residential Neighborhoods, Mixed-Use Neighborhoods, and Employment or Educational Campuses. These areas represent an intensity of development that is intended to draw customers from the surrounding neighborhood context. Development will be designed with connections to multi-modal networks and parking amounts and location will be calibrated to the context. Areas will be designed with pedestrian access and urban design considerations to create an attractive and functional transition between the uses.



OVERVIEW & KEY ELEMENTS

WHY IS THIS CATEGORY USED?

Neighborhood Commercial Nodes will help provide nearby services, amenities, and opportunities for social interactions to Herriman's neighborhoods and campus areas. These areas will help to diversify Herriman's tax base with smaller-scaled spaces that support employment and destination activities as well as residential neighborhood. Strategically locating these areas will place Herriman in a position to capture residents and visitors alike, as well as future daytime population.

WHERE IS THIS CATEGORY USED?

These areas represent the more traditional neighborhood commercial that has good visibility and easy access from the immediate surrounding context. Locating these areas at key intersections or adjacent to well-population uses, such as parks, educational facilities, and employment nodes will leverage their benefits while minimizing any impacts on the surrounding neighborhood context.

DEVELOPMENT PATTERN

Typical lot size:
Typical Building Footprint:
Building form: 1 to 2 stories
Service Area: 1 to 3 miles
Primary Access Mode: Biking, Walking
Secondary Access Mode: Driving, Transit

CORRESPONDING ZONES

Commercial & Office
C-1; OP

Mixed Use
MU; MU-2



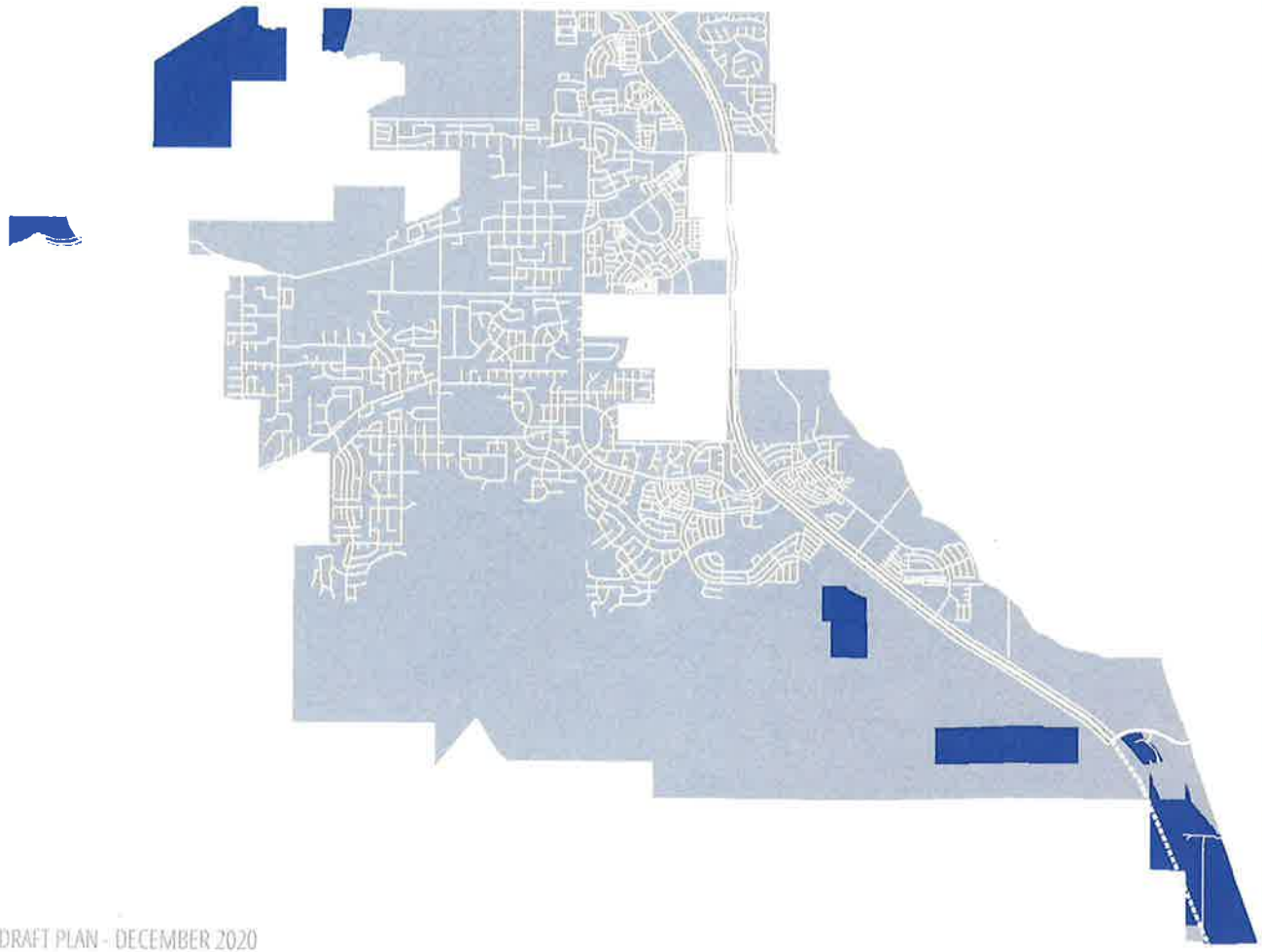






EMPLOYMENT CAMPUS/BUSINESS PARK

The Employment Campus areas of Herriman offer opportunities for business, technology, creative services, craft industry, start-up/entrepreneur space, and light industry-focused development with accessory amenity uses to support the daytime population. Employment centers can include a mix of commercial and light industrial uses commonly found in business, warehouse, and research/development parks. These campus areas may range in scale, with smaller-scaled campuses integrated with or adjacent to Residential Two and Mixed-Use Neighborhoods. Employment campus areas represent development that benefits from good access but relies less on visibility compared to General Retail areas. Development will be designed with connections to multi-modal networks and urban design considerations to create an attractive and functional campus setting that integrates into the community and its neighborhoods.



OVERVIEW & KEY ELEMENTS

WHY IS THIS CATEGORY USED?

With frontage along Mountain View corridor and available land, Herriman is well-positioned to help fill a gap and facilitate employment opportunities for the growing Southwest region of the county. The Employment Campus areas will bring in jobs and revenue via property tax and sales tax through associated retail uses. Providing for larger clusters of job-producing uses will help facilitate efficient use of infrastructure and attract auxiliary uses. These light industrial and business park areas are important economic resources for Herriman City and the region.

WHERE IS THIS CATEGORY USED?

The best locations of the Employment Campus areas will be where employees, both local and regional, can be provided with safe, convenient connections from transit and transportation corridors. Unique opportunities to consider include convenient proximity locations for businesses that support and/or complement military operations at Camp Williams.

DEVELOPMENT PATTERN

Typical lot size:
Typical Building Footprint: Varies
Building form: 1 to 3 stories
Primary Access Mode: Driving, Biking, Transit
Secondary Access Mode: Walking

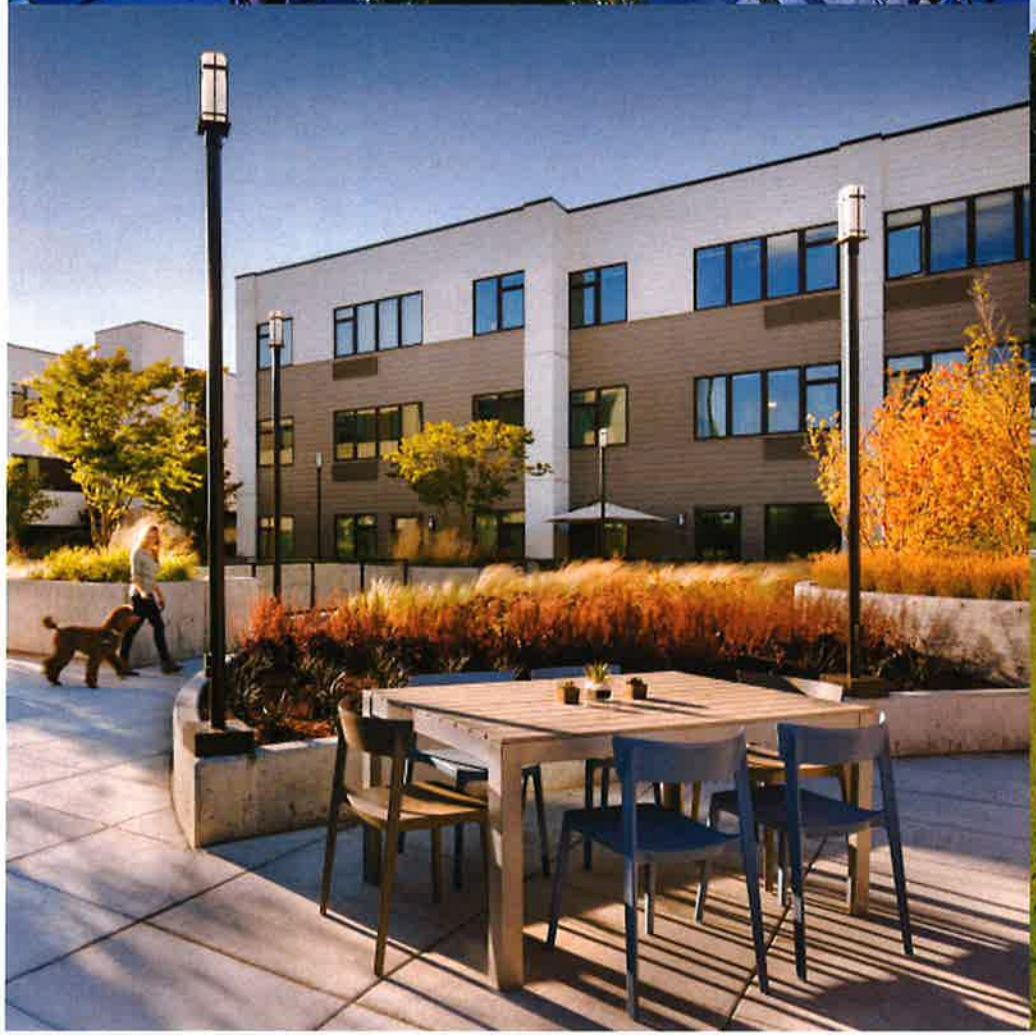
CORRESPONDING ZONES

Commercial & Office
C-2; OP

Manufacturing
T-M; M-1

Mixed Use
MU; MU-2

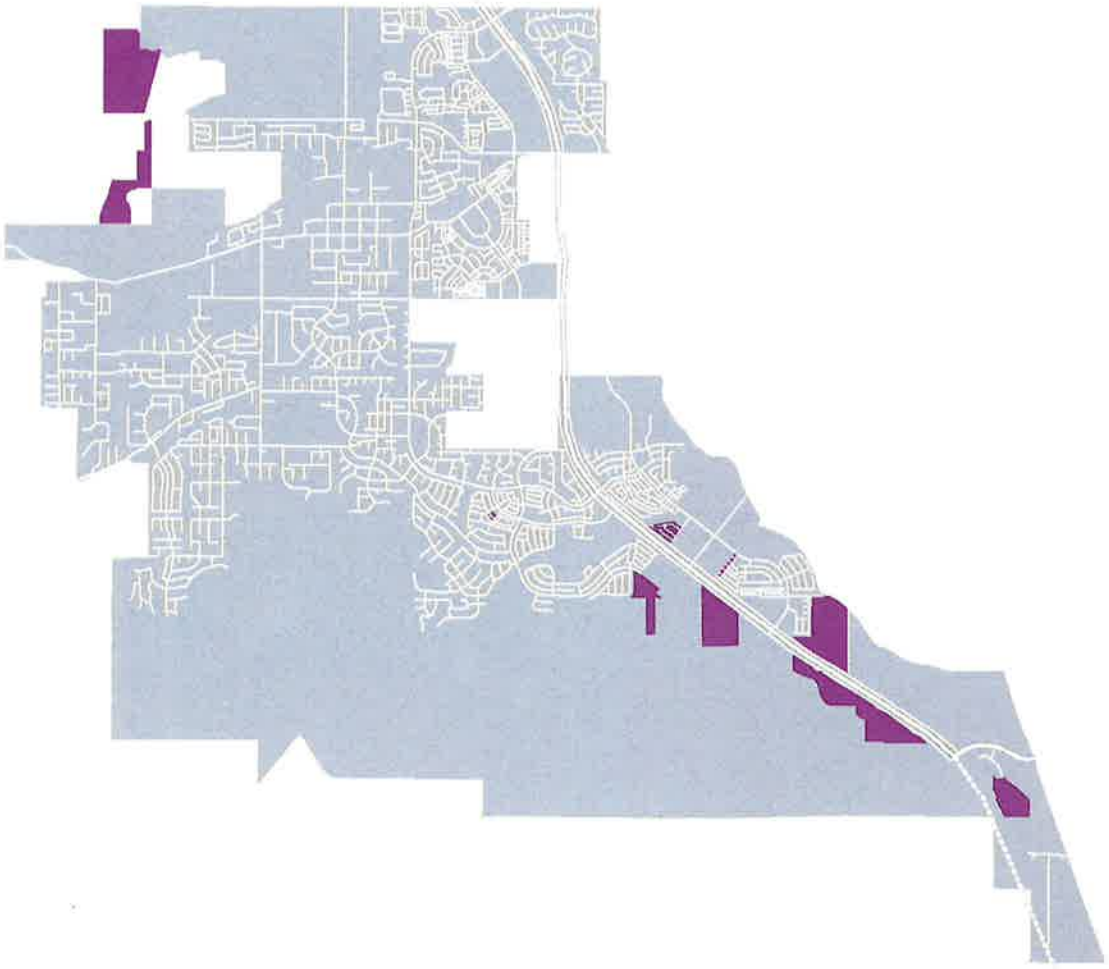






OFFICE MIXED USE

The Office Mixed-Use areas of Herriman offer opportunities for business, technology, and professional office uses to locate in a range of locations in Herriman. These areas are intended to be compatible with adjacent residential neighborhoods as well as civic, community, and commercial areas of Herriman. Similar to Employment Campuses, these areas represent development that benefits from good access but relies less on visibility compared to General Retail areas. Development will be designed with connections to multi-modal networks and urban design considerations to create an attractive and functional mixed use setting that integrates into the community and its neighborhoods.



OVERVIEW & KEY ELEMENTS

WHY IS THIS CATEGORY USED?

The Office Mixed Use differentiate areas where a mix of primarily non-residential uses is desired. While some residential may occur, it is intended to be a minor, auxiliary component of these areas. Office Mixed Use areas can include a mix of retail and professional office uses commonly found in the same building or on the same site. These mixed-use areas may range in scale but are generally smaller in size than Employment Campuses and can be integrated with or adjacent to Residential and Mixed-Use neighborhoods without impacting circulation and infrastructure.

WHERE IS THIS CATEGORY USED?

The Office Mixed Use area can be used at minor intersection nodes, near or adjacent to major transportation corridors, and near transit station areas. Office Mixed Use areas may complement larger-scaled General Retail or be used in lieu of the Neighborhood Retail Nodes designation when an employment or office use is the primary desired component of the node.

