



# HERRIMAN CITY COUNCIL AND PLANNING COMMISSION JOINT WORK MEETING AGENDA

Wednesday, September 30, 2020

**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

**\* 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/](https://www.herriman.org/agendas-and-minutes/pc-agendas-minutes/)

1. **Work Meeting – 6:00 pm**
  - 1.1 Approval of Minutes for July 29, 2020, Joint Work Meeting
  - 1.2 Detention Ponds, Retention Ponds and Streetscape Projects - Jonathan Bowers, City Engineer
  - 1.3 Discussion of draft General Plan update – Susie Petheram, FFKR
  - 1.4 Discussion of the Herriman City Code to review ordinances relating to Single Family housing development – Michael Maloy, City Planner
  - 1.5 Discussion pertaining to Roof Pitch Design Guideline requirements – Michael Maloy, City Planner
  - 1.6 Discussion pertaining to Water Efficiency Standards – Jonathan Bowers, City Engineer and Justun Edwards, Public Works Director
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. **Future Joint Meeting Agenda Topics**
  - 3.1 Herriman Towne Center Commercial Property
  - 3.2 Code Enforcement Approach and Processes
  - 3.3 Elevation Changes in Developments
4. **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, Jackie Nostrom, 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](http://www.utah.gov/pmn/index.html) and on Herriman City's website [www.herriman.org](http://www.herriman.org).*

Posted and Dated this 24<sup>th</sup> day of September, 2020

Jackie Nostrom, MMC  
Recorder

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# HERRIMAN CITY COUNCIL AND PLANNING COMMISSION JOINT WORK MEETING MINUTES

**DRAFT**

**Wednesday, July 29, 2020**  
**Awaiting Formal Approval**

The following are the minutes of the Joint City Council and Planning Commission Meeting held on **Wednesday, July 29, 2020 at 6:00 p.m.** in the Herriman City Council Chambers, 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 Electronically:** Steven Shields, Jared Henderson, Clint Smith, Sherrie Ohrn, Mayor David Watts

**Planning Commission Members Present Electronically:** Andrea Bradford, Adam Jacobson, Jackson Ferguson, Lorin Palmer, Heather Garcia, Body Rypien, Andy Powell,

**Staff Present Electronically:** Assistant City Manager Tami Moody, Assistant City Manager Wendy Thomas, City Attorney Chase Andrizzi, City Planner Michael Maloy, Assistant City Planner Bryn MacDonald, City Engineer Jonathan Bowers, Economic Development Manager Heather Upshaw, Director of Public Works Justun Edwards

**Staff Present:** City Manager Brett Wood, Deputy City Recorder Wendy Thorpe, Records Technician Kristin Dalley, Communications Specialist Jonathan Lafollette, and Detective Brent Adamson.

## 1. **6:00 PM - Call to Order**

Chair Chris Berbert called the meeting to order at 6:04 pm.

### 1.1 **Approval of the January 29, 2020 Joint Planning Commission/City Council Meeting Minutes**

*Chair Chris Berbert moved to approve the January 29, 2020 Joint Planning Commission/City Council meeting minutes as written. Councilmember Clint Smith seconded the motion and all voted aye.*

## 1.2 Discussion of an amendment to the South Hills Master Development Agreement – Blake Thomas, Community Development Director

Assistant City Planner MacDonald explained that South Hills acquired pods 35 and 39 from Rosecrest, they have also purchased property from REAL Salt Lake (RSL) on the south side from Staker Parsons. She advised they needed to amend their Master Plan to add these properties. Developer John Lindsley would like to discuss the alignment of South Hills Boulevard and density transfers between the properties. It was noted the plan was last amended in 2015.

Planner MacDonald reviewed the previous proposal and advised the group of the changes. She reminded the Council and Planning Commission their Development Agreement said they could add property as long as it abutted the property. The density, which is 4.5 units per acre. She explained the 4.5 units would not mean they get the density in specific locations, it means they receive 4.5 units to their “bucket” and then they present a development plan to outline where those units would be located. She also explained the Planning Commission had approved the commercial design standards for pods 35 and 39. These need to be added to the master development plan. She also explained they would need to add the 218 residential units coming from pods 35 and 39 and including the 31 acres purchased from RSL and Staker Parsons. She explained the rezone had not been approved to date.

Commissioner Lorin Palmer wanted to know the density increase. Chair Berbert advised it was 2,039 projected units and they are purposing 2,910 units. It was noted 1,268 units had been constructed.

Chair Berbert turned the time over to Developer John Lindsley. He explained they were staying in line with their Master Development Agreement (MDA), which allowed them to make changes based on property they acquire. The density allocations create the “bank” of units and they propose the overlay of the project for consideration. He also explained it was becoming a challenge because they have accumulated a lot of density which would most likely not going to be utilized. It was explained the developer would come back with a proposed site plan for each area. He advised the group the project was straight forward, a lot of the amendments had already been discussed including the design guidelines and a few other minimal items. He opined they developed a good plan. He explained they have listened to Planning Commissions requests regarding attached housing, to which the developers agreed. They looked at a product closer to the corridor which was not the typical attached or high density housing. Developer John Lindsley asked his legal counsel Bruce Baird would like to add anything. Attorney Baird advised they had submitted an update to the land use regarding pods 18, 19, 20 and 21 which would allocate all of the units. They also have submitted a parallel agreement for Rosecrest pods 35 and 39. He explained he is working with City Attorney Chase Andrizzi regarding these and some other clarifications.

Chair Chris Berbert turned it over to the City Council and Planning Commission for discussion.

Councilmember Smith expressed appreciation to the developer for being there and being willing to answer any questions. He also expressed appreciation for them recognizing the type of product going forward is a detached type product. He recommended they look to their attorneys to ensure that it is in compliance with the original MDA.

City Planner Michael Maloy suggested this needed to go back to Planning Commission for formal review and recommendation, as he wanted to know if this was something the Council and Planning Commission expected. Chair Berbert referred the question to the City Attorney Chase Andrizzi advising this was the process the project would be adhering as the Commission and the Council consider the amendment.

### 1.3 Update on the Herriman City General Plan – Michael Maloy, City Planner and Susie Petheram, FFKR

City Planner Michael Maloy acknowledged this process had taken longer than anyone anticipated, but felt the final product would be more robust than originally intended. He advised there have been two analytically defensible surveys through Y2 Analytics and an additional surveys from Utah State University regarding health and community aspects. He also explained they have overlapped the General Plan with the development of the Transportation Master Plan and have benefited from an updated Parks Plan which was approved by City Council last year. Planner Maloy turned the time over to Susie Petheram for an update and presentation on the General Plan.

