HERRIMAN CITY COUNCIL
AND PLANNING COMMISSION
JOINT WORK MEETING MINUTES

Thursday, April 29, 2021
Approved June 30, 2021

The following are the minutes of the Joint City Council and Planning Commission Meeting held on **Thursday April 29, 2021 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: Jared Henderson, Sherrie Ohrn, Clint Smith, and Mayor David Watts

Planning Commission Members Present: Heather Garcia, Brody Rypien, Andy Powell, Lorin Palmer, Andrea Bradford, Joy Kaseke, Jackson Ferguson

Staff Present: Interim City Manager Wendy Thomas, Assistant City Manager Tami Moody, City Planner Michael Maloy, City Attorney Chase Andrizzi, Assistant City Planner Clint Spencer, Communications Specialist Jonathan Lafollette, City Engineer Jonathon Bowers, Public Works Director Justun Edwards, Deputy Chief of Police Cody Stromberg, Records Specialist Kristin Dalley, and Deputy Director of Parks, Recreation and Events Anthony Teuscher

Excused: Councilmember Steven Shields

1. 6:00 PM - Call to Order

Chair Chris Berbert called the meeting to order at 6:05 pm.

1.1 Approval of the December 16, 2020 and February 4, 2021 Joint Planning Commission/City Council Meeting Minutes

Commissioner Andrea Bradford moved to approve the minutes of December 16, 2020 as corrected and February 4, 2021 as

written. Commissioner Lorin Palmer seconded the motion, and all voted aye.

1.2 Creation of a potential M-2 Zone – Michael Maloy, City Planner

City Planner Michael Maloy explained within the last six-months there have been a couple of issues with the M-1 zoning designation where it would allow several uses which may not always be good neighbors. As requested by the City Council, staff had taken a closer look at creating a potential M-2 Zone with the suggestion of having a slightly heavier manufacturing or intense use whereas the M-1 could be a lighter use zoning designation.

Planner Maloy offered an example of the current M-1 zoning designation business located in Rockwell Landing by Scenic Development. He explained the concern or interest in creating these different zoning designations would be to replace a commercial zone where the business would be oriented towards retail and medical services and replace them with a designation similar to professional service warehousing. The C-2 (Commercial) zoning designation specifies businesses could not conduct wholesale activities and are solely for retail purposes. Planner Maloy reviewed the design guidelines and recommended alterations. The City Council and Planning Commission agreed there should be height restrictions in place for the M-1 zone.

Councilmember Sherrie Ohrn asked if medical or dental manufacturing would be permitted in an M-2 zone. City Planner Maloy relayed his concern of allowing a manufacturing plant being located next to a dance studio as there tends to be a fair amount of dust, dirt and noise associated with manufacturing businesses. He recommended maintaining a controlled environment and only allow compatible uses.

1.3 Discussion of the Herriman City Code to review ordinances relating to multi-family design guidelines – Michael Maloy, City Planner

Planner Maloy observed the level of density accepted by Herriman City and noted it was quite unusual for a suburban community. He referenced the few places available for people to gather outside of Herriman City parks and open space which became obvious during the COVID-19 pandemic. Planner Maloy opined the City had an opportunity to create a type of synergy where the community could gather similar to the Towne Center. He suggested more space could be emitted if the standards and guidelines encouraged development partners to produce open space areas.

Assistant City Planner Clint Spencer introduced himself and explained some projects which had been completed in Ogden which led to design guideline adjustments which not only addressed building guidelines, but also focused on the development amenities. The design standards in Ogden were initially low, which essentially created an undesirable development. Assistant City Planner Spencer explained the desire to create a place residents could be proud to call home.

Planner Spencer referenced the exterior materials and questioned if there was a desire to place additional requirements and recommended the group determine if they would like to place the same logic to the amenities

and open space in a development. He recognized the need to have high-density housing as many first-time home buyers will most likely end up living in this type of housing. He acknowledged the negative connotation associated with apartments, condos and townhomes and noted some residents do not want to maintain a yard which makes this housing type appealing. Planner Spencer explained the importance of creating a community to allow people to feel a sense of pride.