DEVELOPMENT PATTERN

Typical lot size: Varies
Typical Building Footprint: Varies
Building form: 1 to 3 stories
Primary Access Mode: Driving, Biking, Transit
Secondary Access Mode: Walking
Mixed-Use Form: Horizontal or Vertical, residential maximum of 10 to 25% of gross area, retail minimum of 10% of gross area

CORRESPONDING ZONES

Commercial & Office
C-1; OP

Manufacturing
T-M

Mixed Use
MU; MU-2

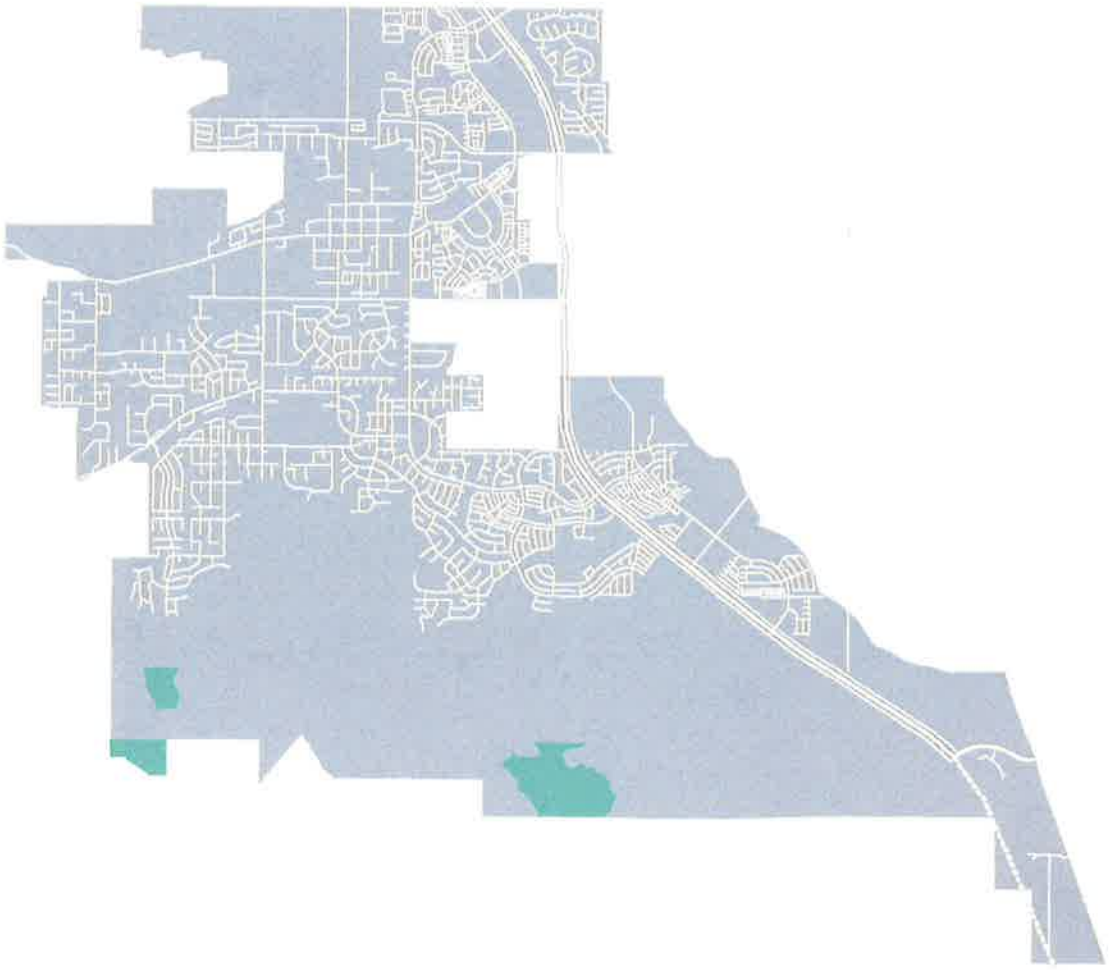



522


VILLAGE POST OFFICE & SUPPLY

RECREATIONAL RESORT/ACTIVITY CENTER

The Recreational Resort and Activity Center areas of Herriman offer opportunities for businesses and community uses centered on recreation, entertainment, and the outdoors with accessory/auxiliary uses to support them. Recreational Resort and Activity Center areas can include a mix of community, commercial, and hospitality uses commonly found in resort and activity centers. These areas may range in scale, with smaller-scaled centers integrated with or adjacent to Lower Density Residential Neighborhoods or dedicated Open Space areas. The development in Recreational Resort and Activity Center areas covers a broad range and will have varying access and visibility needs. Development will be designed to best integrate with the context of its location, which may vary from remote foothill locations to areas adjacent to major transportation corridors and networks. Connections and urban design considerations will thus be evaluated on a case by case basis.



OVERVIEW & KEY ELEMENTS

WHY IS THIS CATEGORY USED?

With an enviable location at the foot of the Lake and Oquirrh Mountains, Herriman has ready access to incredible open spaces and outdoor recreation opportunities. Coupled with the city's location along Mountain View corridor and available land, Herriman is well-positioned to capture unique opportunities for active and leisure uses and provide recreational opportunities for the growing Southwest region of the county. The Recreational Resort and Activity Center areas will bring in jobs and revenue via property tax and sales tax through associated retail uses. Recreational Resort and Activity Center areas are important economic resources for Herriman City.

WHERE IS THIS CATEGORY USED?

The best locations of the Recreational Resort and Activity Center areas will vary widely. The category should be utilized to provide for a range of different uses that can capitalize on and leverage the surrounding context. For some uses, users and employees, both local and regional, should be provided with safe, convenient connections from transit and transportation corridors. For other uses, remote locations and more challenging access are associated with the nature of the development. Unique opportunities to consider include locations in the upper foothills where access to vast amounts of protected open space support the resort nature of the business, and locations adjacent to designated community or utility support service areas.

DEVELOPMENT PATTERN

Max Residential gross density: 0.4 DU/AC
Typical Lot Size: Varies
Typical Building Footprint: Varies
Building form: 1 to 3 stories
Mixed-Use Form: Horizontal or Vertical
Service Area: 1 to 20 miles
Primary Access Modes: Driving, Biking, Transit
Secondary Access Mode: Walking

CORRESPONDING ZONES

Recreational: RC; FR-2.5; FR-5; FR-10; FR-20

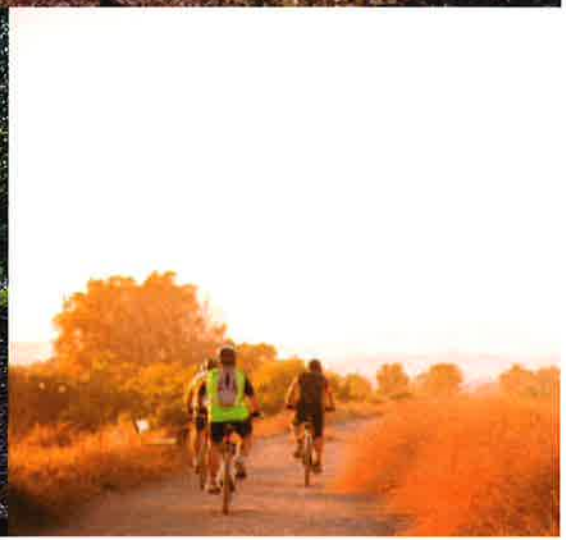
Commercial & Office: C-1, C-2; OP

Mixed Use: MU; MU-2



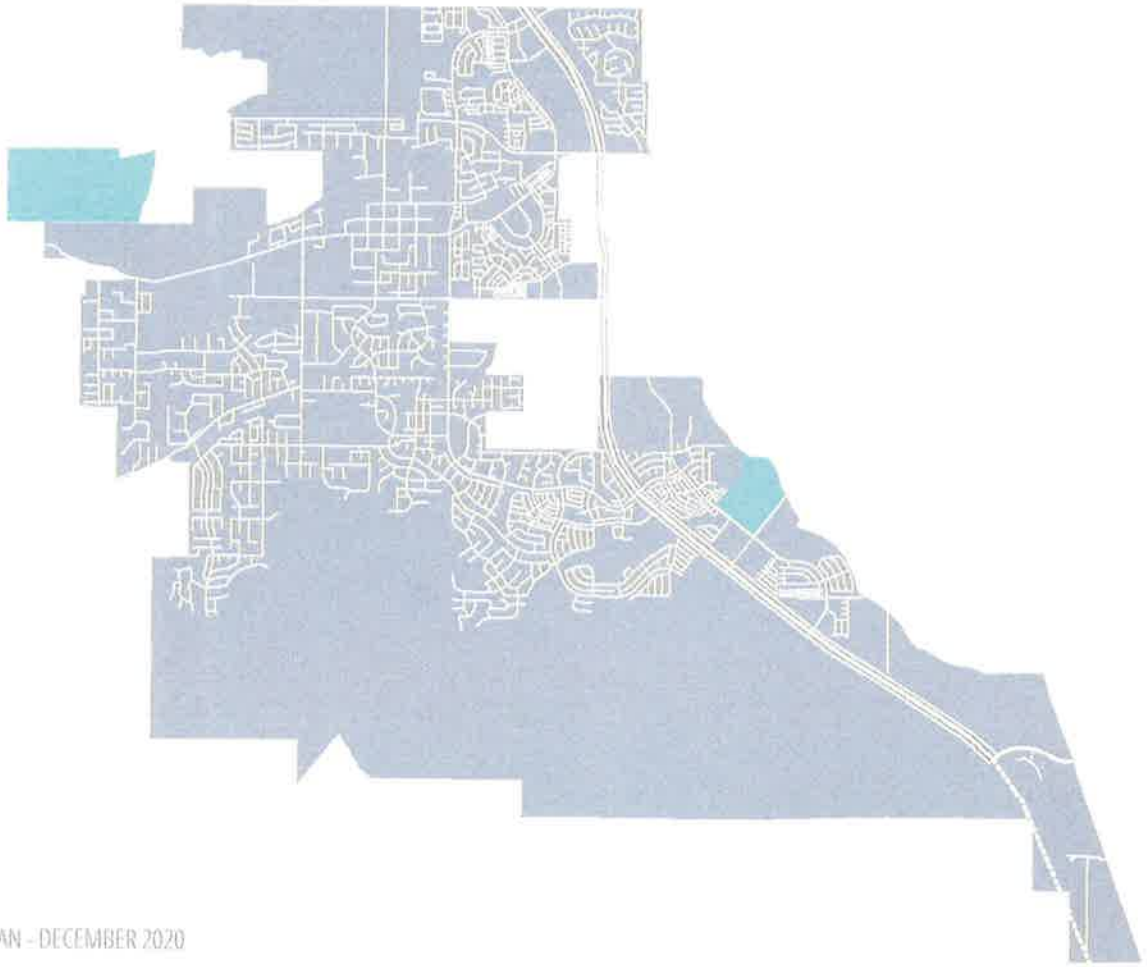






EDUCATIONAL CAMPUS/COMMUNITY

The Education Village areas of Herriman provide opportunities for secondary and higher Education Campuses to be developed as a mixed use village/neighborhood that offers a co-supportive blend of residential, shopping/commercial, office, open spaces, recreation, community, and academic/research uses. The Educational Campus shall function as the "center" of the district/village, with moderate density housing surrounding the campus and in turn supported by commercial, neighborhood-scale uses that are integrated into the neighborhood/area. Educational Village areas will be designed to function as an integrated and connected series of developments, with a connected complete street network that facilitates circulation by multiple modes. The campus may range in scale and may be located adjacent to a range of other uses, including Residential neighborhoods, Mixed-Use areas. These areas represent development that benefits from good access but do not necessarily need to rely on visibility from major transportation corridors. Development will be designed with connections to multi-modal networks and urban design considerations to create an attractive and functional campus setting that integrates into the community and surrounding neighborhoods.



OVERVIEW & KEY ELEMENTS

WHY IS THIS CATEGORY USED?

With the potential for multiple secondary and higher educational facilities, Herriman should be proactively prepared to facilitate the development of a village district surrounding these uses. This category creates a framework for the mix and intensity of uses to successfully integrate an educational facility with the surrounding neighborhood. With an enviable location at the foot of the Lake and Oquirrh Mountains, Herriman has ready access to incredible open spaces and outdoor recreation opportunities to support a mixed-use Educational Village. Coupled with the city's location along Mountain View corridor and available land, Herriman is well-positioned to support expanding higher education needs for the growing region. The Educational Village areas will bring in jobs and revenue via property tax and sales tax through associated/auxiliary residential and retail uses. By designating a broader Village district around Educational Campuses, Herriman is proactively facilitating efficient use of infrastructure and designating the desired location for residential intensity that will help the campus attract auxiliary uses. These Educational Campus areas are important community resources for Herriman City and the region.

WHERE IS THIS CATEGORY USED?

The best locations of the Educational Village areas will be where secondary or higher education institutions and the surrounding neighborhood/district are well connected to the local transportation network with safe, convenient connections to/from transit and regional transportation corridors. Unique opportunities to consider include locations that support and/or complement existing or planned Neighborhood Nodes or Mixed-Use areas.

DEVELOPMENT PATTERN

Max Resid. gross density: 12.0 DU/AC
Typical Resid. lot size: .06 to .25 acres
ADU's: detached or attached, dependent on lot size
Typical Non-Residential/Mixed-Use Building Footprint: Varies
Building form: 1 to 3 stories; 5 stories for Educational Buildings
Mixed-Use Form: Horizontal or Vertical, minimum of 10 to 25% of non-residential gross area
Primary Access Modes: Transit, Biking, Walking
Secondary Access Mode: Driving, Walking

CORRESPONDING ZONES

Commercial & Office: C-2; OP
Mixed Use: MU; MU-2
Residential: R-1-10, R-2-15, R-2-10, RM


Miss Cordelia's

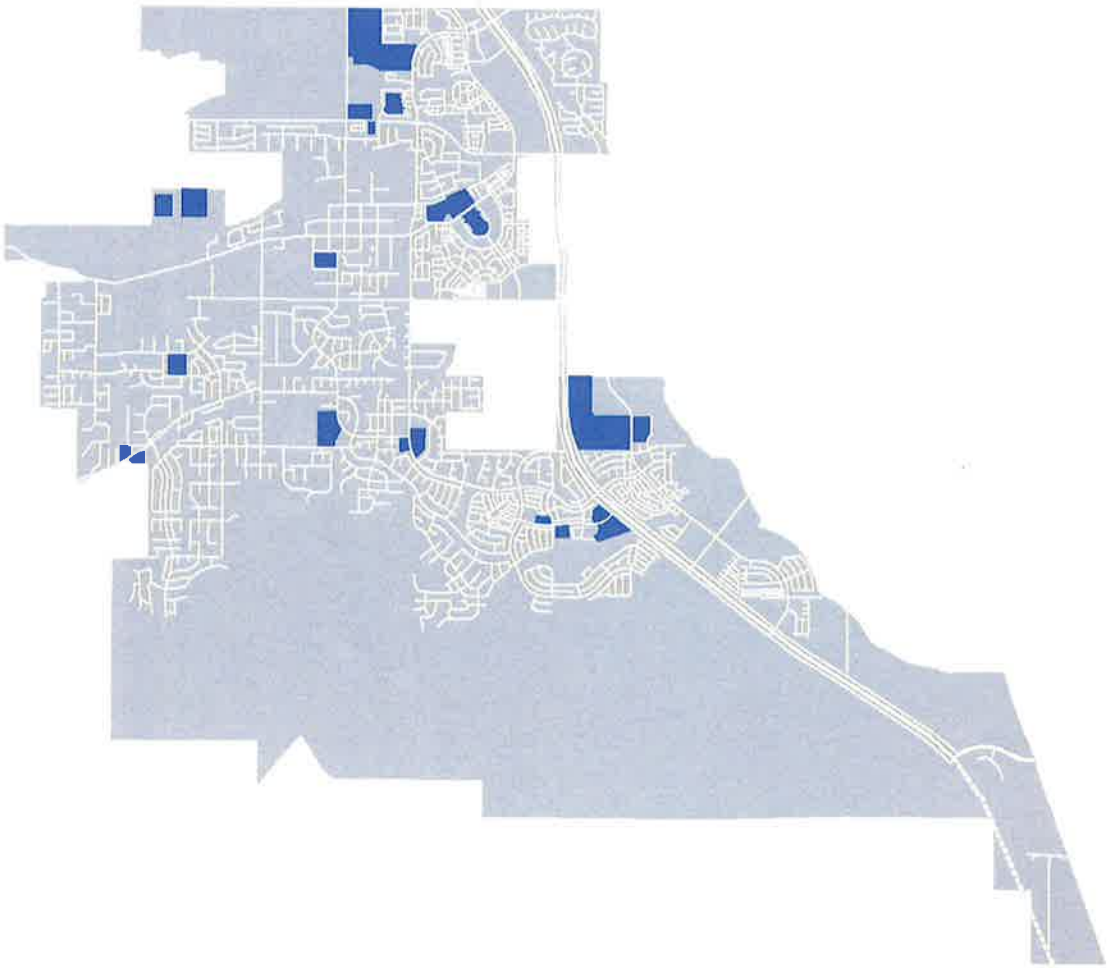






CIVIC/COMMUNITY

The Civic and Community areas of Herriman provide for public and quasi-public facilities such as schools, libraries, churches, and fire/police stations. These areas are intended to be compatible with adjacent residential neighborhoods as well as office, mixed-use, and commercial areas of Herriman. These areas will be designed with connections to multi-modal networks and urban design considerations to create an attractive and functional mixed use setting that integrates into the community and its neighborhoods.



OVERVIEW & KEY ELEMENTS

WHY IS THIS CATEGORY USED?

The Civic and Community areas are used to designate strategic locations for uses that will effectively and efficiently serve Herriman neighborhoods with community services.

WHERE IS THIS CATEGORY USED?

Civic and Community areas can be located throughout the city and are best integrated into the neighborhood they serve. These areas are often located at minor intersection nodes, near or adjacent to major transportation corridors, and near transit station areas. Civic and Community areas may complement Neighborhood Commercial Nodes and Mixed-Use Neighborhoods.