FFKR Consultant Susie Petheram thanked Planner Maloy for his guidance in this process. Consultant Petheram stated their feeling this would be a great tool for the City. She indicated they have had fifteen different opportunities for the community to provide input including open houses, pop-up events and community events. They have also been out in the community at the different parks, grocery stores and the recreation center. They feel they have reached over 3,000 people to solicit input. They also feel that they have garnered in excess of 25,000 different opinions. She offered a presentation on the Y2 analytics survey that was held spring 2020. They surveyed about 534 citizens which concluded outdoor recreation was at the top of the priority list. Protecting the charter of the community was also important to the residents. Herriman citizens seem to want a home base kind of city with outdoor recreation and food amenities nearby, but they do not want Herriman to turn employment based. She felt there was still interest in having employment opportunities with tech companies as means for economic development, but by large, residents feel comfortable commuting outside of the city to their job destination. They also expressed an interest in attracting tax dollars closer to the Mountain View Corridor. The key theme throughout the survey was natural open spaces, outdoor activities and recreation came through in multiple perspectives whether it was amenities or bringing in economic opportunities or preserving community character. The key approach for improving air quality was adding amenities and destinations within neighborhoods was how the community felt they could help the regional air quality.

Councilmember Sheri Ohrn expressed her frustration with how long this has taken. She explained was something they have been working on for the past two years. She explained the push back from residents and would like to understand when there would a conclusion.

Consultant Petheram explained there was a lot of planning efforts they wanted to make sure they reflected in the General Plan, with some of that detailed information from the Transportation plan, for example, they were able to incorporate into the General Plan. She advised they have a draft they are looking at getting out to their Technical Advisory Committee in the next week or so. They would look at the best online platform for getting the draft out into the eyes of the community so they can provide feedback. She expressed her excitement to move forward quickly.

Commissioner Rypien asked if there would be any follow-up from the last meeting for the General Plan Advisory Committee regarding looking at subdivision and amenities. Consultant Petheram explained the purpose of the second survey was to see what amenities would be best for each area. This information will be incorporated into the future land use map. Commissioner Rypien wanted to be sure they captured the desires of each neighborhood. He also expressed his interest in reviewing the General Plan and timeline. Consultant Petheram advised they will be getting the draft out for a technical review prior to bringing to back to the Planning Commission. City Planner Michael Maloy conveyed the Planning Commission request to Consultant Petheram to review the draft. Chair Berbert asked Consultant Petheram if it was realistic for her to get the complete draft ready for the second meeting in August. Consultant Petheram agreed it should be ready for the second meeting in August for Planning Commission review, and be presented to the Council by the end of September. Commissioner Jacobson requested to have the information in advance to have ample opportunity to review prior to the meeting. Mayor Watts added his agreement this needed to be done by the end of the year.

#### 1.4 Discussion of the M-1 (Manufacturing) Zone at Rockwell Landing – Michael Maloy, City Planner

City Planner Michael Maloy offered a brief explanation of a potential M-1 text amendment. He advised this was something which would be brought to the Planning Commission for a recommendation to City Council for a possible text change. Currently the M-1 Zone would not allow for personal instruction; however, recreational entertainment would be allowed. Planner Maloy asked if there was a difference between partial instruction service and an organization like D-Bat where they would be allowed in the M-1 zone.

Chair Berbert explained his concern was with music schools and dance studios in the same area as a driving school. He questioned if it could cause problems with cars pulling in and out of parking lots. He also expressed his concern with a music store next to a business that could have conflicting issues with a noisy business.

Councilmember Jared Henderson explained he felt Planner Maloy was asking two different questions. One being there was an application at hand where they have requested to change the permitted use in the zone. He explained his position was to maintain the current list of permitted uses, and request the applicant to file for a conditional use due to the reasons previously mentioned. The second question was if the City wanted to look at the zoning differently, to which the majority of the Planning Commission and Council have agreed it was worth reviewing these as different zones.

Planner Maloy advised this was a normal process and noted Herriman's growth was bringing in more businesses to the area.

## 1.5 Discussion of Low Impact Development for Storm Water – Jonathon Bowers, City Engineer

City Engineer Jonathan Bowers gave a brief overview of low impact development and the requirements from the State effective July 1, 2020. This permit is essentially authorizes runoff to fall into waters of the state. Due to this, there are some requirements which need to be followed. As Herriman City falls under the Jordan Valley Municipal permit, it includes all land use authorities within Salt Lake County. The permit would require Herriman City to develop a storm water management plan. This plan must include the following.

- Public Education & Outreach on Storm Water Impacts (4.2.1)
- Public Involvement/Participation (4.2.2)
- Illicit Discharge Detection and Elimination (4.2.3)
- Construction Site Storm Water Runoff Control (4.2.4)
- Long-Term Storm Water Management in New Development and Replacement (4.2.5)
- Pollution Prevention & Good Housekeeping for Municipal Operations. (4.2.6)

Herriman City has partnered with JUB to have weekly meetings to ensure all requirements have been met. These guidelines were put out earlier this year, and staff had been implementing the requirements.

- All Projects shall “manage rainfall on-site, and prevent off-site discharge of the precipitation from all rainfall events less than or equal to 80<sup>th</sup> percentile rainfall event...” (4.2.5.1.2), by utilizing Low Impact Development (LID) Best Management Practice (BMPs) (4.2.5.1.3).
- “Co-Permittee must allow for a minimum of five LID practices from the list in Appendix C of A Guide to Low Impact Development within Utah.”(4.2.5.1.3)

Public and private development would be required to hold 80-percent of the run-off. He explained 80-percent of the time, the rainfall accumulation is approximately .50 inches per event. This will be seen as a water quality mitigation measure and not as a flood control mitigation measure. He explained some of the suggestions would be, Rain Garden, Bioretention Cell, Bioswale, Vegetated Strip, Tree Box Filter, and Green Roof. The City would be obligated to allow at least five of the practices for developers to install.

Mayor Watts asked if there was one option the City would kindly like to not consider. City Engineer Bowers responded one had been flagged, which was the infiltration gallery. He explained they would allow it; however, there would be conditions attached.

Mayor Watts expressed his concern with the potential of retention ponds becoming a muddy swamp and would like these concerns to be taken into consideration. Mayor Watts asked if Engineering could put some examples together for Planning Commission and City Council so they would be prepared to address this requirement

## 1.6 Discussion of the Mountain Point Retail Center – Heather Upshaw, Economic Development Manager

Economic Development Manager Heather Upshaw gave a brief explanation and overview of Mountain Point Retail Development. She advised the developers have been approached by several businesses as well as brokers who are interested in this space. The current zoning of C-2 does not support flex space, and light manufacturing uses. She explained the developer proposed to rezone this property to allow for both retail uses, and flex space/light manufacturing.

Chair Berbert turned the time over to Developer Kim Rindlisbacher.

Developer Kim Rindlisbacher commended the Herriman City staff for always being so great to work with. He explained they have had several developers look at this property and have had consistent feedback. He introduced Developer Rhett Wadsworth to explain the problems they have been having on this property.

Developer Rhett Wadsworth explained they had almost closed on the property, but determined it would not really work because there would not be an on ramp or off ramp connecting to Mountain View Corridor. The developer felt that this would not be a good location for a big box store or retail space. He opined the demand would not be met. He reached out to the broker to discuss the option of office space, and received a response there were no requests for this land use either.