Chair Berbert felt it was important to look at the various housing types and compare it to the desired transition while incorporating the appropriate amount of commercial and accessibility. He recognized the increased use of public transportation for individuals living in a multi-family complex. Councilmember Clint Smith agreed it was important to review the design standards and liked the idea of having diverse architectural features in multi-family dwellings. He observed the lack of transition between housing products along Mountain View Corridor. Councilmember Sherrie Ohrn referenced a previous discussion outlining the desire to increase the multi-family housing standards and wondered when this would be adjusted to see this desire come to fruition. City Planner Michael Maloy referenced the appropriate timeline to see these amendments become visual as outlined in the packet materials.

Mayor David Watts relayed his desire to have standards on the construction of private roads to allow parking on either side of the street. Increasing this standard would help eliminate issues which are currently being dealt with. Mayor Watts relayed his disdain of the amount of stucco allowed and would like to require a higher brick or stone required threshold. He opined all multi-family housing should be 100-percent brick or stone moving forward and suggested red brick would not go out of fashion. Commissioner Brody Rypien agreed. Chair Berbert requested staff adjust the multi-family design guidelines to require a higher threshold of brick or stone along with the building diversity. After this adjustment, staff could take more time to review the guidelines and propose changes as deemed necessary.

Commissioner Heather Garcia explained the need to review this in two different ways. First, focus on the design guidelines and second, the quality of life of the residents. She reflected on the ability to live in a single-family dwelling and to be able to have a space for her family outdoors. She agreed more could be done with multi-family homes to create a place for them to gather and have the sense of community. Planner Spencer requested the group to comprise a list of essential minimum requirements and if the desire of the developer is to be granted additional density, what amenities would need to be offered in exchange.

City Planner Maloy stated staff would engage with the Planning Commission on some of these broader topics along with trainings. Planner Maloy anticipated these minor changes could be conducted in the upcoming weeks.

1.4 Discussion pertaining to storage containers being allowed on residential and commercial properties – Michael Maloy, City Planner

City Planner Michael Maloy explained this topic was requested by a member of the City Council, and noted

initially, these storage units were utilized as such; however, it seems residents are repurposing them which has caused conflicts with City Code. He questioned if there was a desire to see these containers be refurbished and incorporated into the community as either a dwelling or commercial building. He explained this purpose was prohibited in the current code and would require a zoning text amendment to adopt standards for metal storage containers be utilized as a principal structure in residential and commercial areas. Councilmember Smith referenced the increasing cost of building supplies and opined these structures should be permitted within the City. He recalled these containers have been used for storage purposes at Butterfield Park and the fire station. It was also noted these containers have been repurposed into a COVID-19 testing location. Councilmember Ohrn explained this issue arose due to a code enforcement violation as a resident had one in their backyard which was against current City code. She opined if the City utilized the structures, the residents should be allowed to as well.

Commissioner Brody Rypien explained he had gone to a centrally located gathering place in California where there were eight different containers repurposed as restaurants which was perfect for families wanting to dine together, but not wanting to eat the same cuisine. Mayor Watts wanted to ensure the safety of the patrons. Planner Maloy responded these structures would be treated the same as any other structure and would have to comply with building code.

~~1.5 **Discussion of Rosecrest Master Development Agreement 4th Amendment – Blake Thomas, Community Development Director**~~

City Planner Michael Maloy indicated the applicant had requested this item be removed from the agenda.

2. Future Meetings

2.1 Planning Commission Meeting – Thursday, May 06, 2021 @ 7:00 PM

2.2 City Council Meeting – Wednesday, May 12, 2021 @7:00 PM

3. Adjournment

Mayor Watts moved to adjourn the Joint City Council/Planning Commission Meeting at 7:59pm. Chair Berbert seconded the motion and all voted aye.

I, Kristin Dalley, Records Technician for Herriman City, hereby certify the foregoing minutes represent a true, accurate and complete record of the meeting held on April 29, 2021. This document constitutes the official minutes for the Herriman Joint City Council / Planning Commission Meeting.