DEVELOPMENT PATTERN

Typical lot size: Varies
Typical Building Footprint: Varies
Building form: Varies
Service Area: .25 to 5 miles
Primary Access Mode: Driving, Biking, Walking
Secondary Access Mode: Transit

CORRESPONDING ZONES

All underlying zones






HERRIMAN
CITY HALL

PARKS & PLAZAS

The Parks & Plazas areas of Herriman provide opportunities for active and passive recreation, social gatherings, or visual enhancement. Primarily publicly owned, but some areas may be under private ownership. These areas are intended to be integrated into all residential and mixed-use neighborhoods, employment and educational campuses, and retail and office areas.



OVERVIEW & KEY ELEMENTS

WHY IS THIS CATEGORY USED?

The Parks & Plazas areas are used to designate critical links between areas of different uses and densities, as well as contributing to the character of the community. A wide range of sizes are intended to provide variety in the type and scale of amenities developed city-wide.

WHERE IS THIS CATEGORY USED?

The Parks and Plazas areas should be well-distributed throughout the city with connecting links between them via linear open spaces, greenways, or trails.

DEVELOPMENT PATTERN

Typical lot size: Varies
Typical Building Footprint: Varies
Building form: Varies
Service Area: .25 to 5 miles
Primary Access Mode: Biking, Walking
Secondary Access Mode: Driving, Transit

CORRESPONDING ZONES

All underlying zones



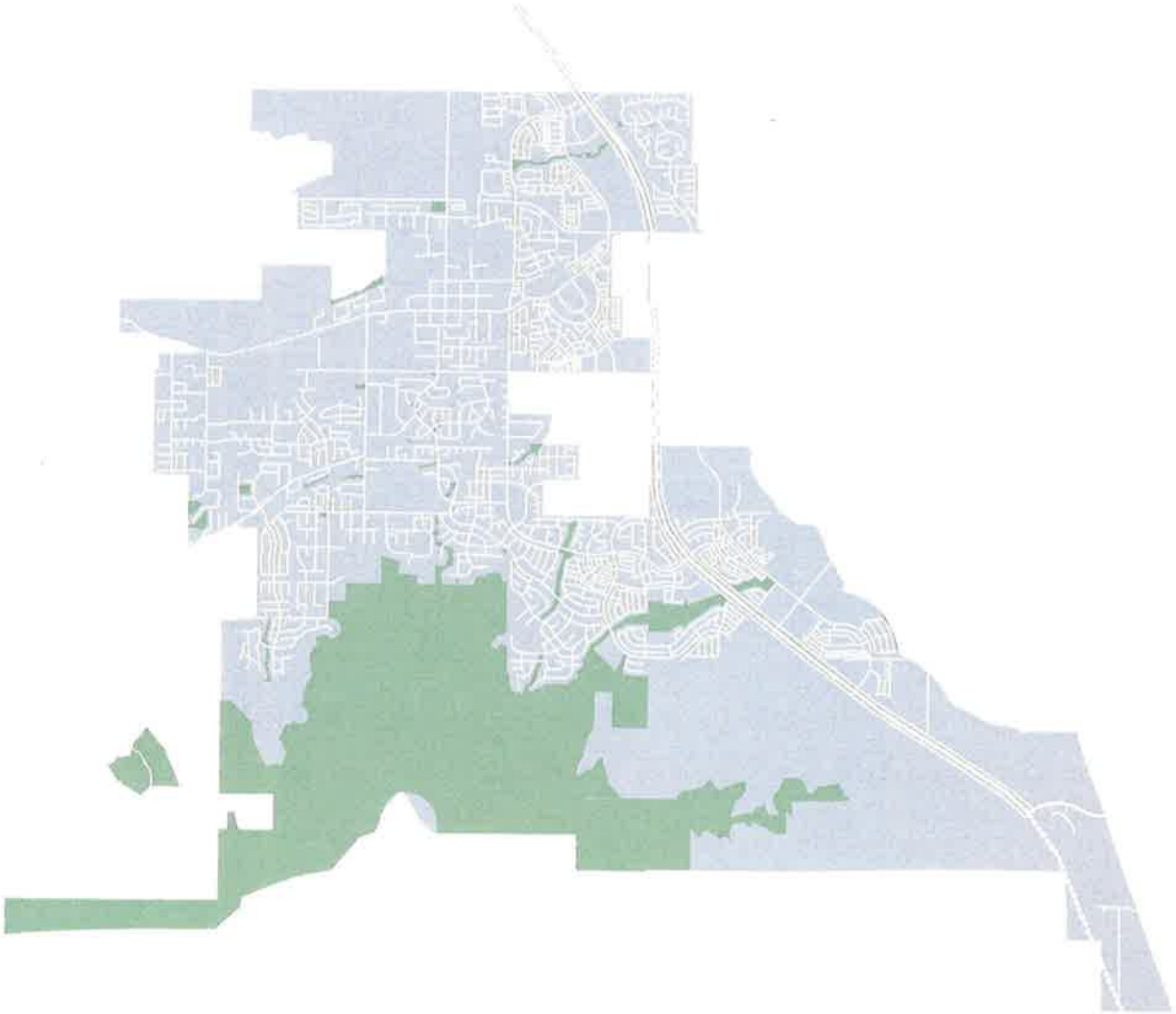






OPEN SPACES

The Open Space areas of Herriman provide opportunities for active and passive recreation, scenic resources, ecological protection, and preservation of the character that defines the Herriman context. Primarily publicly owned, but some areas may be under private ownership. Areas where conservation of sensitive lands is the primary goal may be identified with an overlay designation.



OVERVIEW & KEY ELEMENTS

WHY IS THIS CATEGORY USED?

The Open Space areas function to buffer sensitive ecological resources, such as riparian corridors and steep slopes, as well as provide a physical buffer between different uses types, intensities, and functions. Together with the Parks and Plazas, they serve to provide linkages and connections between the disparate areas and neighborhoods of Herriman.

WHERE IS THIS CATEGORY USED?

The Open Space areas should be well-distributed throughout the city with an emphasis on assembling larger tracts of open space by locating areas adjacent to other open spaces or parks and plazas.

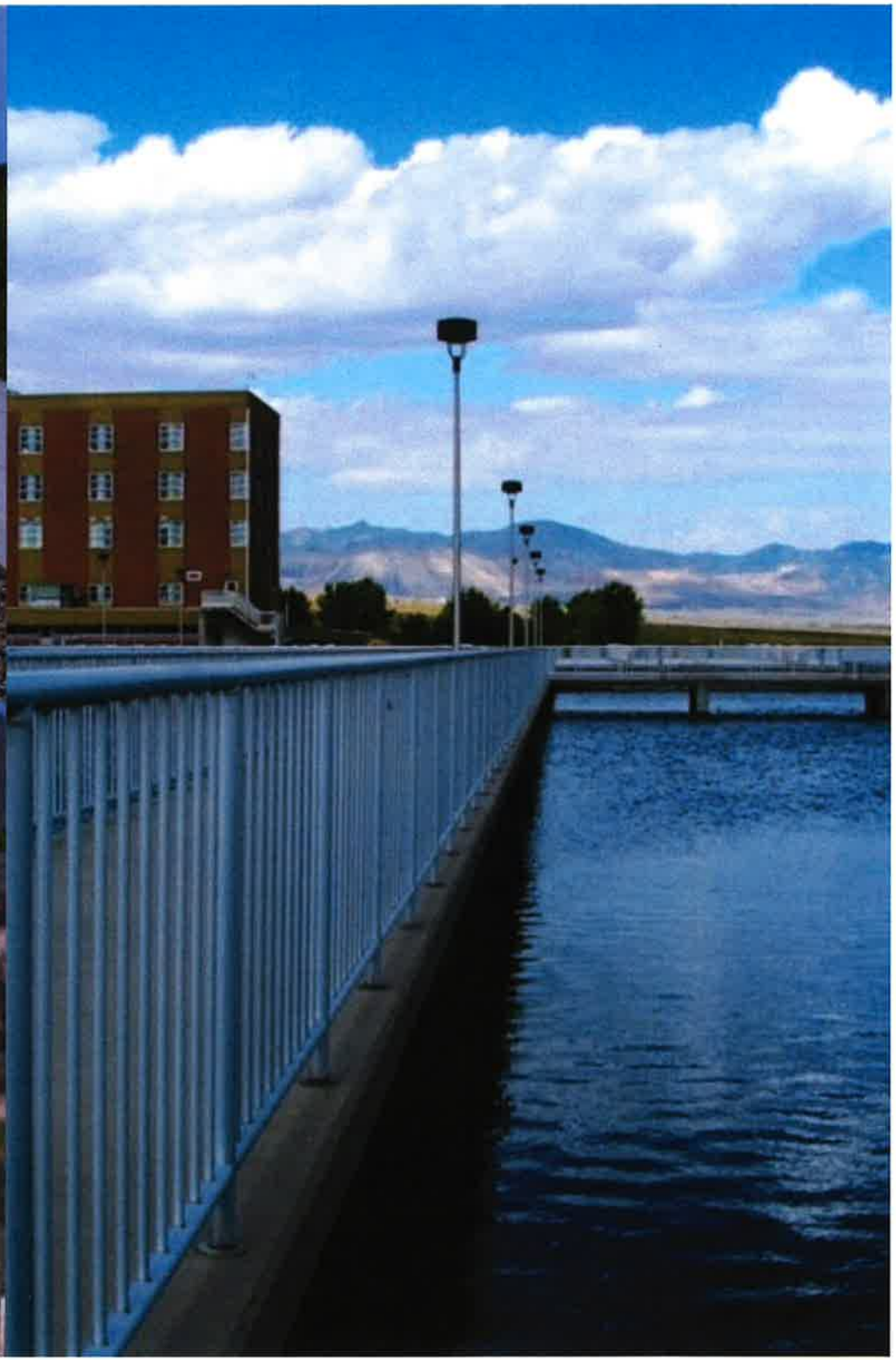
DEVELOPMENT PATTERN

Service Area: .25 to 5 miles
Primary Access Mode: Biking, Walking
Secondary Access Mode: Driving, Transit

CORRESPONDING ZONES

All underlying zones


BEGIN
RIGHT TURN LANE
YIELD TO BIKES




CAMP W.G. WILLIAMS
UTAH
NATIONAL GUARD









UTILITIES/SUPPORT SERVICES

The Utilities and Support Services areas of Herriman provide infrastructure, utilities, and other support services for the municipality and other government or quasi-governmental entities. This includes Camp Williams, the Jordan Valley Water Conservancy, Salt Lake County service areas and Utah Department of Transportation.



OVERVIEW & KEY ELEMENTS

WHY IS THIS CATEGORY USED?

The Utilities and Support Services designation provide the means to identify the best areas for locating utilities and supporting services in order to most effectively and efficiently serve the residents of Herriman.

WHERE IS THIS CATEGORY USED?

The Utilities and Support Services areas are distributed throughout the city and are primarily linked with existing land ownership by Herriman City or other governmental and quasi-governmental entities.

DEVELOPMENT PATTERN

Typical lot size: Varies
Typical Building Footprint: Varies
Building form: Varies
Service Area: .25 to 3 miles
Primary Access Mode: Driving, Biking, Walking
Secondary Access Mode: Transit

CORRESPONDING ZONES

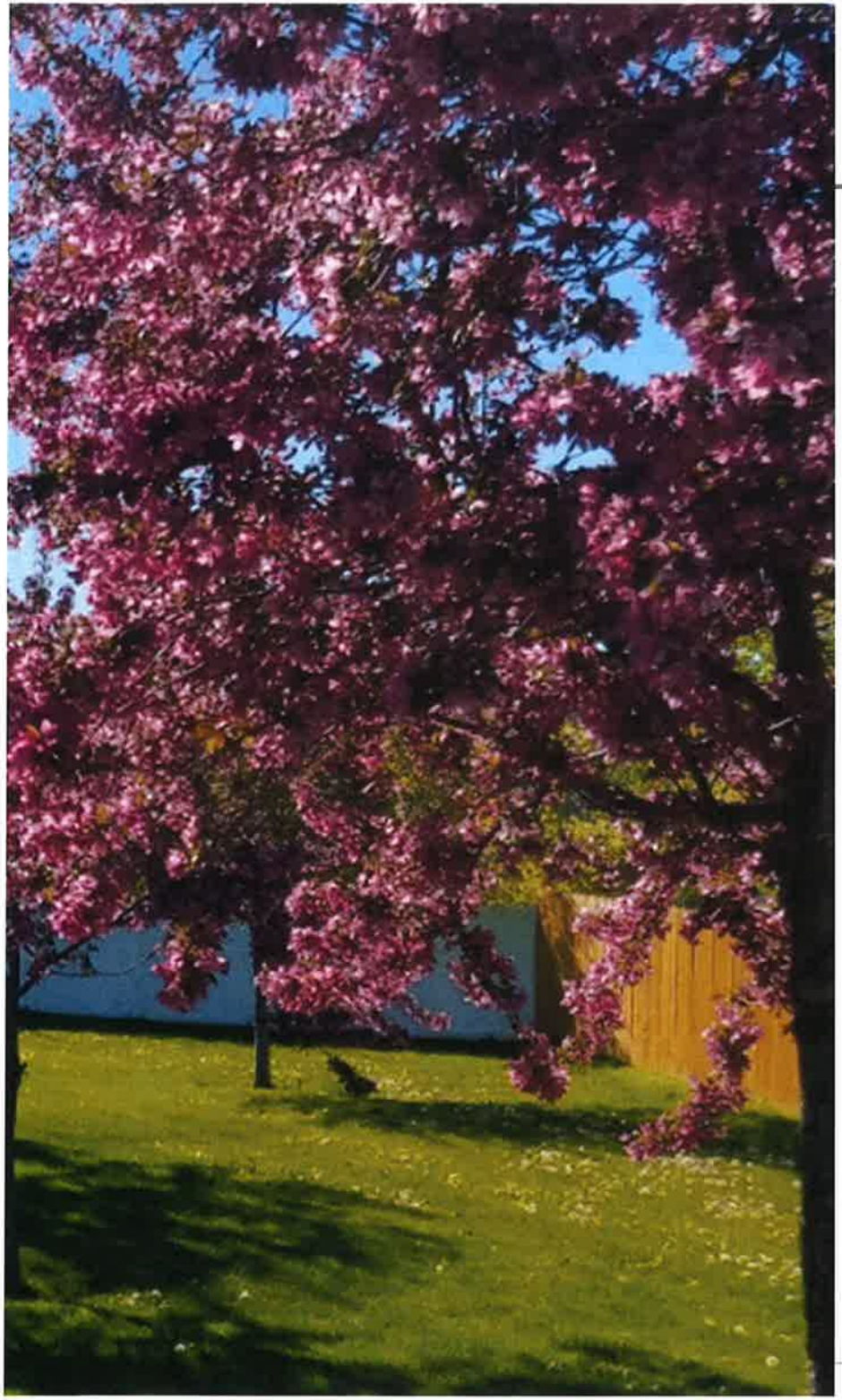
All underlying zones



Action Plan




Making it Happen



X.1 AN ACTION PLAN

HERRIMAN: ACHIEVING THE FUTURE WE WANT

Plan. Then do.

Without a follow-up framework for implementing the ideas and direction of the General Plan it remains a reference guide only. The Action Plan represents a detailed and specific set of strategic action items Herriman City will use to achieve the vision outlined in the General Plan. Each strategy includes a description and key points.

The four Key Initiatives are linked with the strategies in the Action Plan to illustrate the connections and inter-related nature of the General Plan.

STRATEGY: REVIEW FUTURE LAND USE MAP ANNUALLY/BI-ANNUALLY

Herriman City recognizes that as growth continues in the city and surrounding region, changes to the Future Land Use Map may be needed to respond to opportunities, new trends/conditions, or unforeseen issues.

Rather than waiting for these issues to accelerate and/or intensify, the city will establish a specific timeframe for review of the Future Land Use map on either an annual or bi-annual basis (bi-annual in times of high development applications). For example, this review can help the city ensure it is right-sizing the amount of land designated for non-residential development. By committing to this consistent and predictable review process, the city will continue to ensure close coordination with city's technical master plans to support the timing and planning of infrastructure investments.

Outside requests for changes to the FLU map will be considered and acted upon at the designated review timeframe.

STRATEGY: REVIEW LAND DEVELOPMENT CODE (SUBDIVISION, ZONING) ANNUALLY/BI-ANNUALLY

In coordination with the review of the Future Land Use Map, Herriman City will review the Land Development Code (either before or after review of the FLU) to ensure compatibility between the vision and the regulations. This will also help the city continue to ensure close coordination with city's technical master plans to support the timing and planning of infrastructure investments.