Developer Kim Rindlisbacher explained this property was located in the M-1 zone and already had requests for a dance studio and gymnastic facility. Developer Rindlisbacher explained they felt it would be better suited to be a commercial area and not a retail space. He explained with online sales, this could be a good warehouse location. They felt it would still create jobs and a benefit to the community. He explained they have tried to reach out to some big box stores and have been unable to secure one for this location.

Councilmember Clint Smith felt that with COVID things have changed drastically. He felt big retailers are going to become fewer and fewer. He explained this property does have some access and visibility from Mountain View Corridor which was important for the project. Commissioner Brody Rypien agreed that it is something to review. He felt the developer had done great research and felt a flex space would probably be the right move for this property.

Councilmember Jared Henderson expressed his concern regarding tax revenue. He explained this is one of only a couple spots that will front the freeway. He elaborated on discussions with other cities, the desire to preserve the property fronting freeways was a major topic.

City Planner Michael Maloy explained the three options available, broaden the existing C-2 zone to add uses conducive for flex space development, rezone the property M-1 or look at creating new zoning all together. He explained he would research information to help move this project forward. Chair Berbert expressed his concern with the look of a warehouse compared to commercial. He felt that it could change the integrity of the area.

### 1.7 Discussion pertaining to Flag Lots – Michael Malloy, City Planner

City Planner Michael Maloy explained staff had continued to get requests for Flag Lots. He explained South Jordan has a pretty specific ordinance, while Bluffdale and Riverton allowed up to two homes to use a single driveway. He offered an explanation and overview of the current definition and ordinance for a flag lot. Flag lots were 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 a flag lot is the most appropriate development option and that it would not distract from the surrounding neighborhood. Planner Maloy asked if flag lots should be allowed as part of a subdivision, and requested direction if it was time to revisit the ordinance.

Commissioner Adam Jacobson relayed his position that he was not interested in changing the current ordinance. He would rather not have any flag lots at all in the community as he felt it would take away from the feeling the City has tried to create. Chair Berbert agreed it would change the integrity and look of the neighborhood. He explained if they chose to make an exception, it would need to maintain the integrity of the area.

Councilmember Sherri Ohrn explained this ordinance amendment would impact her personally. She was not happy she would not have the opportunity to develop her lot if she wanted one of her children to build a home on her two acre parcel. She felt this requirement was a government overreach and suggested there be a provision to review the request on a case by case scenario. Councilmember Henderson agreed with Chair Berbert and Commissioner Jacobson with the principle of the ordinance; however, could see Councilmember Ohrn's point of view and notated there would never be a "one size fits all" ordinance, and exceptions should be considered. He asked Planner Maloy if exceptions would be allowed. Planner Maloy responded the current ordinance does not contemplate exceptions and suggested a list of standards be created to review if a potential land owner wanted to entertain the idea of creating a flag lot. He noted we would research how many parcels this could potentially entail and report back prior to the creation or provision amendment of the current ordinance.

## 2. Future Meetings

2.1 Planning Commission Meeting – Thursday, August 6, 2020 @7:00 PM

2.2 City Council Meeting – Wednesday, August 12, 2020 @7:00 PM

**3. Adjournment**

*Chair Berbert moved to adjourn the Joint City Council/Planning Commission Meeting at 8:32 pm. Mayor David Watts 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 July 29, 2020. This document constitutes the official minutes for the Herriman Joint City Council / Planning Commission Meeting.*

Wendy Thorpe





## STAFF REPORT

**DATE:** 09/23/2020

**TO:** The Honorable Mayor and City Council

**FROM:** Jonathan Bowers City Engineer

**SUBJECT:** Unfinished Ponds and Parkstrips

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**RECOMMENDATION:** N/A

**BACKGROUND:** Completion of detention ponds and park strips are typically completed at the time of the associated area is being development. There are various ponds and park strips that are unfinished in areas that have already been developed and in some cases, the City has collected a fee-in-lieu of construction for those improvements.

**DISCUSSION:** The presentation prepared for this topic will show the detention ponds and park strips that are unfinished. It will also include a timeline of prior meetings and milestones specific to these ponds and parkstrips.

Funds to complete these types of projects is difficult since the default funding mechanism is by means of the general fund. This presentation will include an update on the Jordan Valley Water Conservancy District Membership Grant. Additionally, this presentation will solicit City Council discussion and direction regarding a means to complete these projects.

**ALTERNATIVES:** NA

**FISCAL IMPACT:** NA

# Unfinished Detention Ponds & Parkstrips Follow-Up

Joint Meeting  
September 20, 2020



## Timeline of Prior Discussions

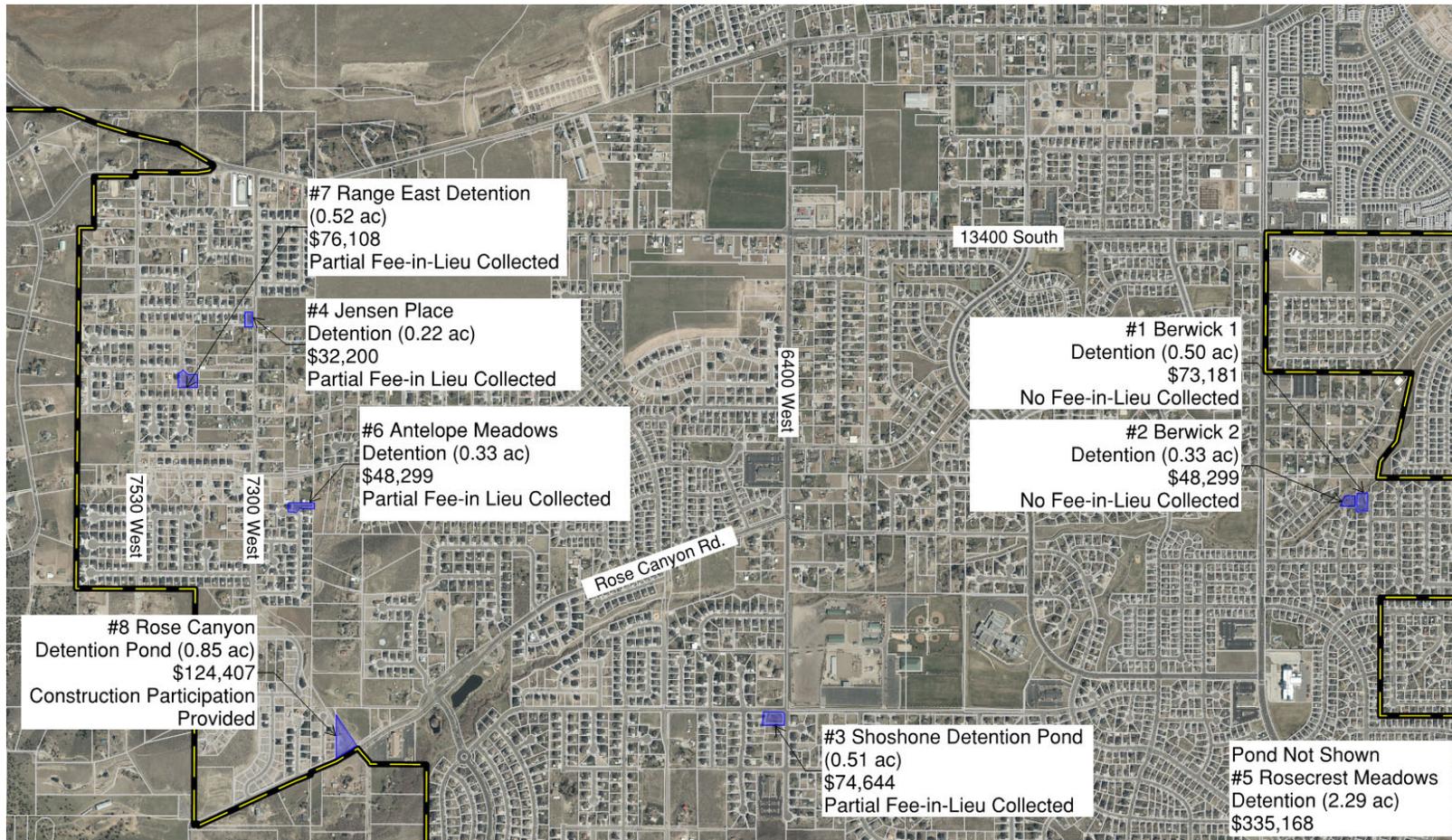
- November 8<sup>th</sup>, 2019 – Select Ponds and Parkstrips Presented for Funding
- June 10<sup>th</sup>, 2020 – Unfinished Ponds Presented to City Council per Councilmember Ohrn’s Request for Discussion.
- August 19, 2020 – Unfinished Ponds and Parkstrips on the Agenda for Additional Discussion.

# Unfinished Park Strips & Detention Basins

## Qualifiers

- An improvement that would otherwise be completed by a developer.
- Improvement along an area that is already developed.
- Developer or sub-developer is complete, paid a fee-in-lieu, or past warranty.
- Improvement to be owned and maintained by Herriman City.

# Unfinished Detention Ponds

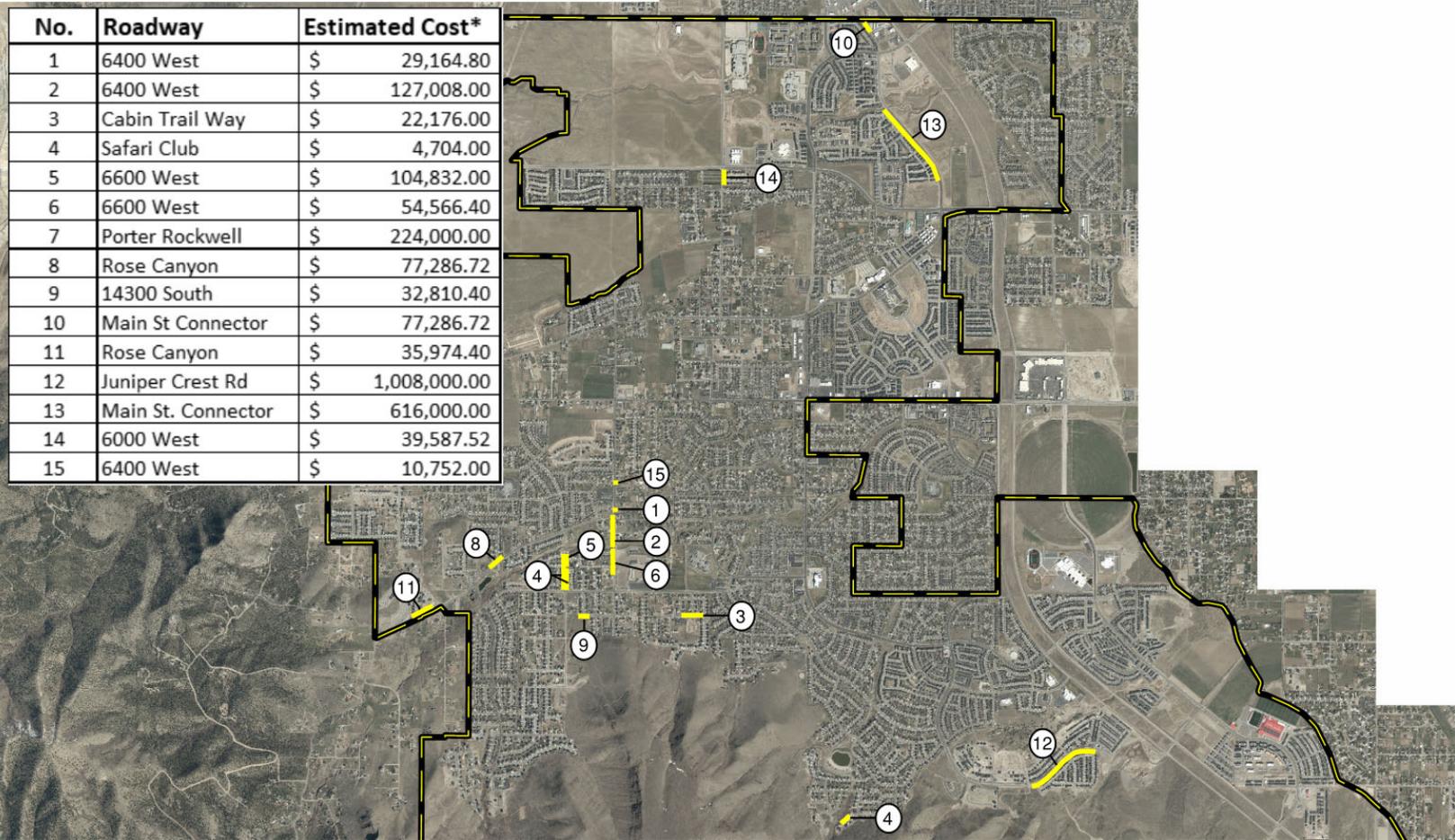


## Unfinished Ponds Summary Table

No.	Name	Det. Or Ret.	Size (ac.)	Year Recorded	Cost Based on Acreage*	Fee-In-Lieu Collected
1	Berwick 1	Detention	0.5	2002	\$ 73,181	\$ -
2	Berwick 2	Detention	0.33	2002	\$ 48,299	\$ -
3	Shoshone	Detention	0.51	2006	\$ 74,644	\$ 13,800
4	Jensen Place	Detention	0.22	2014	\$ 32,200	\$ 17,037
5	Rosecrest Meadows	Retention	2.29	2014	\$ 335,168	\$ -
6	Antelope Meadows	Detention	0.33	2016	\$ 48,299	\$ 37,058
7	Range East	Detention	0.52	2017	\$ 76,108	\$ 40,535
8	Rose Canyon	Detention	0.85	2018	\$ 124,407	\$ -

\*This cost reflects a 12% increase in traditional landscape cost to estimate the increase in cost for localscape requirements