STRATEGY: ESTABLISH A RIPARIAN BUFFER OVERLAY ZONE

Herriman City values its environmental resources and ecosystems. With multiple waterways in the community, the city supports efforts to ensure development highlights and protects the sensitive natural environment of riparian corridors. To protect these as development and growth continues in the area, Herriman will create a riparian buffer overlay ordinance to protect these valuable ecological resources.

A riparian buffer ordinance requires a landscaped setback to be created or persevered adjacent to waterways in order to intercept, reduce, and naturally attenuate stormwater runoff before it reaches the waterway. Intercepting stormwater runoff before it reaches a stream can reduce pollution by attenuating pollutant loads through plant uptake or by chemical processes after infiltration into soils. If vegetated, the buffer strip can also reduce runoff flow and discharge rates, reducing flood risks (since runoff discharge to the stream will be slowed by vegetation and part will be converted to groundwater baseflow, contributing to the stream long after a storm event has passed, instead of at the storm peak).

With limitations to structures, including fencing, in floodplain zones the landscape specifications of the buffer will also benefit adjacent development when setbacks are located in floodplains.

STRATEGY: DUAL PURPOSE DETENTION/RETENTION BASINS

While low impact design standards should reduce the amount of detention/retention ponds needed for stormwater, Herriman City will maximize these spaces by establishing standards for dual use. Any future detention/retention ponds will be designed to function as useable spaces, including parks, fields, rain gardens, and/or gathering spaces.

STRATEGY: ENACT LOW IMPACT DESIGN STANDARDS FOR DEVELOPMENT/ RE-DEVELOPMENT

Herriman City supports efforts to limit the impacts of development on the natural environment and ecosystems the community values. Conventional infrastructure design can negatively impact the natural ecosystem. The city will be proactive and go beyond the new requirements by the State of Utah for green infrastructure standards.

Herriman will implement alternative storm water solutions to reduce runoff and impacts on the infrastructure system and consider soil permeability and the recharge of aquifers.

Herriman will promote the use of on-site natural processes to attenuate pollution, manage hydrology, and provide quality open space for development projects. Natural landscaping can improve the function of open space and promote the infiltration of runoff. By managing hydrology and pollution on-site, a developer can reduce the impact on stormwater sewers and the need for detention basins.

STRATEGY: DEVELOP NEIGHBORHOOD PLANS

Herriman City recognizes the varying character and composition of its neighborhoods. To support a closer evalua-tion of the opportunities and challenges for each neighborhood, Herriman will begin to create Neighborhood Plans for smaller sub-areas of the city. These will operate under the overarching vision and framework of the General Plan while expanding goals and strategies to implement context-sensitive solutions.

STRATEGY: DESIGN STANDARDS FOR NEW DEVELOPMENT

Herriman City will develop and maintain a set of design standard frameworks to proactively identify the character of its diverse neighborhoods and ensure this character is carried forward with new development and master development agreements. These design standards will implement a design framework for the development patterns and intensities identified in the underlying Future Land Use & Development categories.

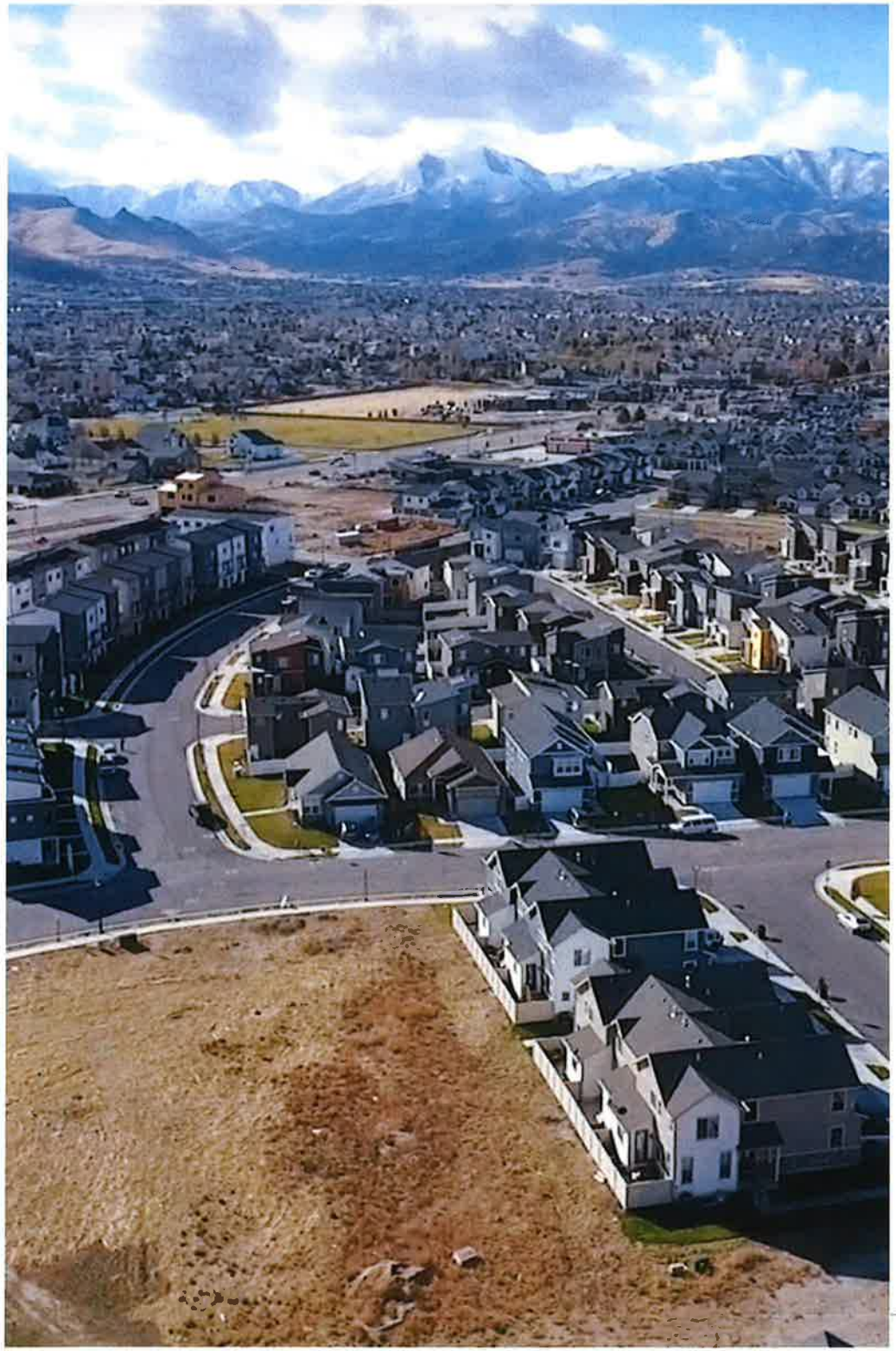
Design Standards will prioritize:

- The form of development and buildings over specific architectural materials
- Connectivity and mobility for multiple modes – appropriate infrastructure for safe and efficient travel for cars, bicycles, pedestrians, and equestrians depending on the context.
- Relationships and connectivity and/or separation between adjacent developments
- Quality active and passive open spaces
- Identification of target locations for well-designed and managed gathering areas and/or plazas
- Diversity in building types and features
- Anticipation of future trends in non-residential and residential development
- Varying design standards for areas to highlight their unique character and maintain high levels of design quality

STRATEGY: DEVELOP A FISCAL IMPACT CALCULATOR

Herriman City understands the overall nature of fiscal impacts to the city from different types of development. However, to provide a clear picture of the impact of each and every development, the city will work with a consultant to develop a fiscal impact calculator for assessing and evaluating the costs and benefits of each development proposal to the city. This will allow the city to objectively evaluate and understand the fiscal impacts – cost and benefits – of each development proposal, master development agreement, and/or modification to existing MDAs.





STRATEGY: UPDATE ZONING ORDINANCES TO SUPPORT MIX OF HOUSING TYPES

Herriman City supports the ability for a mixture of housing types to occur in parameters appropriate to each neighborhood as identified by the development patterns and intensity ranges in the Future Land Use & Development categories. The city will evaluate and update zoning categories where a mix of housing types is desired to achieve the following objectives:

- Addition and Expansion of "missing middle" housing types that are under-represented in Herriman neighborhoods, such as smaller to medium lot single-family detached (e.g. around .10 to .20 acre lots).
- Inclusion of senior and empty nester housing types as part of mixed housing neighborhoods and/or developments such that opportunities exist to age in place, rather than clustering/grouping all senior housing types together. Examples of housing types may include attached single-family dwellings, duplexes, 4-plexes, or condos that fit into the visual standard of a neighborhood.
- Facilitate zoning districts that allow for multiple housing types to occur (within a specified mix %), such that various combinations of Multi-Family, Detached Single-Family, Attached Single-Family, Condos, and Senior Housing can occur in an integrated development rather than being separated into clusters of like housing.

STRATEGY: TRANSFER OF DEVELOPMENT RIGHTS

Herriman City recognizes that proposed and pending changes to its Land Use and Development system (both the General Plan and City Ordinances) may impact the development potential of areas under private ownership. To support the objectives and initiatives related to protecting natural and rural resources, Herriman City will establish the mechanism for Transferring Development Rights. The establishment of a Transfer of Development Rights (TDR) ordinance will allow for the development potential from areas outside the "Urban Reserve Line" to be applied to targeted areas in the core of the city (e.g. by SLCC or RSL, or Town Center) where higher intensity can be accommodated (due to proximity to transportation and services/amenities).

STRATEGY: KEEP THE COMMUNITY INFORMED WITH JOINT MEETINGS

Herriman City is committed to keeping the community informed and providing a platform for input regarding development. The establishment of the Community Outreach districts and liaisons was an important step in this effort. While these meetings are currently held to respond to specific development applications, the city can work to host an annual community outreach meeting with partner entities such as the Jordan Valley Water District, the Jordan School District, SLCC, USU (potentially), UTA, UDOT, WFRC, and others to keep the community informed about what is happening and what is coming up. This may be in the form of an "Information Fair" where each entity provides materials and information for the community to access in one place. The city can consider pairing this effort with a community event that draws people out for more than one reason.

STRATEGY: ESTABLISH A CONSERVATION DESIGN ORDINANCE/ZONING CATEGORY OR OVERLAY

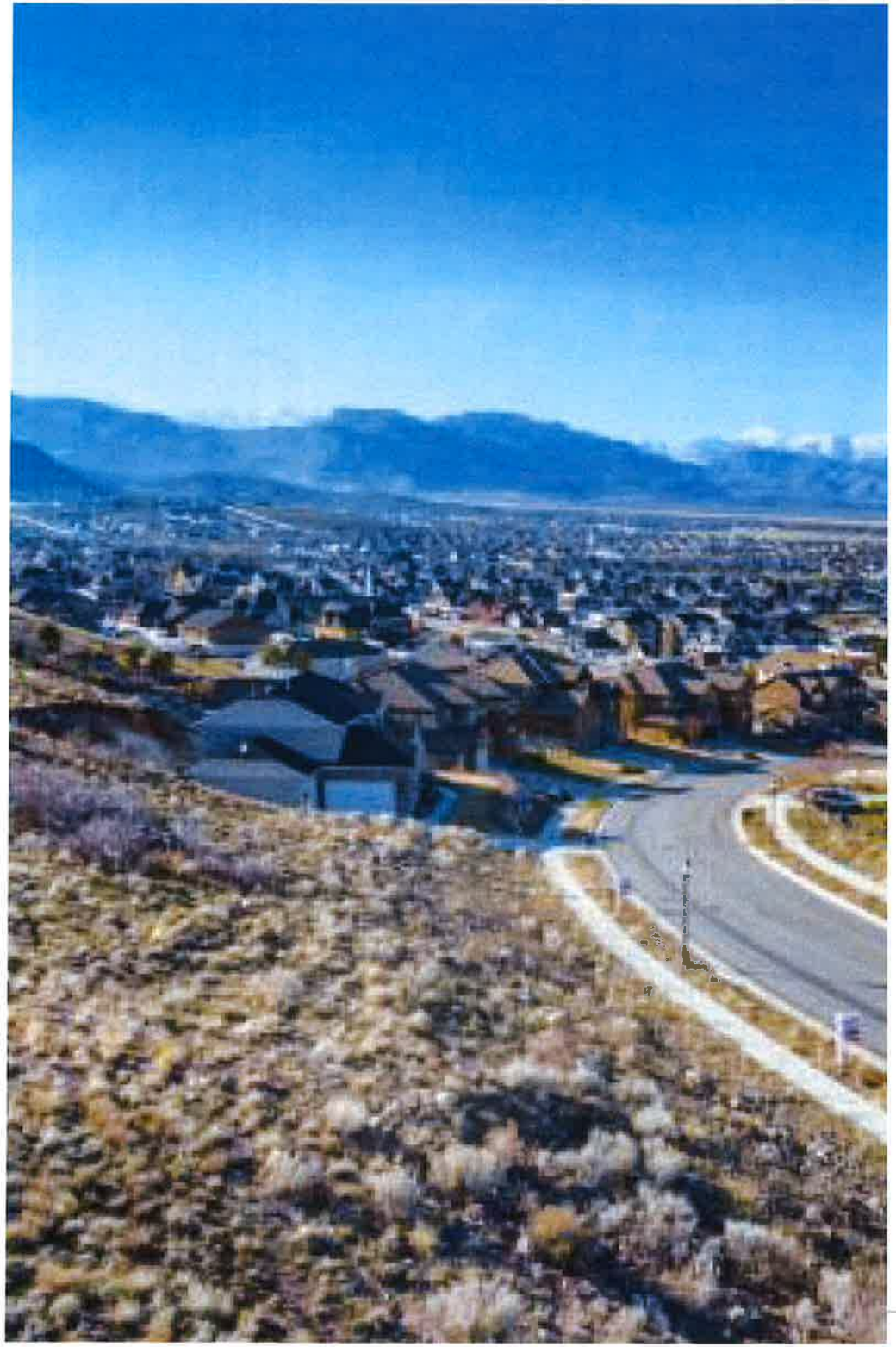
Herriman City values its scenic views and access to quality open spaces while supporting a mix of development styles and intensities. While the city will continue to support a range of future land use and development patterns, including larger residential lots, it recognizes that Conservation Design principles can support the protection of and access to quality open spaces.

Conservation Design Subdivision ordinances allow communities to preserve the overall density of development while protecting quality open spaces and important natural and cultural resources. Typically, the lot sizes for the zoning district the land is in determines the overall density, but actual lots are some fraction, 1/2, for example, of that base zoning lot size. Requirements are often placed on what part of the property is preserved as well, with priority given to important local natural or cultural features to ensure preservation of quality open space and not just areas that would already be un-buildable (such as steep slopes).

Conservation design developments tend to be far more effective in preserving natural features and open space than conventional subdivisions, while being less expensive to develop (because their higher densities result in lower paving and infrastructure costs) and more affordable to buyers (since lot sizes are smaller).

Herriman recognizes that Conservation Design principles may vary based on the context and that an overlay method may help identify areas where the approach is best suited. The city understands that many people choose to live in Herriman to have more individual yard space while also having access to adjacent public open spaces and amenities. Conservation design principles may not reflect the market demand for all neighborhoods in Herriman, which is why the city will be strategic and specific in identifying where and when the overlay may be applied.





STRATEGY: ESTABLISH AN "URBAN/RURAL RESERVE BOUNDARY"

Herriman City is mindful of the recreational and scenic value of the community's location at the base of the foothills. The city has employed a range of tools to support the preservation and protection of these resources, including the purchase of open space through the ACUB grant program and identifying lower impact future land uses for the foothills. An additional tool for the city to implement is the identification of an "Urban/ Rural Reserve Boundary Line". This tool can help demarcate cohesive areas of the city more suitable for accommodating future growth and development and those areas of high value as natural open spaces or rural uses that should be protected from urbanization. This may include areas in the foothills as well as rural pockets such as Herriman Old Town.

This designation can help provide greater clarity regarding the long-term expectations for the land, allowing public and private landowners to make more informed long-term investments. Areas on the rural side of the line will be compatible with agricultural, rural, forestry recreation, resort recreation, and open space land uses. Areas on the urban side of the line are more compatible with residential and commercial development, but may also include agricultural, resort recreation, and open space uses. [See related Strategy: Transfer of Development Rights]

STRATEGY: DEVELOP NEIGHBORHOOD PLANS

Herriman City recognizes the varying character and composition of its neighborhoods. To support a closer evalua-tion of the opportunities and challenges for each neighborhood, Herriman will begin to create Neighborhood Plans for smaller sub-areas of the city. These will operate under the overarching vision and framework of the General Plan while expanding goals and strategies to implement context-sensitive solutions.

STRATEGY: EXPAND PROGRAMS FOR YOUTH, YOUNG ADULTS, SENIORS, AND ALL AGE GROUPS

Herriman City recognizes the current and future diversity of its community and the need for providing social gathering spaces and amenities for ALL ages. The city strives to understand and adapt to changing needs, recognizing that neighborhoods and their amenities will need to grow and change as families/kids grow and change. A tot lot will be outdated in a few years if no new families move in. Kids will need amenities that grow with them in the neighborhood. As kids age, the access to amenities can be a bit further – e.g. tot lots are more frequent so they are very close to homes; parks with amenities for kids 5 to 12 years are close; amenities for tweens and teens can be spaced further apart.

Herriman will prioritize the following efforts to provide a range of amenities/activities:

- Expand adult and youth sport options
- Expand senior citizen programs, events, and activities
- Identify a transition plan for phasing in equipment to meet changing demographics of users
- Develop teen-friendly amenities such as an additional skate park, or parkour features/ elements in parks
- Encourage unstructured recreation at public parks with amenities such as plazas, benches, and places to sit and linger
- Support city/community investments that benefit a broader neighborhood by providing amenities vs. relying on HOAs to provide amenities that are small and less appealing. HOA fees can then be reduced accordingly. Don't rely on HOAs for neighborhood/city amenities.
- Activities for Teens
- Activities for Young Adults without children

STRATEGY: ACCESSORY DWELLING UNITS

Reassess the ADU regulations to allow detached and attached ADUs in a broader range of residential zones to support affordable rentals and affordable home ownership (ADUs can provide home owners with extra income to apply to mortgage payments).

STRATEGY: EXPAND EXISTING CITY STANDARDS TO ESTABLISH TRAIL AND OTHER PUBLIC ROW STANDARDS (GREENWAYS, TRAILS, LINEAR PARKS, ETC.)

The Herriman City engineering department maintains standards for the construction of roads and sidewalks within the city. To promote consistency between different and disparate developments and create a quality trail network, the city will develop a trail typology and establish standards for different types of trails (urban/paved, urban/unpaved, connectors, mountain/unpaved single and double track; equestrian). Additionally, the city recognizes the need to support access to its trail network while reducing the impact on adjacent neighborhoods. Standards will be developed for trailheads, including parking, signage, and access points.

Beyond the trail network, public Right of Way standards will be established for greenways and linear parks, which provide important linkages within and between Herriman City neighborhoods.

STRATEGY: ESTABLISH AN OVERLAY FOR HERRIMAN OLD TOWN

Herriman City will develop and maintain a set of design standard frameworks to proactively The urban form and development pattern of Herriman Old Town represents a tangible link to the city's historic roots and agricultural past. Herriman City values the community's heritage and supports methods that will retain and leverage the assets of Herriman Old Town. Supporting the uniqueness of Old Town plays an important role in the city's effort to maintain a unique character and identity as the area continues to grow and evolve.

While some historic buildings remain, part of the look and feel of the area is reflected in the urban form, represented by the historic pioneer grid street network and the street cross section. These differences can be highlighted and maintained by implementing alternative development standards as part of the overlay rather than requiring upgrades to conventional standards if/ when areas subdivide or develop.


PATIO

STRATEGY: FACILITATE CONNECTIONS TO THE TRAIL SYSTEM/EXPAND THE CITY TRAIL SYSTEM

Herriman City prides itself on the community's proximity to nearby open space for recreation and scenic views. To support access to these resources without needing to get in a car, Herriman City will continue to facilitate connections to and expansion of the city's trail system.

Herriman will establish standards to ensure all new residential developments extend/expand the trail system or provide linkages/connections to the trail system using bike lanes, paths, or dual-purpose sidewalks. The goal will be for each neighborhood to have trails within 1/8 mile and/or safe means for accessing trails on foot or bike. Certain areas of Herriman will also have standards for extending/expanding the equestrian trail network.

Herriman will also work to build trailheads and support local access with connecting trails and bike/ped infrastructure to support and encourage access without a car. Recognizing not all users will arrive by foot or on bike, Herriman will facilitate trailhead parking by creating parking partnerships to share space with nearby churches, parks, or community uses to help mitigate impacts on local streets and provide convenient access to trails and open space amenities. Herriman will prioritize actions that work to achieve the following:

- Establish a trail system that conveniently and efficiently provides a means of alternate transportation and serves as a recreational resource with access that is safe and convenient to parks and open space in every neighborhood.
- Provide and strategically locate trail heads
- Design and implement wayfinding signage and mapping of the trail system
- Develop design standards for enhance street crossing where trails cross major roads
- Collaborate with adjacent communities to connect regional inter-city trails
- Grow the network of parks and trails to support access to and between neighborhoods; offer exceptional trail amenities
- Promote regional trail and park connections – work with adjacent cities and Salt Lake County
- Connect residents to the regional transit system as a pedestrian and/or bicyclist





STRATEGY: ENHANCE PEDESTRIAN REALM OF STABLE NEIGHBORHOODS

Herriman City supports safe mobility for pedestrians in all neighborhoods while recognizing the methods for providing safe travel will vary by the context of the area. Many neighborhoods in Herriman will remain stable in regard to development and land use. However, some of these stable neighborhoods may currently lack features that facilitate a safe travel environment for pedestrians and/or bicyclists. Other stable neighborhoods may currently have a safe environment for pedestrians, but this may be impacted by adjacent development.

To implement improvements to the pedestrian realm of stable neighborhoods, Herriman City will explore funding mechanisms to support enhancements that may include:

- adding/widening sidewalks
- incorporating bike lanes
- enhanced street lighting
- including traffic calming

The specific approach and/or method for improvements will be selected to ensure compatibility with the development pattern of the neighborhood. An Active Transportation Plan for Herriman will provide the means to identify various details and design considerations for the community as a whole and for individual neighborhoods where infrastructure is lacking.

STRATEGY: DEFINE THE CITY'S GATEWAYS & DIFFERENT NEIGHBORHOODS WITH UNIQUE/DESIRED VISUAL FEATURES AND CHARACTERISTICS

Herriman City recognizes the importance of distinguishing its neighborhoods and clearly defining its key gateways. Herriman City will implement a design framework of visual features that capture and reflect the different neighborhoods and gateways into the city.

Herriman will support neighborhood identity by encouraging the use of tree species, landscape design, and other urban design features to distinguish different neighborhoods. Additionally, park amenities and activities can create a framework for neighborhood identity while providing recreational activities. Current examples in Herriman include the Blackridge Reservoir neighborhood and the community surrounding Butterfield Park and the rodeo grounds.

To support enhancement of the city's gateways, Herriman City will reassess the fencing and street wall requirements on major streets and first work to orient development that is compatible with arterial streets on these streets rather than having them back up to residential back yards. When fencing and street walls are used to buffer residential development from major streets, standards for landscaping on the exterior/street side will make these features and the streetscape look more appealing.

STRATEGY: UPDATE OPEN SPACE REQUIREMENTS

Herriman City is committed to creating quality open spaces as development occurs. To create these spaces, the city will evaluate changes to the current standard requirements for open space. Updated standards and requirements will reflect context-appropriate percentages that result in the creation of quality open spaces and support the city's mission of stewardship to the natural environment.

ACTION PLAN ITEMS:

Strategy: Review Future Land Use Map Annually/Bi-Annually

Strategy: Design Standards for New Development

Herriman General Plan



Draft Plan: November 2020

Agenda

Previous Item

Next Item

Staff Memorandum

DATE: December 9, 2020

TO: Mayor Watts, City Council, and Planning Commission

FROM: Michael Maloy, AICP, Planning Director

MEETING: Joint Meeting December 16, 2020

SUBJECT: Discussion of Herriman City Code Enforcement Policies and Program

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Summary

City staff will introduce our new Herriman City Code Enforcement Officer, present an overview of the code enforcement process, and facilitate discussion of related policies and priorities.

Discussion

The Herriman City Code Enforcement Officer is responsible for enforcing City Code Chapter 4-5 Nuisance and Abatement, Title 10 Land Development Code, and associated regulations within Herriman City limits. The Code Enforcement Officer coordinates enforcement activities with the Salt Lake Valley Health Department, Herriman City Police Department, Herriman City Animal Services, and Herriman City Storm Water Pollution Prevention Program.

The staff will summarize the types and volume of enforcement cases that the City receives and discuss common problems and challenges of enforcement within Herriman (see Attachment A – PowerPoint).

Recommendation

No formal action is required for this agenda item.

Attachment

A. PowerPoint

Planning Commission & City Council Joint Meeting

Discussion of Code Enforcement Process & Cases

December 16, 2020

Introduction

Rockne “Rocky” Crisp, Code Enforcement Officer

- Hired October 19, 2020
- 30 years in enforcement
  - 13 years code enforcement
  - 2 years personal protection
  - 15 years law enforcement
- Experience in Sandy, Draper, West Valley, Provo, and Midvale



What is Code Enforcement?

Purpose:

- Protect the health and safety of the public
- Preserve appearance, character, and beauty of neighborhoods
- Encourage community pride
- Preserve the value of property

What Code Enforcement Does

We address:

- Encroachments on City property
- Weeds and grass violations
- Road and sidewalk obstructions
- Accumulation of junk
- On/off-street parking
- Illegal dumping on City property
- Landscape ordinance violations
- Sign ordinances
- Zoning (dimensional and land use violations)