# Unfinished Parkstrips



## Unfinished Parkstrips Summary Table

No.	Roadway	Development	Year Recorded	Fee-in-Lieu	Estimated Cost*
1	6400 West	Stewart Sub	1997	\$ -	\$ 29,164.80
2	6400 West	Oaks of Rose Creek & Johnson Sub	1997, 2011	\$ -	\$ 127,008.00
3	Cabin Trail Way	Overlook Estates	2004	\$ -	\$ 22,176.00
4	Safari Club	Looking Ridge	2007	\$ -	\$ -
5	6600 West	Desert Creek Ph 2, 3, & 4	2010, 2012, 2014	\$ -	\$ 104,832.00
6	6600 West	Oaks of Rose Creek	2011	\$ -	\$ 54,566.40
7	Porter Rockwell	NA	NA	\$ -	\$ 224,000.00
8	Rose Canyon	Whispering Pines	2013	\$ -	\$ 77,286.72
9	14300 South	Majestic Oaks	2014	\$ -	\$ 32,810.40
10	Main Street Connector	Anthem Storage	2014	\$ -	\$ 77,286.72
11	Rose Canyon	Brook & Maddy Heights	2018, 2019	\$ -	\$ 35,974.40
12	Juniper Crest Rd	Greystone	2017, 2019	\$ -	\$ 1,008,000.00
13	Main St. Connector	Miller Crossing Pod 5, Somerset Villas, & Encore	2017, 2018, 2019	\$ 95,400.00	\$ 616,000.00
14	6000 West	Miller Crossing Pod 1	2019	\$ 191,169.00	\$ 39,587.52
15	6400 West	Pratt Sub	2020	\$ -	\$ 10,752.00

\*This cost reflects a 12% increase in traditional landscape cost to estimate the increase in cost for localscape requirements

# Competes with other General Fund Projects

## CAPITAL PROJECTS LIST GENERAL FUND

NO.	PROJECT	DESCRIPTION	SUBMITTED BY	EST. PROJECT COST	Funding Source	Funding Breakdown		Required by Agreement	ALLOCATION OF COSTS			COMMENTS
						City %	Others %		FY19	FY20	FY21+	
P1	Herriman Blvd. Landscaping Improvements (See Item 1)	Construction of landscaping & irrigation system improvements in the parking and open space behind the sidewalk from Main St to 8000 West	Parks	\$ 590,000.00	General Fund	100%	0%	Yes	X	X		Project cost reflects the contractor's bid plus 10% for contingency. Cost for the street light system is funded in the 2019 FY.
P2	Herriman Blvd. Landscaping Improvements (See Item 1)	Construction of landscaping & irrigation system improvements in the parking and open space behind the sidewalk from Main St to 6400 West	Parks	\$ 460,000.00	General Fund	100%	0%		X			Project cost reflects the contractor's bid plus 10% for contingency. Cost for the street light system is funded in the 2019 FY. See Item 1 in Park #
P3	Cemetery Restroom Facility	Construction of a new restroom in the City Cemetery	Parks	\$ 240,000.00	General Fund	100%				X		
P4	Porter Road/Redwood Road to Mountain View Corridor	Center median landscaping	Parks	\$ 200,000.00	General Fund	100%	0%		X			Main entry to City, K12, access for many from Utah County
P5	Main Street Park Strip Landscaping	Landscaping and Street Lighting in park strip and area between sidewalks and privacy walls	Parks	\$ 530,000.00	General Fund	10%	90%		X			Developers along the west side of the road have paid a fee in lieu for a portion of the cost for these improvements - (\$177,000)
P6	Juniper Crest Landscaping Improvements	Landscaping additional ROW along south side of road	Parks	\$ 930,000.00	General Fund	100%			X			
P7	Seneca View Court Improvements	Improve open space located at Seneca View Court	Parks	\$ 150,000.00	General Fund	100%	0%		X			Improvements assume turf landscape, irrigation, and trees
P8	Activity Lane Park Improvements	Remove playground, install pickleball courts and small parking lot	Parks	\$ 300,000.00	General Fund	100%	0%		X			

## CAPITAL PROJECTS LIST PARK IMPACT FEE

NO.	PROJECT	DESCRIPTION	SUBMITTED BY	EST. PROJECT COST	Funding Source	Funding Breakdown		Required by Agreement	ALLOCATION OF COSTS			COMMENTS
						City %	Others %		FY19	FY20	FY21+	
1	Arches Park	New park located in the Arches Development	Herriman	\$ 1,130,000.00	Park F	100%	0%		X	X		Herriman City has entered into a cost share agreement with the developer to complete this project. Cost reflects 50% for contingency
2	Arches Park Restroom	New restroom located in the new Arches PARK	Parks	\$ 170,000.00	Park F	100%	0%		X	X		Cost reflects the appropriate fee for this project
3	Shark Fin Landscaping & Irrigation	Construction of landscaping & irrigation system in the Terrace Detention Pond located on the south side of Herriman Blvd.	Herriman	\$ 375,000.00	Park F	100%	0%			X		Project cost reflects the contractor's bid

## CAPITAL PROJECTS LIST TRANSPORTATION IMPACT FEE

NO.	PROJECT	DESCRIPTION	SUBMITTED BY	EST. PROJECT COST	Funding Source	Funding Breakdown		Required by Agreement	ALLOCATION OF COSTS			COMMENTS
						City %	Others %		FY19	FY20	FY21+	
19	Herriman Boulevard Roadway Ph. 4	Construct full ROW improvements along Herriman Boulevard from 6000 West to 7000 West	Engineering	\$ 1,500,000.00	Road Impact Fee	100%	0%		X			SLR MSA Ph. 3. Edge Homes will construct these improvements with their own phase of development.
20	8400 West Road Improvements	Construct full ROW improvements along 8400 West from 13400 South to Main Street	Engineering	\$ 1,500,000.00	Road Impact Fee	100%	0%			X		Final improvements
21	13400 South Road Improvements Ph. 1	Construct full ROW improvements along 13400 S from 6000 West to 8400 West	Engineering	\$ 1,000,000.00	Road Impact Fee	100%	0%		X			I was awarded funds from other funds from Salt Lake
22	Transportation Master Plan	Transportation Master Plan	Engineering	\$ 50,000.00	Road Impact Fee	100%	0%		X			I was awarded funds from other funds from Salt Lake
23	8400 W Main Street Traffic Signal and Intersection Improvements	Install new traffic signal and roadway improvements at the intersection of 8400 W and Main Street	Engineering	\$ 600,000.00	Road Impact Fee	100%	0%		X			SLR MSA Ph. 3. See SLO schedule for 2020

11	Belmont Park	Construction of Dog Park along the frontage of Belmont Ct.	Herriman	\$ 1,000,000.00	Park F	100%	0%			X		
12	Wide Hollow Trailhead	Construction of Trailhead at the east end of Wide Hollow Dr.	Parks	\$ 500,000.00	Park F	100%	0%			X		
13	Creek Ridge Park	Construction of Creek Ridge Park.	Herriman	\$ 950,000.00	Park F	30%	70%	Yes		X		Herriman City has agreed to reimburse Building Permits are issued.
14	Sho Train		Parks		Park F	100%	0%			X		
15	Creek Ridge Park Playground Surfacing	Playground was not designed to provide soft surfacing, however Herriman City Parks Department proposes to install the soft surfacing	Herriman	\$ 40,000.00	Park F	100%	0%			X		Herriman City has agreed to reimburse with Park Impact Fee as Building Permits are issued.
16	Belmont Park East Side Asphalt Trail	Install asphalt trail along the east	Parks	\$ 125,000.00	Park F	100%	0%	Yes	X			

## GENERAL FUND

NO.	PROJECT	DESCRIPTION	SUBMITTED BY	EST. PROJECT COST	Funding Source	Funding Breakdown		Required by Agreement	ALLOCATION OF COSTS			COMMENTS
						City %	Others %		FY19	FY20	FY21+	
E19	Sho Road Improvements	Construct full ROW improvements along Sho Road from 7300 West to tie into existing pavement.	Engineering	\$ 1,300,000.00	General Fund	100%	0%		X			

## CAPITAL PROJECTS LIST STORM DRAIN IMPACT FEE

NO.	PROJECT	DESCRIPTION	SUBMITTED BY	EST. PROJECT COST	Funding Source	Funding Breakdown		Required by Agreement	ALLOCATION OF COSTS			COMMENTS
						City %	Others %		FY19	FY20	FY21+	
1	7300 West - 47' pipe - Half Crossing Drive to Butterfield Creek (DUB#)		Engineering	\$ 400,000.00	SD Impact Fee	100%	0%			X		
2	SLCC Pond Outlet	Regional detention facility rough grading, haul, and lift station facility	Engineering	\$ 700,000.00	SD Impact Fee	100%	0%			X		
3	Academy Pond Outlet	Regional detention facility rough grading, haul, and lift station facility	Engineering	\$ 100,000.00	SD Impact Fee	100%	0%			X		
4	H-Country Road - 47' pipe - 7300 West to Main Street		Engineering	\$ 300,000.00	SD Impact Fee	100%	0%			X		
5	Juniper Park Detention Facility	Regional detention facility rough grading and pond appearance facilities for the L.L. Hampton Park	Engineering	\$ 250,000.00	SD Impact Fee	100%	0%	X		X		
6	Rose Creek Outlet Ph. 1 - Rose Creek to 6400 South	Outlet located in Riverbank	Engineering	\$ 450,000.00	SD Impact Fee	100%	0%			X	X	
7	Rose Creek Outlet Ph. 2 - 14200 South to 14400 South	Coordinate with SLCC	Engineering	\$ 300,000.00	SD Impact Fee	100%	0%			X	X	
8	Storm Drain Master Plan	Storm Drain Master Plan	Engineering	\$ 50,000.00	General Fund	100%	0%			X		

NO.	PROJECT	DESCRIPTION	EST. PROJECT COST	Funding Source	Funding Breakdown	Required by Agreement	ALLOCATION OF COSTS	COMMENTS
E1	13400 S & 5000 W Traffic Signal Improvements	Install new signal						
E2	School Walk Route Improvements	Updates to a						
E3	6400 West & 13400 South Intersection Improvements	Add name in						

E4	5600 West MB & Overlay	This project is intended to repair significant rutting in the travel lanes along 5600 West from 13400 South to Rocky Point Dr	Public Works	\$ 180,000.00	General Fund	100%	0%			X		
E5	Resident Driveway and Drive Approach Improvements Along 6400 West	This project includes improvements to resident's driveway and drive approach in order to mitigate issues associated with prior improvements to 6400 West	Engineering	\$ 50,000.00	General Fund	100%	0%			X		Weather Talahah
E6	7300 West Roadway Improvements	This project includes full or partial repave of the main SD pipeline project										

## CAPITAL PROJECTS LIST TRANSPORTATION IMPACT FEE

NO.	PROJECT	DESCRIPTION	SUBMITTED BY	EST. PROJECT COST	Funding Source	Funding Breakdown		Required by Agreement	ALLOCATION OF COSTS			COMMENTS
						City %	Others %		FY19	FY20	FY21+	
1	Autumn Crest North Extension	Construct new roadway from end of existing road to 13800 S and new signal at Reservoir Road	Engineering	\$ 1,800,000.00	State Funding 14 277	0%	100%	X	X	X		Ongoing
2	Traffic Signal - Autumn Crest at Reservoir	Traffic signal in conjunction with opening of new high school	Engineering	\$ 240,000.00	State Funding 14 277	100%	0%		X	X		on SLO schedule for 2019
3	Traffic Signal - Juniper Crest at Reservoir	Traffic signal in conjunction with opening of new high school	Engineering	\$ 240,000.00	State Funding 14 277	100%	0%		X	X		on SLO schedule for 2019
4	Main Street Segment 2	Construct full width improvements of Main Street from Herriman Parkway to Midas Creek Bridge	Engineering	\$ 3,300,000.00	Road Impact Fee	100%	0%			X		\$500,000 for ROW cost, need to remove water from the coal in the subgrade. Another to look into that
5	7300 West Roadway Improvements	Widen 7300 West from Falls Crossing to Herriman Main Street	Engineering	\$ 475,000.00	Road Impact Fee	100%	0%			X		Funding for this project requires funding from 7300 West SD & 7300 West Secondary Water projects.
6	8000 West Road Improvements	Construct full ROW improvements along 8000 West from Main Street to Grandpave Ave.	Engineering	\$ 3,500,000.00	Road Impact Fee	100%	0%			X		Final improvements
7	6000 West Rose Creek Crossing	Construct roadway and bridge to connect 6000 West over Rose Creek	Engineering	\$ 1,250,000.00	Road Impact Fee	100%	0%			X		Final improvements w/bridge
8	Design of 6400 West Road Improvements	Improvements along 6400 West from Main Street to 6400 West to Grandpave Ave. This includes new park, gutter, pavement	Engineering	\$ 250,000.00	Road Impact Fee	100%	0%			X		
9	Reconstruct H-Country Road Main Street Intersection	Reconstruct H-Country Road Main Street intersection	Engineering	\$ 750,000.00	Road Impact Fee	75%	25%					Should be timed with new development on north side of Main Street
10	Traffic Signal - Real-Vista and Academy	New traffic signal will not require any additional roadway improvements.	Engineering	\$ 260,000.00	Road Impact Fee	100%	0%			X		Conduct warrant study to determine timing of when signal should be installed.
11	Herriman Boulevard & 8000 West Intersection Widening	Widen south leg of the intersection of 8000 West and Herriman Boulevard	Engineering	\$ 200,000.00	Road Impact Fee	40%	40%		X	X		Will be constructed with MB&R Crossing Phd 1
12	11800 South Ph. 1 Road Improvements	Half road ROW improvements along 11800 S from 6400 to 6000 West	Engineering	\$ 1,000,000.00	Road Impact Fee	100%	0%			X		Developer to construct with Adair project and be reimbursed with impact fee
13	13400 South Road Improvements Ph. 2	Construct full ROW improvements along 13400 S from 6400 West to 6000 West	Engineering	\$ 1,500,000.00	Road Impact Fee	100%	0%			X		Associate improvements with Danisco development
14	7300 West Connector	Construct full ROW improvements along 7300 West from McCutcheon Road to Rose Canyon Road	Engineering	\$ 1,000,000.00	Road Impact Fee	100%	0%			X		Connector from Cove to Rose Beam
15	6400 West Roadway Ph. 2	Construct new road - 6400 West from 11800 South to Midas Creek with a bridge over the creek.	Engineering	\$ 3,500,000.00	Road Impact Fee	100%	0%	X		X		SLR MSA Ph. 2
16	11800 South Ph. 2 Road Improvements	Half road ROW improvements along 11800 S from 6400 to 7000 West	Engineering	\$ 2,000,000.00	Road Impact Fee	100%	0%	X		X		SLR MSA Ph. 1
17	Main Street from 6300 West to 6000 West Road Improvements	Construct full ROW improvements along Main Street	Engineering	\$ 1,750,000.00	Road Impact Fee	100%	0%			X		Final improvements
18	6400 West Roadway Ph. 1	Construct new road - 6400 West from Herriman Boulevard to Midas Creek	Engineering	\$ 1,500,000.00	Road Impact Fee	100%	0%	X		X		SLR MSA Ph. 1