Weeds and Grass Violations



BEFORE

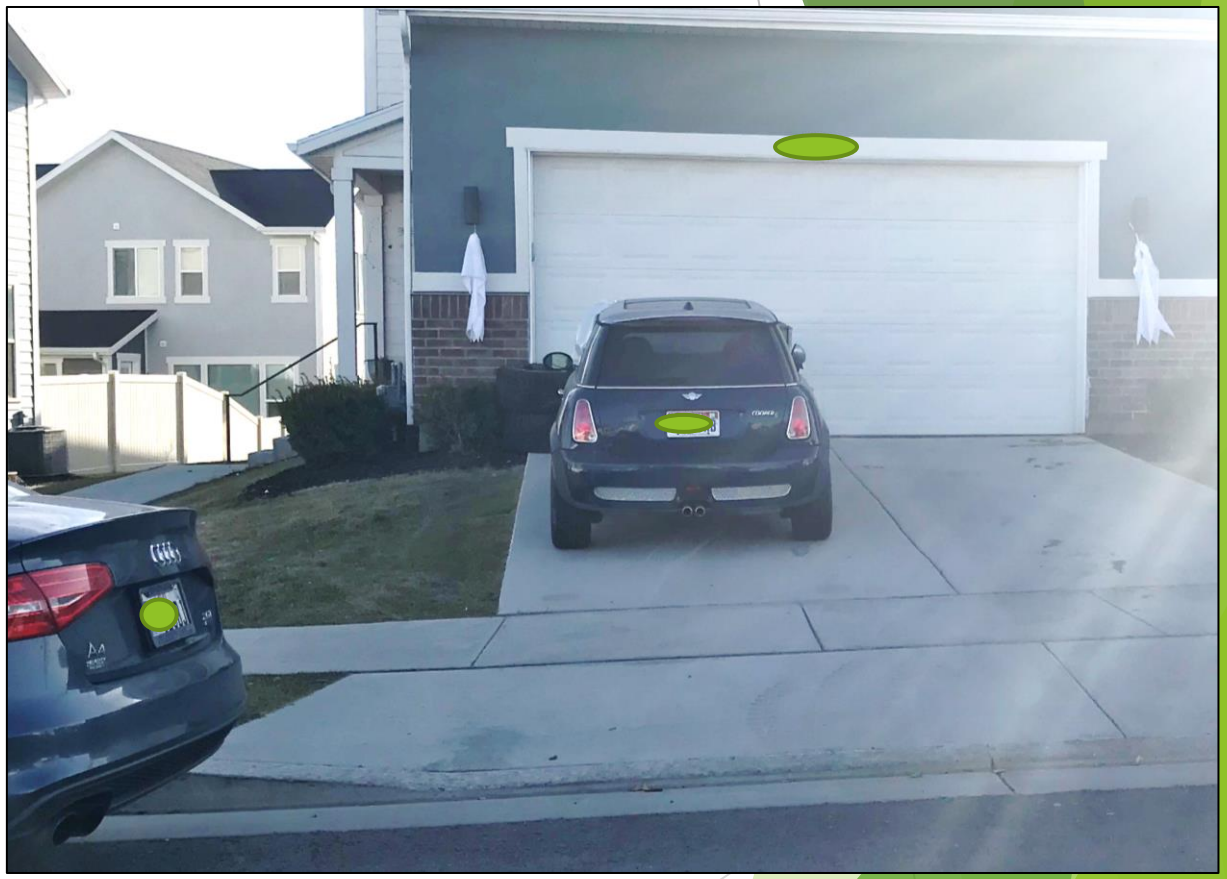


AFTER

Road and Sidewalk Obstructions



BEFORE



AFTER

Accumulation of Junk



BEFORE



AFTER

On and Off-Street Parking





Illegal Dumping on City Property





Landscape Ordinance Violations

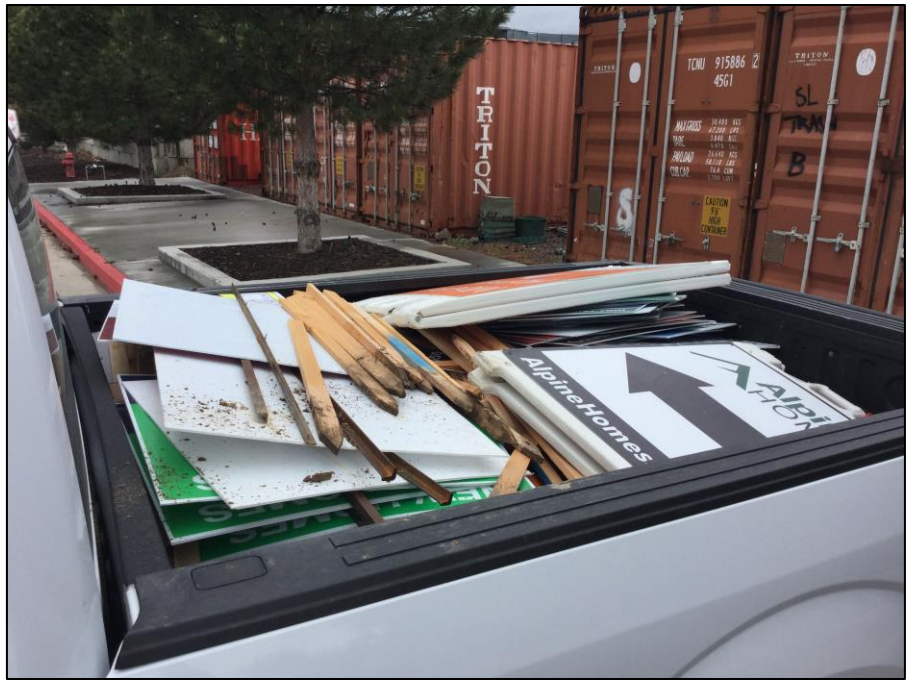


BEFORE



AFTER

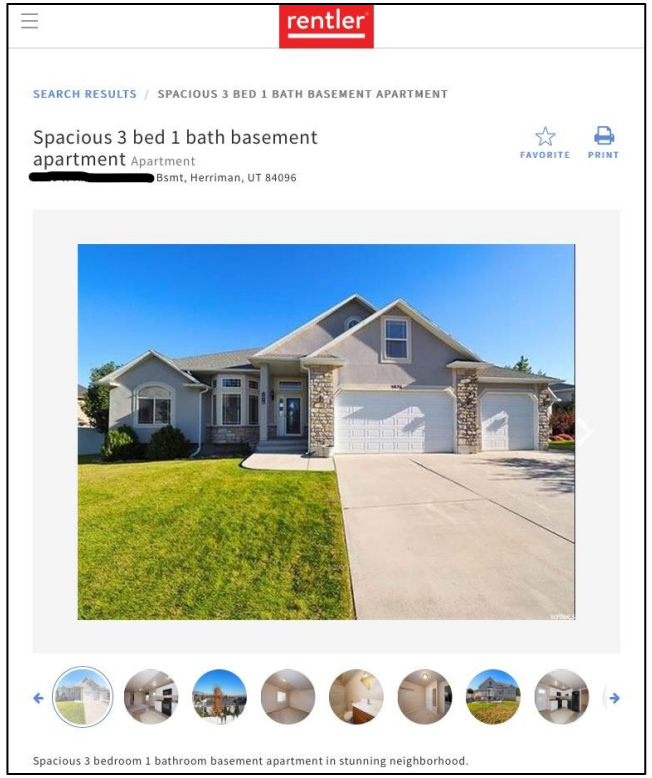
Sign Ordinance







Zoning Violations



ACCESSORY APARTMENT

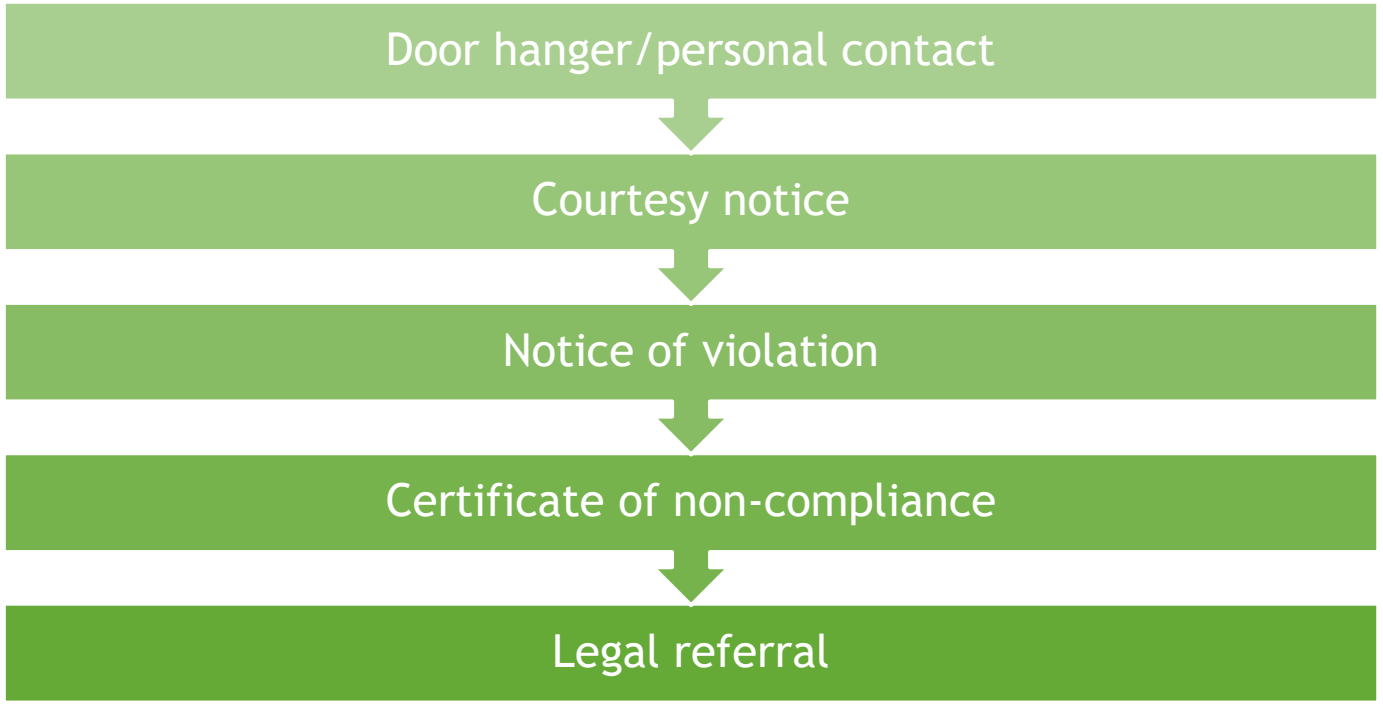


HOME OCCUPATION



ZONING VIOLATION

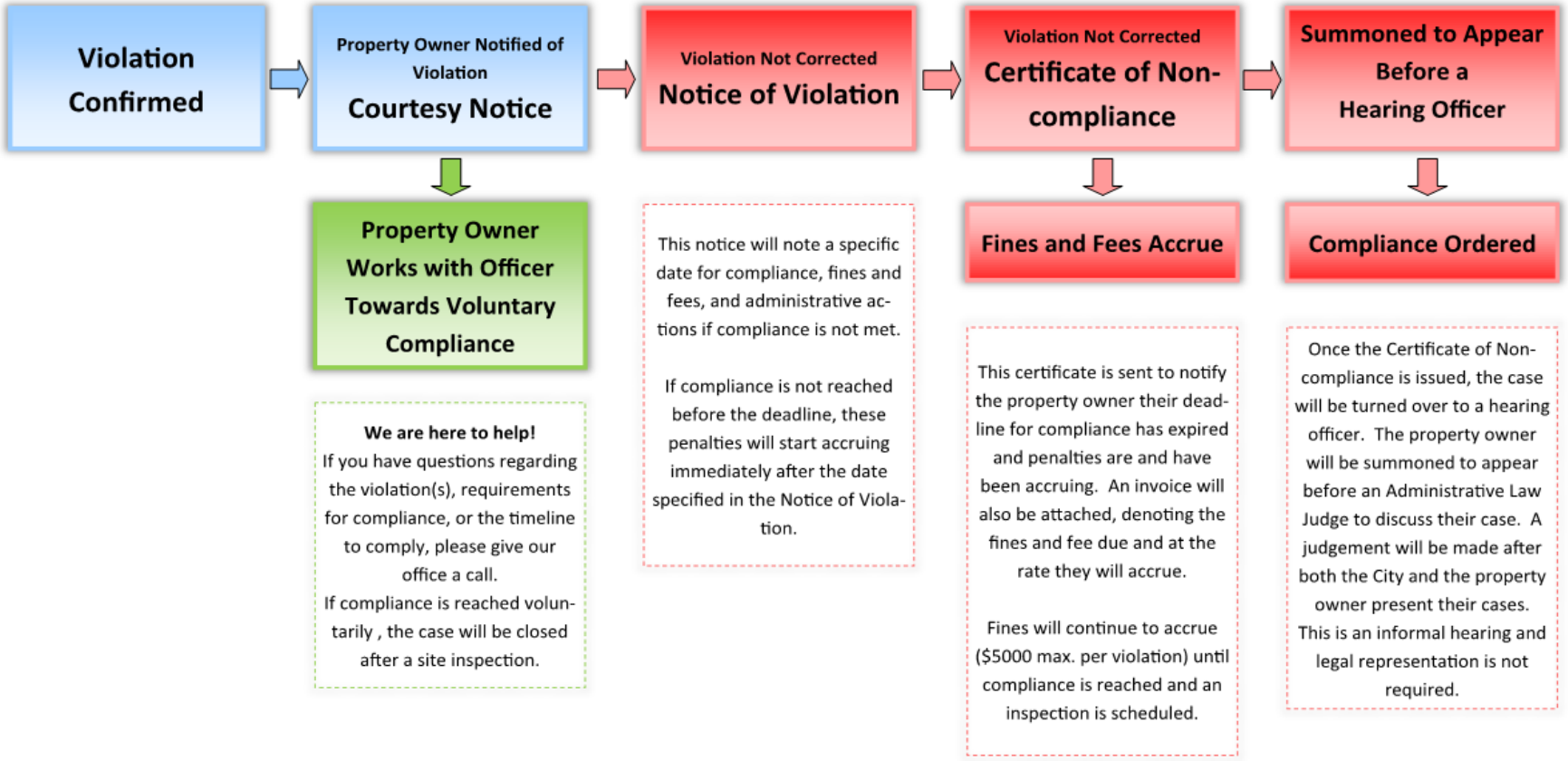
Enforcement Process



I received an ordinance violation notice. What now?

The Process

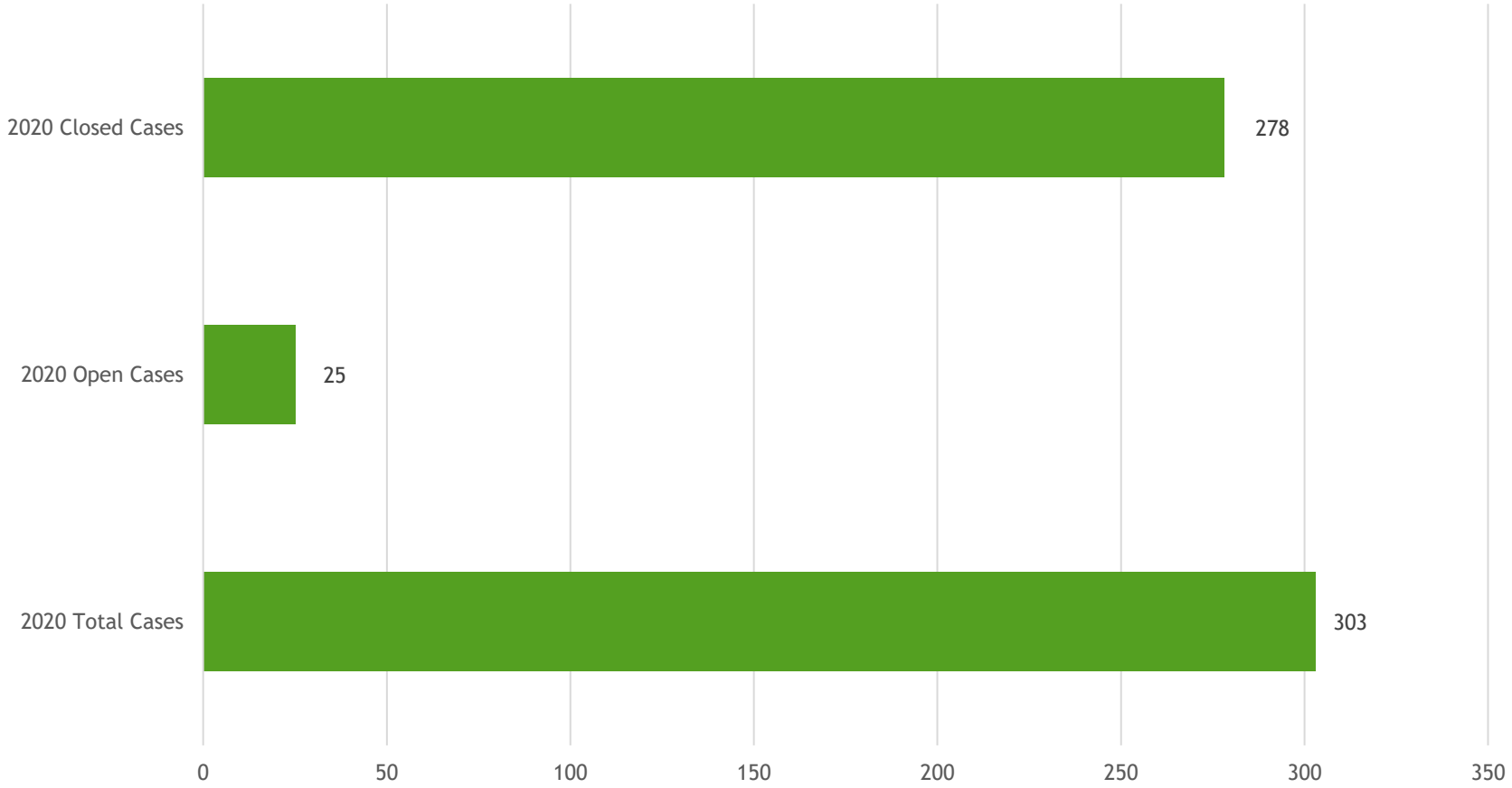
When a complaint is submitted, a code enforcement officer is sent to do an inspection. If a code violation is not found, the complaint is cleared. If a code violation is found, a case is opened and the property owner is notified.



COVID-19 Impacts on Enforcement

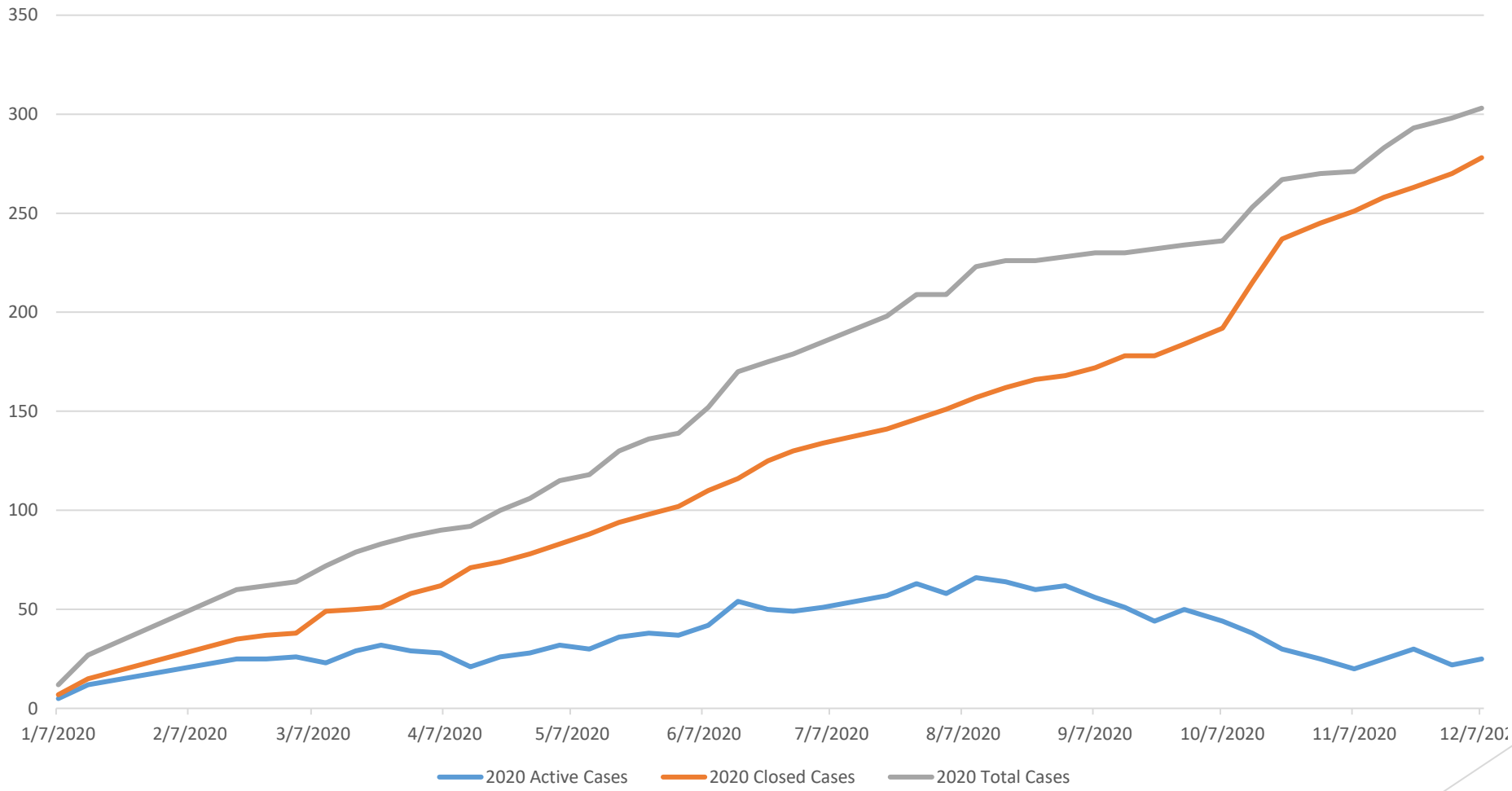
- Postponed all administrative law judge hearings
- Issued COVID-19 extension letter to all Notice of Violation recipients
- Extended compliance deadlines for Courtesy Notice recipients
- Reduced proactive enforcement
- Reduced on-street parking enforcement
- Increased complaints for minor infractions
- Loss of enforcement momentum

Case Load: 2020



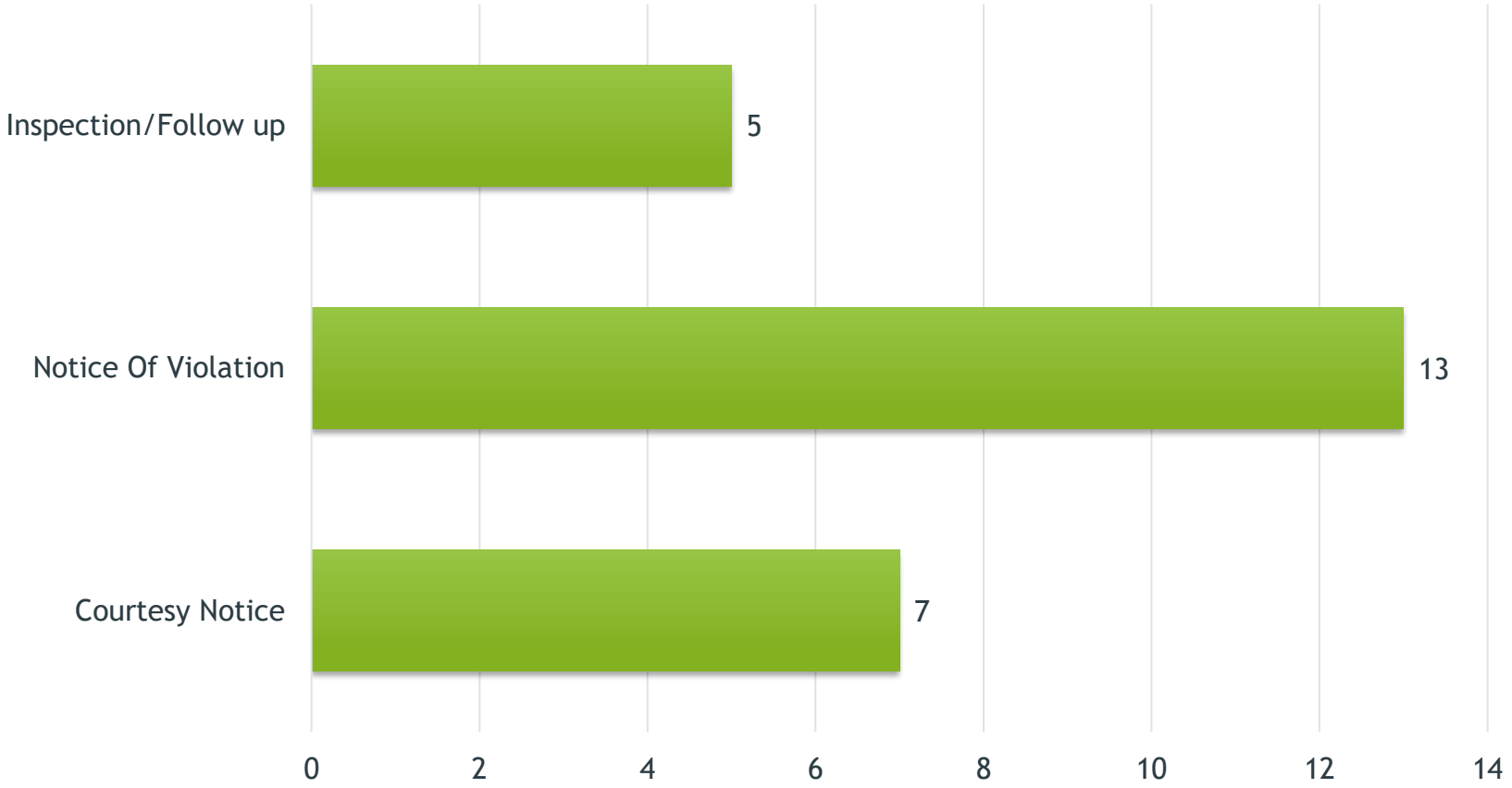
Cases do not account for proactive sign and parking enforcement

Case Activity: 2020

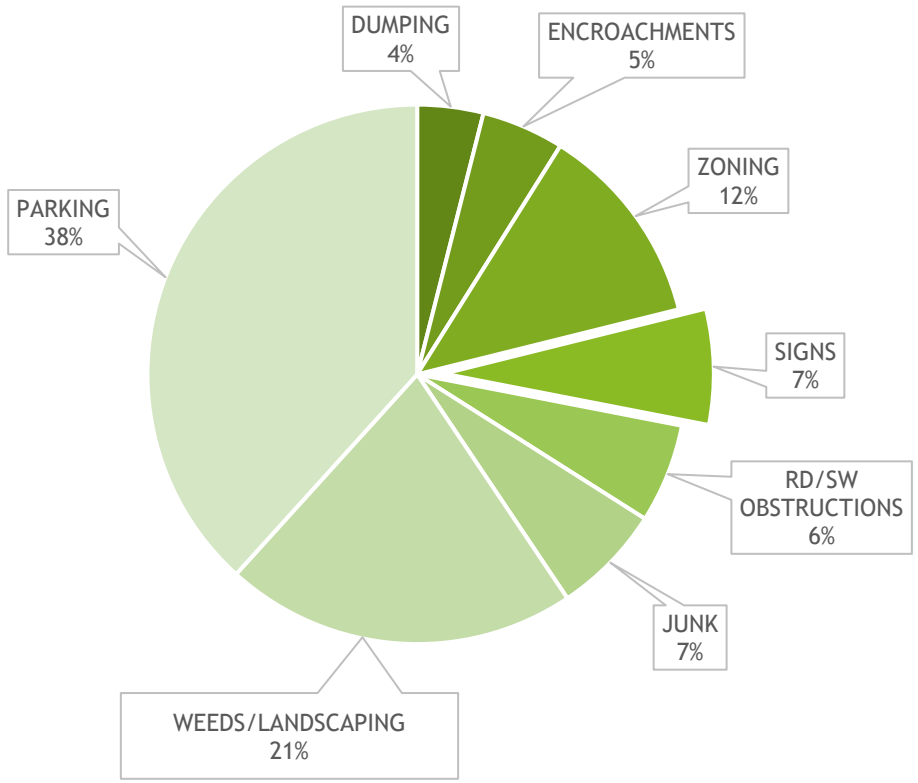


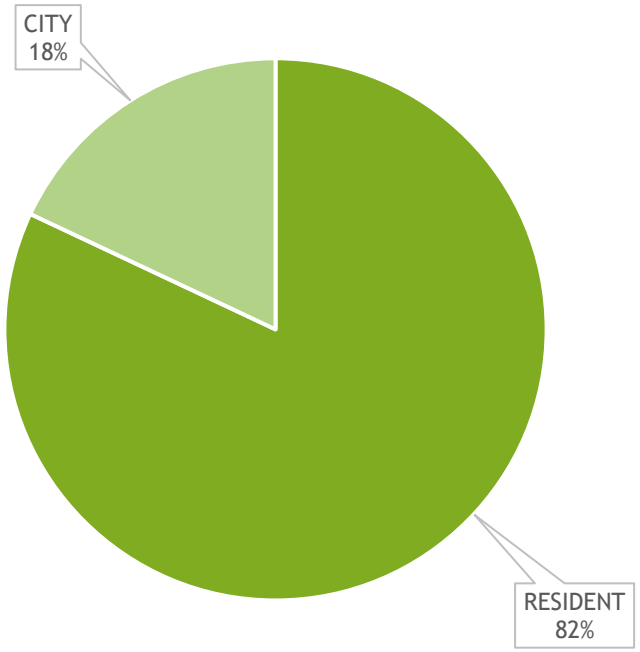
Active Cases

As of December 8, 2020



Case Types & Sources





Cases do not account for proactive sign and parking enforcement

Questions & Discussion

Agenda

Previous Item

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HERRIMAN CITY

STAFF REPORT

DATE: December 9, 2020

TO: The Honorable Mayor and City Council

FROM: Heather Upshaw; Economic Development Manager

SUBJECT: Herriman Towne Center Commercial

RECOMMENDATION:
Provide Staff with direction regarding the City's commercial property in the Herriman Towne Center.

DISCUSSION:
The City owns four commercial pads, surrounding Crane Park, in the Herriman Towne Center (HTC). These pads are ready for development, with infrastructure and parking in place. Staff has been approached by several business owners interested in opening a business in the Towne Center. Some of which include, a bike shop, a coffee shop, hair salon, ice cream/candy store and incubator office space. Staff is requesting direction from the City Council regarding two main areas. The first is directing Staff on options regarding the construction and lease of the buildings.

1. Sell the City pads to a private party (end user). Encumber the property with CCRs prior to selling the property.
2. The City constructs the buildings and leases to the end user. This provides greater control over the vision and end user.
3. Developer constructs the buildings and leases to the end user. Encumber the property with CCRs prior to selling the property.

The second area to be discussed and directed by City Council is the "look and feel" of the development. Before Staff can begin formulating CCRs, an architectural design, and vision should be agreed upon by the City Council. The approved HTC Design Guidelines for Mixed-Use development (on pages MU-1 through MU-16) should also be reviewed and consulted for guidance in making this decision.

ALTERNATIVES:
The alternative is to not move forward on the commercial pads at this time.

December 16, 2020

Joint Work Meeting

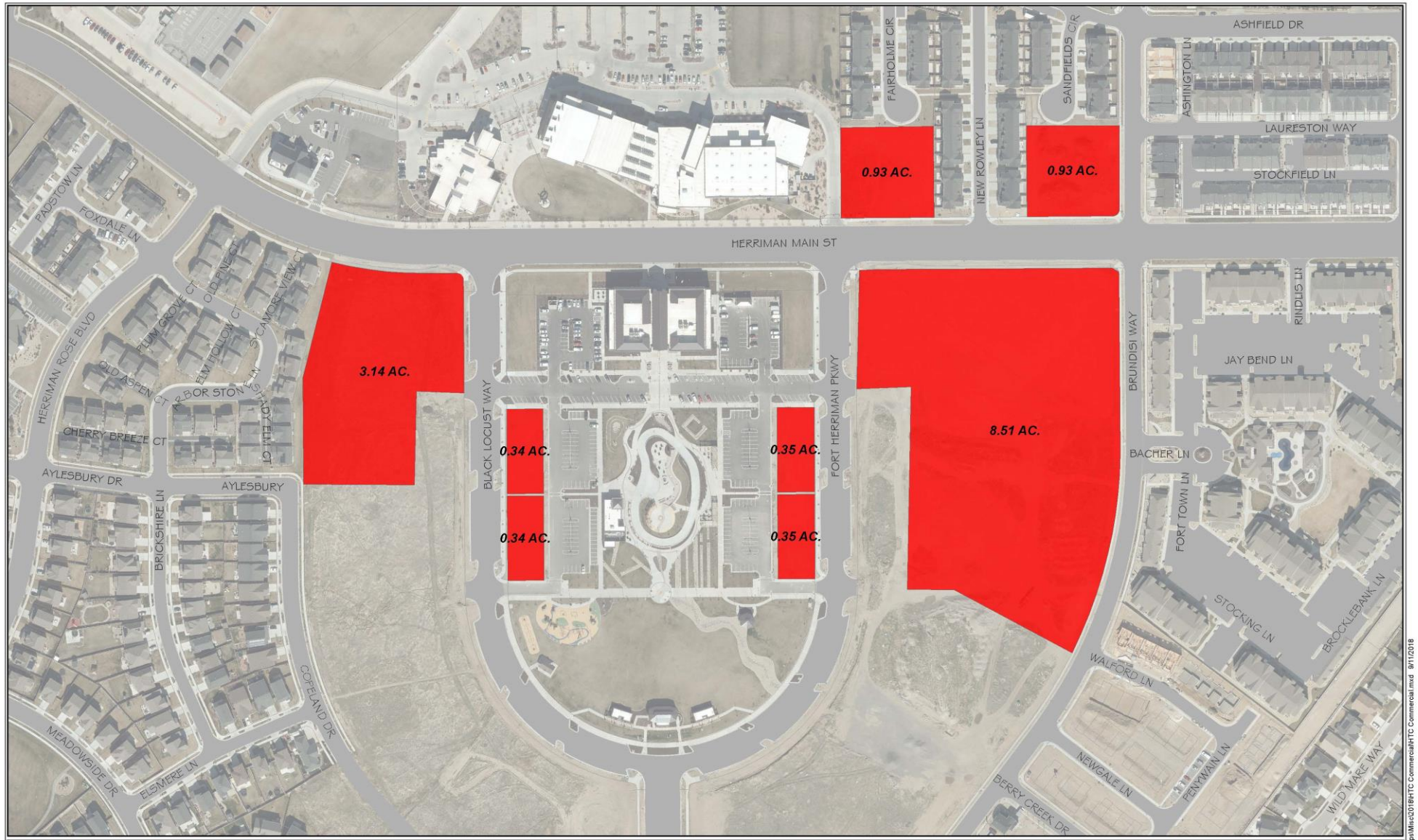
HERRIMAN CITY

HERRIMAN TOWNE CENTER

Centered Around Your Life

Herriman Towne Center

- City owns 4 commercial pads surrounding Crane Park
- Shovel ready
- Interested businesses
  - Hair salon, candy store, coffee shop, ice cream shop, incubator office space, bike shop


HERRIMAN MAIN ST
0.93 AC.
0.93 AC.
3.14 AC.
0.34 AC.
0.34 AC.
0.35 AC.
0.35 AC.
8.51 AC.
FAIRHOLME CIR
NEW ROWLEY LN
SANDFIELDS CIR
ASHFIELD DR
ASHINGTON LN
LAURESTON WAY
STOCKFIELD LN
PADSTOW LN
FOXDALE LN
OLD PINE CT
SYCAMORE VIEW CT
PLUM GROVE CT
ELM HOLLOW CT
HERRIMAN ROSE BLVD
OLD ASPEN CT
ARBOR STONE LN
STADY ELM CT
CHERRY BREEZE CT
AYLESBURY DR
AYLESBURY
BRICKSHIRE LN
COFELAND DR
MEADOWSIDE DR
ELSMERE LN
BLACK LOCUST WAY
FORT HERRIMAN PKWY
BRUNDISI WAY
RINDLIS LN
JAY BEND LN
BACHER LN
FORT TOWN LN
STOCKING LN
BROCKLEBANK LN
WALFORD LN
NEWGALE LN
PENYWAN LN
BERRY CREEK DR
WILD MARE WAY
HERRIMAN TOWNE CENTER
COMMERCIAL (14.8 Ac.)
0 75 150 300
Feet
Path: G:\GIS\Maps\Misc\2018\HTC CommercialHTC Commercial.mxd 9/11/2018


HERRIMAN MAIN ST
FORT HERRIMAN PKWY
12,940 SQFT
15,076 SQFT
15,076 SQFT
FORT HERRIMAN PKWY
FORT HERRIMAN PKWY
BLACK LOCUST WAY
12,181 SQFT
14,782 SQFT
14,782 SQFT
BLACK LOCUST WAY
COPELAND DR
HERRIMAN MAIN ST
HERRIMAN MAIN ST
HERRIMAN CITY HALL
PARCELS
0 55 110 220
Feet
Path: X:\Maps\Misc\2018\CityHall\CityHallPlat.mxd 7/6/2018

//HERRIMAN CITY LOT MASSING STUDY

OPTION 2(24'):RENDERS



//RENDERS

Options

- Sell property to private party – end user
  - Encumber the property with CCRs
- Build and lease the building(s) – City
  - Greater control over vision and uses
- Build and lease the building(s) – developer
  - Encumber the property with CCRs

- Incremental commercial development concept, and business incubators
  - https://www.youtube.com/watch?v=Z9F4PDPUS24&t=214s


bouquets
$15
PARSLEY
DINO KALE
CILANTRO
RADISHES
Green Gulch Farm
Organic Produce



HERRIMAN CITY

HERRIMAN TOWNE CENTER

Centered Around Your Life



HERRIMAN CITY

HERRIMAN TOWNSITE CENTER

Centered Around Your Life



HERRIMAN CITY

HERRIMAN TOWNE CENTER

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HERRIMAN TOWNE CENTER

Centered Around Your Life

Discussion

HERRIMAN CITY

HERRIMAN TOWNE CENTER

Centered Around Your Life

Agenda

Previous Item

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Staff Memorandum

DATE: December 9, 2020

TO: Mayor Watts, City Council, and Planning Commission

FROM: Michael Maloy, AICP, Planning Director

MEETING: Joint Work Meeting December 16, 2020

REQUEST: Discussion and direction on draft Single-family Dwelling Standards

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Summary

Members of the City Council and Planning Herriman discussed current standards for single-family homes during the September 30, 2020, joint work meeting. Most participants expressed a desire to amend the standards; however, opinions varied widely. In response, the staff has considered several options—or approaches—for the project. Staff will present these options during the December 16, 2020, joint meeting and seek further direction from the City Council and Planning Commission.

Discussion

For reference, the following text has been excerpted from Chapter 29 Supplementary and Qualifying Regulations of Title 10 Land Use Development Code of Herriman City Code, which contains the design standards for single-family dwellings:

10-29-42: SINGLE-FAMILY ATTACHED OR DETACHED DWELLINGS; STANDARDS:

Any detached or attached single-family dwelling located on an individual lot, except within a mobile home park or mobile home subdivision, shall meet the off-street parking requirements in chapter 24 of this title, and the following standards in addition to any others required by law, except as provided in subsection H of this section: Attached single-family dwellings includes, but is not limited to, two-family dwellings, three-family dwellings, four-family dwellings, townhomes, or other similar type units.

A. Exterior Materials: Exterior materials for all buildings shall include brick, stucco, stone, or other decorative masonry products including fiber-cement siding as approved by the Planning Commission. A minimum of forty percent (40%) of the front exterior and any side or rear viewable from the street shall be brick or stone. Vinyl and wood siding are not permitted. However, shake shingles may be permitted as an accent material as approved. All sides of dwellings shall receive equal design consideration, particularly where they may be readily viewed by pedestrians and motorists, or from adjacent properties.