# Funding Plan Discussion

- 1. How Should Priorities be Determined?**
- 2. How Should Staff Proceed with the Priority List?**



Staff Memorandum

**DATE:** September 23, 2020

**TO:** Mayor Watts, City Council, and Planning Commission

**FROM:** Michael Maloy, AICP, Planning Director

**MEETING:** Joint Work Meeting September 30, 2020

**SUBJECT:** Presentation and Discussion of General Plan Update

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**SUMMARY:**

Susie Petheram, AICP, FFKR Architects, will update the City Council and the Planning Commission on proposed elements of the new General Plan and Future Land Use Map currently being drafted by FFKR and its consultants.

**DISCUSSION:**

The Planning Commission has been reviewing and discussing the Draft General Plan. We will summarize and discuss the key comments and feedback on sections/elements, including the following:

- Herriman Values & Priorities:
  - Preserving Quality Open Spaces, not just unbuildable land
  - Preparing for Future Flexibility with Economic Development
  - Balancing a range of Development Types and Community Character
  - Safe and Connected Transportation Network and Future Development intensities
  - Mix of Housing – city-wide and within neighborhoods
- Key Focus Initiatives:
  - Growing Wisely – ensuring adequate zones/opportunities for Economic Sustainability; retaining Community Character
  - Quality Open Space – city-wide and within developments
  - Maximizing the City’s Unique Fiscal Opportunities – using these to help enhance/support community & culture in Herriman
  - Community & Culture – quality of life/amenities and opportunities
- Future Land Use Categories & Development Patterns:
  - Target Lot Sizes (Average Net Density) and Target Range of Lot Sizes (Net Density Range)

- Density and Open Space Calculations based on Buildable Areas (Buildable Gross Density vs. Overall Gross Density)
- Clarity on clustering and outcome of final development patterns/numbers
- Development Patterns (Flexibility in House Sizes; Side setbacks and useable Side Yards)
- Category for Foothills/Rural preservation – very low density with less infrastructure
- Action Plan/Strategies:
  - Design Standards – Commercial Development and Flexibility for Future Changes; Residential Development and Variety/Diversity
  - Community Recreation Amenities vs. HOA-provided Amenities
  - Herriman Old Town – landmark buildings, development/design standards overlay
  - Trail System – more extensive map into surrounding areas as well as within city boundaries
  - Range of Neighborhood Types/Character within City

**RECOMMENDATION:**

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

# Herriman General Plan Joint PC/CC Work Session

September 30, 2020

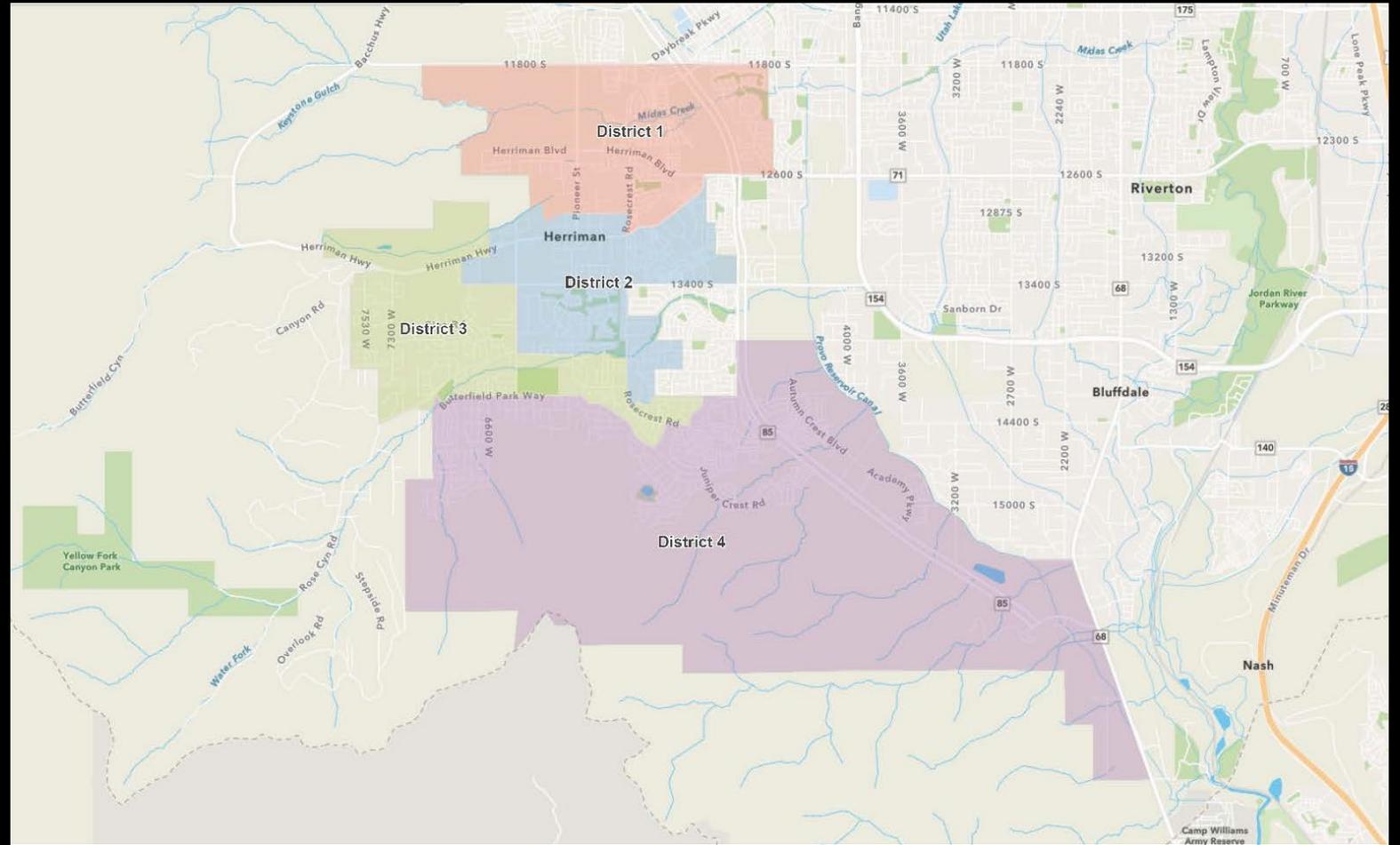


# Discussion Framework

- Draft Plan Highlights by City District
- Overview of Key Comments & Feedback on Draft Plan Sections
  - Vision: Values & Priorities
  - Vision: Key Initiatives
  - Future Land Use & Development Pattern
  - Action Plan Strategies
- Next Steps