B. Review of Building Colors and Materials: Building colors and materials shall be reviewed by the Planning Commission at the time of subdivision approval. A materials board shall be submitted with each subdivision application.

C. Garages: Dwellings shall include a minimum two-car garage (minimum 24 feet by 22 feet, or approximate approved equivalent).

D. Parking: The driveway shall be a minimum of twenty-four feet (24') in length

E. Minimum Floor Area: The minimum total floor area, finished and unfinished, of any single-family dwelling shall be two thousand four hundred (2,400) square feet.

F. Roof Pitch: Main buildings shall be constructed with minimum 5:12 roof pitch.

G. Building Elevations: Building elevations shall vary so that the same house is not built within three (3) lots or across the street from the same elevation.

H. Deviations: The Planning Commission may approve deviations from one or more of the developmental or architectural standards provided in this section on the basis of a finding that the architectural style proposed provides compensating design features. (Ord. 2017-54, 12-13-2017)

Options

The following options will be presented and described for consideration during the December 16, 2020, joint meeting (see Attachment A – PowerPoint).

1. Maintain existing standards and the current administrative interpretation of these standards
2. Maintain existing standards and modify the administrative interpretation of these standards
3. Amend existing standards and interpretation
4. Maintain existing standards and create an alternate standard for administrative review (by City staff)
   - Simple: Less robust, general design principles
5. Maintain existing standards and create an alternate standard for administrative review (by a consultant)
   - Comprehensive: Thorough, community-based standards

Following the presentation, staff will facilitate an anonymous, non-binding, electronic "straw poll" among the City Council and the Planning Commission—excluding the administration and staff. The results of this poll will guide staff in drafting a proposed amendment.

Regarding the alternate standards referenced above, staff would draw upon "best practices" to produce design standards, which would, in turn, be presented to the community, the Commission, and the Council for consideration. (See Attachment B – The Value of Design, for example.) Or the City may engage a consultant, probably a local architect or firm, which could develop specific standards that reflect local preferences and values.

Recommendation

This item has been scheduled for discussion only, and no action is required at this time.

Attachments

A. PowerPoint
B. The Value of Design

Attachment A
PowerPoint

Planning Commission & City Council Joint Meeting

Discussion of Single-family Development Standards

December 16, 2020





Purpose Statement

10-1-3: Purpose: This title is designed and enacted to:

A. Protect public health, safety, and welfare;
B. Promote the prosperity, peace and good order, comfort, convenience, and aesthetics of the City and its present and future inhabitants and businesses;
C. Protect the City tax base;
D. Promote economy in governmental expenditures;
E. Protect urban and non-urban development; and
F. Preserve and protect property value.

Land use regulations seek to protect and balance community values with property rights.

Options: Direction for staff

1. Maintain existing standards and interpretation
2. Maintain existing standards and modify interpretation
3. Amend existing standards and interpretation
4. Maintain existing standards and create an alternate standard for administrative review (staff level)
   - Simple: Less robust, general design principles
5. Maintain existing standards and create an alternate standard for administrative review (professional consultant)
   - Comprehensive: Thorough, community-based standards

Option 1: Maintain standards & interpretation *or* Option 2: Maintain standards & modify interpretation

40% minimum "brick or stone" requirement:

- Windows, doors—including garage doors—are exempt
- Rear and side facades—although visible from street—are generally exempt
- Corner façade is exempt if located behind a fence
- Faux brick or stone panel systems (allowed?)

Option 3: Modify Standards & Interpretation

Standard	Requirement	Increase	Decrease	Remove
Exterior Materials	40% brick or stone			
Building Colors and Materials Board	Planning Commission review			
Garage	24 ft by 22 ft			
Parking	24 ft driveway length			
Floor Area	2,400 square feet			
Roof Pitch	5:12 minimum			
Building Elevations	Same house not built within three lots			
Deviation	Planning Commission review			

Option 4: Maintain standards & optional review (staff)
Option 5: Maintain standards & optional review (consultant)

Administrative Design Review Process:

- Optional process
- Higher design standards
- Increase material options (flexible, adaptable)
- Remove minimum “brick or stone” requirement
- Remove minimum roof pitch requirement
- Brief Planning Commission on administrative decisions to ensure objectives are met, and adjust as needed

Next steps?

Agenda

Previous Item

Staff Memorandum

DATE: December 9, 2020

TO: Mayor Watts, City Council, and Planning Commission

FROM: Michael Maloy, AICP, Planning Director

MEETING: Joint Meeting December 16, 2020

REQUEST: Discussion of potential amendments to "flag lot" regulation

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Discussion

During a joint work meeting of the City Council and Planning Commission held on July 29, 2020, staff facilitated a discussion of the City's "flag lot" regulation and interest in potential amendments. In response to this discussion, staff is seeking additional direction in drafting an amendment for future consideration (see Attachment A – PowerPoint).

Background

The existing ordinance was approved by the City Council in September 2017. The amendment's intent was to impose greater restrictions on flag lots in areas where they may not be suitable. One of the changes prohibited flag lots on a collector or arterial street. Herriman street classification includes both "minor" and "major" collectors and arterials, but the flag lot ordinance does not distinguish between these types (see Attachment B – Street Classification Map).

Current street standards are:

- Minor Collector: 66 foot right of way (example - 7300 West)
- Major Collector: 80 foot right of way (example - Rosecrest Road)
- Minor Arterial: 106 foot right of way
- Major Arterial: 116 foot right of way (example - Herriman Boulevard

Another feature of the 2017 amendment was a "flag lot shall not be created as part of a subdivision where there are more than two (2) lots in the subdivision or from an illegally divided lot or parcel." According to staff, this standard was meant for recorded subdivisions—not future—but the "plain reading" of this standard does not match intent.

For reference, the current text of the flag lot ordinance is quoted below:

10-29-18: FLAG LOTS:

A. Purpose: Flag lots are intended to apply only to exceptionally deep or odd shaped parcels that are isolated from public streets and would be difficult to develop or utilize in any other way. An applicant shall demonstrate that a flag lot is the most appropriate development option and that it will not detract from the surrounding neighborhood.

A. Purpose: Flag lots are intended to apply only to exceptionally deep or odd shaped parcels that are isolated from public streets and would be difficult to develop or utilize in any other way. An applicant shall demonstrate that a flag lot is the most appropriate development option and that it will not detract from the surrounding neighborhood.

B. Minimum Requirements: A flag lot shall meet the following minimum requirements:

1. The staff portion of a flag lot shall front on and be contiguous to a dedicated local public street. Flag lots shall not front on a collector or arterial street.
2. The minimum width of the staff portion of a flag lot shall be twenty feet (20'). On properties where the length of the staff is greater than one hundred fifty feet (150'), the width of the staff shall be no less than twenty-five feet (25') of drivable surface unless otherwise recommended by the City Engineer and Fire Marshal and approved by the Planning Commission.
3. The maximum length of a flag lot shall be two hundred twenty feet (220') unless otherwise approved by the Planning Commission upon recommendation of the unified fire authority.
4. The flag lot shall have a hard surfaced driveway from a public street to the required parking area for the flag lot. Adequate provisions shall be made for drainage of the driveway such as curb and gutter, berming, or swales.
5. A flag lot shall not be created as part of a subdivision where there are more than two (2) lots in the subdivision or from an illegally divided lot or parcel.
6. A flag lot shall not gain access via an easement on an adjacent property.
7. No building or construction, except for driveways, shall be allowed on the staff portion of a flag lot unless the minimum width thereof is the same or greater than the minimum width for a lot as allowed by the zone in which the flag lot is located (excluding entrance features and streetlights).
8. The front side of the flag portion of a flag lot shall be deemed to be that side nearest to the dedicated public street upon which the staff portion fronts, unless otherwise determined by staff on a case by case basis.
9. The staff portion of a flag lot shall be deemed to end, and the flag portion of the lot shall be deemed to commence, at the extension of the front lot line.
10. The square footage of a flag lot shall be at least one-half ($^1/_2$) acre. The square footage located in the flag portion of the lot, which shall be exclusive of the square footage located in the staff portion of the lot, shall be at least one-third ($^1/_3$) acre.
11. The front, side, and rear yard requirements of the flag portion of a flag lot shall be the same as required by the zone in which the lot is located.
12. Only one single family dwelling shall be allowed on a flag lot.
13. The approved building envelope of a flag lot shall be illustrated upon the final subdivision plat.

14. A six foot (6') solid vinyl fence shall be installed on all sides of a flag lot, including along both sides of the staff portion of the lot, subject only to the requirements of section 10-21-3 of this title regarding front yard fencing.
15. All applicable street improvements, including curb, gutter, and sidewalk, shall be installed along the front of both the flag lot and the lot or parcel from which it is being subdivided.

Attachments

A. Street Classification Map
B. PowerPoint

Attachment A
PowerPoint

Planning Commission & City Council Joint Meeting

Discussion of Potential Flag Lot Amendments

December 16, 2020

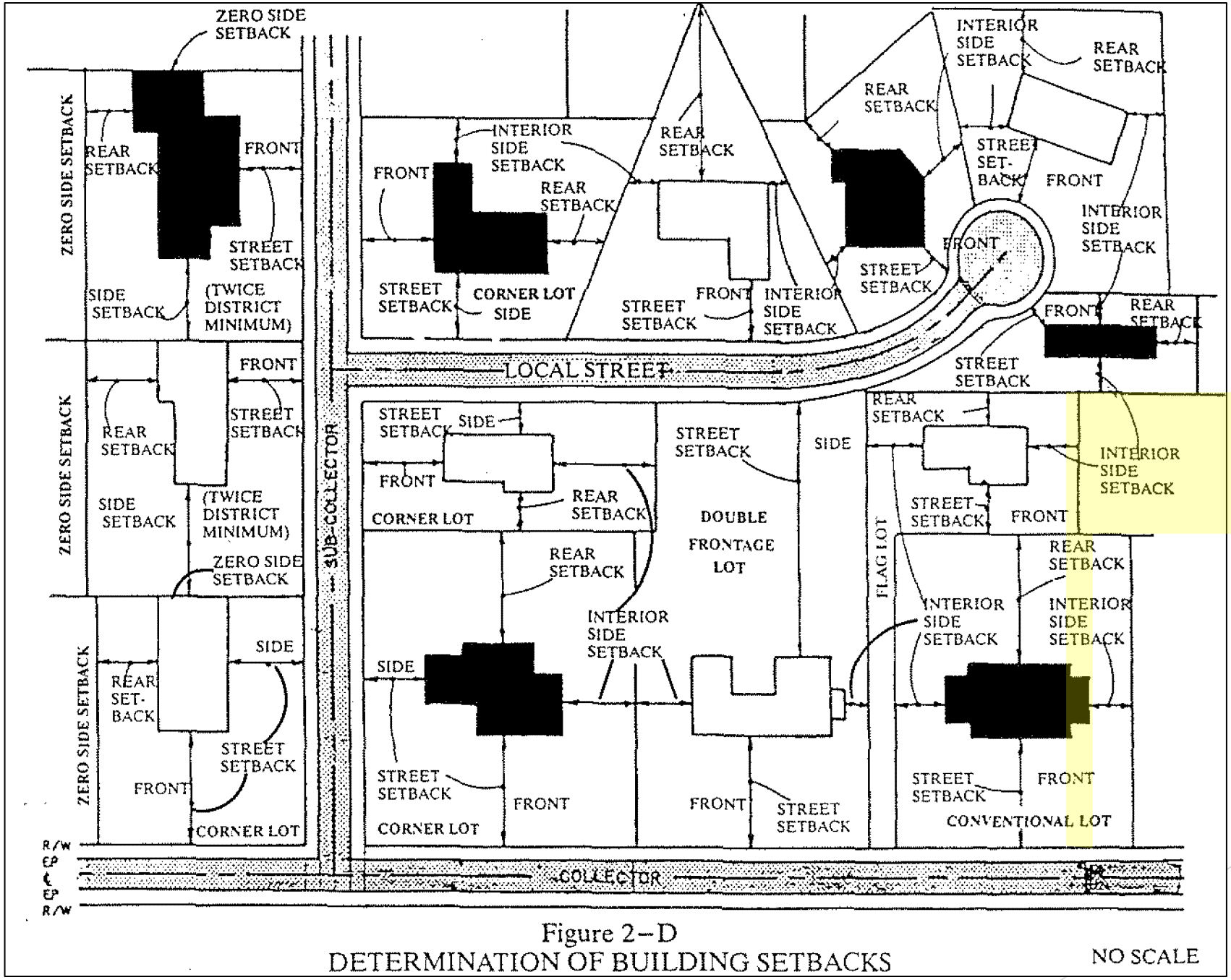


Figure 2–D
DETERMINATION OF BUILDING SETBACKS

NO SCALE

Current Ordinance

- Adopted in 2017
- Intended to increase restrictions on flag lot development
- Added several new standards

Context

City	Allowed	Dwelling Limit	Street	Minimum Acreage	Fencing	Additional Standards
Bluffdale	Yes (R-1-10, A-43, A-87, A-5)	No	Collector and arterial with shared access	Limited by zone	Not specified	Turnaround may be required
Herriman	Yes	One	Residential only	½ acre	Privacy fence	Typical engineering
Riverton	Yes	Not specified	Not specified	Limited by zone	Not specified	Typical engineering
South Jordan*	Yes	Two	Not specified	Twice area of original recorded subdivision	Not specified	Shared driveway may be required
West Jordan	Yes	One	Not specified	Limited by zone	Not specified	Stem may not exceed 330 ft

** It is not the intent of this chapter to allow the proliferation of multiple flag lots along a given street within a subdivision, or to change the zoning or character of a subdivision.*

Definition

Flag Lot: A lot in an agricultural or residential zone that does not have required frontage on a public street, and ~~which~~ has two (2) distinct parts: the flag, which contains buildable area and is located behind another lot; and the staff, which connects the flag to the street, provides the only street frontage for the lot, and contains less than the minimum lot frontage requirement for the zone.

Standards

1. The staff portion of a flag lot shall front on and be contiguous to a dedicated local public street. Flag lots shall not front on a major collector or arterial street.
2. The minimum width of the staff portion of a flag lot shall be twenty feet (20'). On properties where the length of the staff is greater than one hundred fifty feet (150'), the width of the staff shall be no less than twenty-five feet (25') of drivable surface unless otherwise recommended by the City Engineer and Fire Marshal and approved by the Planning Commission.
3. The maximum length of a flag lot shall be two hundred twenty feet (220') unless otherwise approved by the Planning Commission upon recommendation of the unified fire authority.
4. The flag lot shall have a hard surfaced driveway from a public street to the required parking area for the flag lot. Adequate provisions shall be made for drainage of the driveway such as curb and gutter, landscaped berm~~ings,~~ or swales, and fencing.
5. A flag lot shall not be created ~~as part of a subdivision where there are more than two (2) lots in the subdivision or~~ from an illegally divided lot or parcel.

Standards (continued)

6. A flag lot shall not gain access via an easement on an adjacent property.
7. No building or construction, except for driveways, shall be allowed on the staff portion of a flag lot unless the minimum width thereof is the same or greater than the minimum width for a lot as allowed by the zone in which the flag lot is located (excluding entrance features and streetlights).
8. The front ~~side of the flag portion~~ yard of a flag lot shall be deemed to be that side nearest to the dedicated public street upon which the staff portion fronts, unless otherwise determined by ~~staff on a case-by-case basis~~ the Planning Director or designee.
9. The staff portion of a flag lot shall be deemed to end, and the flag portion of the lot shall be deemed to commence, at the extension of the front lot line.
10. The square footage of a flag lot shall be at least one-half (1/2) acre. The square footage located in the flag portion of the lot, which shall be exclusive of the square footage located in the staff portion of the lot, shall be at least one-third (1/3) acre.

Standards (continued)

11. The front, side, and rear yard requirements of the flag portion of a flag lot shall be the same as required by the zone in which the lot is located.
12. Only one single-family dwelling shall be allowed on a flag lot.
13. The approved building envelope of a flag lot shall be illustrated upon the final subdivision plat.
14. A six foot (6') ~~solid vinyl~~ privacy fence shall be installed on all sides of a flag lot, including along both sides of the staff portion of the lot, subject only to the requirements of section 10-21-3 of this title regarding front yard fencing. Planning Commission may modify standard to avoid double fencing.
15. All applicable street improvements, including curb, gutter, and sidewalk, shall be installed along the front of both the flag lot and the lot or parcel from which it is being subdivided.

Agenda

Options

- Maintain current City Code
- Consider additional or different amendments:
  - Allow more than one single-family lot to be accessed from a shared access. Limited to two or three
  - Prohibit “flag lots” in previously recorded subdivision
  - Other