# City District Highlights



# Herriman Values & Priorities

- Open Space –
  - Ensure Quality Spaces are Preserved and Enhanced
- Fiscal Stability –
  - Prepare to be Flexible for Changing Needs/Market
- Community Character –
  - Capture Balance/Diversity in Development Standards
- Community Amenities –
  - Leverage Assets and Cater to Community Character
- Safe Transportation & Connected Network –
  - Local/Regional Network and Development Intensity
- Employment Opportunities –
  - Support Work at Home, Start-Ups, Entrepreneurs w/ City-wide Fiber
- Mix of Housing types –
  - City-wide and Within Neighborhoods

# Key Focus Initiatives

1

## Growing Wisely

- Striving for Economic Sustainability
- Facilitating Access to Opportunities & Amenities
- Coordinating development & infrastructure investments
- Retaining Community Character & Creating Diverse Neighborhoods

ECONOMIC  
SUSTAINABILITY /  
PRESERVE  
OPPORTUNITIES

2

## Optimizing Open Spaces

- Proximity
- Access
- Views
- Integration with Development

QUALITY SPACES

3

## Maximizing Unique Fiscal Opportunities

- Leveraging Assets & Location

ENHANCE/SUPPORT  
HERRIMAN'S  
CHARACTER

4

## Enhancing/Supporting Community & Culture

- Serving a Range of Populations/Demographics

LEVERAGE  
OPPORTUNITIES  
FOR QUALITY OF  
LIFE/AMENITIES

# Future Land Use Categories



## Residential & Neighborhood

The foundation for retaining the character of the Herriman community and offering housing choices



## Mixed Use & Commercial

The fuel for keeping the community fiscally sustainable & providing services/amenities



## Civic & Community

The links for connecting the community and keeping it socially, culturally, and environmentally sustainable





## Future Land Use: Residential & Neighborhood

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- Foothill/Rural Residential
- Low Density (Hillside/Agricultural) Residential
- Neighborhood Residential One
- Neighborhood Residential Two
- Mixed Use Neighborhood One
- Mixed Use Neighborhood Two

## Future Land Use: Commercial & Mixed Use

- General Retail
- Neighborhood Commercial Node
- Employment Campus/Business Park
- Office Mixed Use
- Recreational Resort/Destination Activity Node
- Education Village





## Future Land Use: Civic & Community

- Civic/Community – Schools, Libraries, City Facilities
- Parks & Plazas
- Open Space
- Utilities/Support Services – Water, Power, Military, etc.

# Action Plan Strategies

- Review FLU Map Annually/Bi-annually
- Review Land Development Code Annually/Bi-annually
- Fiscal Impact Calculator
- Design Standards for New Development
- Overlay for Old Town
- Conservation Design Overlay/Category
- Update Zoning for Mix of Housing Types
- Accessory Dwelling Units
- Enhance Pedestrian Realm of Stable, Existing Neighborhoods
- Expand City Standards – Trails, etc.
- Define the City's Gateways
- Facilitate Connections to the Trail System
- Establish Riparian Overlay
- Low-Impact Design Standards
- Dual Purpose Retention/Detention Basins
- Urban/Rural Reserve Boundary
- Transfer of Development Rights
- Expand City Programming
- Keep Community Informed – Joint meetings with Regional entities





Staff Memorandum

**DATE:** September 23, 2020  
**TO:** Mayor Watts, City Council, and Planning Commission  
**FROM:** Michael Maloy, AICP, Planning Director  
**MEETING:** Joint Work Meeting September 30, 2020  
**SUBJECT:** Discussion of Single-family Attached or Detached Dwelling Standards

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**SUMMARY:**

Members of the Herriman City Council and Planning Commission will discuss the suitability of existing single-family dwelling standards in the Herriman City Code 10-29-42.

**DISCUSSION:**

Members of the Herriman City Council and Planning Commission have requested an opportunity to review and discuss regulations that specify minimum standards for attached and detached single-family homes in Herriman City. City staff has prepared a PowerPoint presentation that references these standards, which has been attached to this memorandum (see Attachment A – PowerPoint Slides).

In reviewing these standards, it may help to be mindful of the following purpose statement for Title 10 Land Development Code, which seeks to balance and protect the interests of the community and the individual:

**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.

**RECOMMENDATION:**

No formal action is required for this agenda item; however, staff may be directed to initiate a text amendment of applicable regulations in Title 10 Land Development Code.

**ATTACHMENT:**

- A. PowerPoint Slides

**Attachment A**  
**PowerPoint Slides**

# Joint Work Meeting

Discussion of Single-family Development Standards

September 30, 2020





herriman utah



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Monarch Meadows Apartments For Rent ... forrent.com



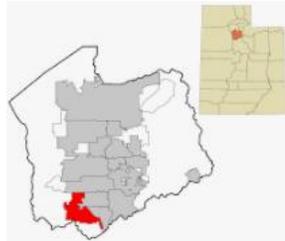
Homes for Sale in Herriman Utah ... utahrealtygroup.com



Rosecreek Estates in Herriman, ... facebook.com



Herriman Utah | Fieldstone Homes fieldstone-homes.com



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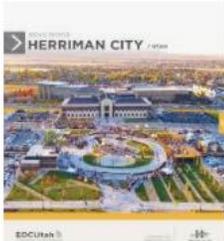
The Ridge At Herriman - Save Thousands ... communie.com



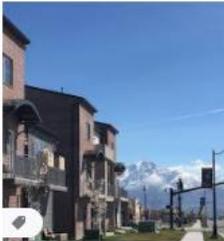
Disney UP House in Herriman Utah ... pinterest.com



Air Duct Cleaning | Herriman, Utah ... crystalcleanvents.com



Economic Development | H... herriman.org



Prima Sol Dr, Herriman, UT ... rentler.com



Cove at Herriman Springs Real Estate ... utahrealtygroup.com



Homes for Sale in Herriman Utah | EDGEhomes edgehomes.com



New homes for sale in Herriman, UT by ... lennar.com



The Real UP House (Herriman) - 2020... tripadvisor.com



Herriman Land, Herriman, UT 84096 ... loopnet.com



Fort Herriman Cove - Herriman UT - YouTube youtube.com



New homes for sale in Herriman, UT by ... lennar.com



Herriman Utah Homes for Sale utahhomes.org



Townhouse for Rent in Herriman, UT ... apartments.com



Top Hotels in Herriman, Utah - Canc... hotels.com

## Review of Standards:

- **What do we hope to achieve?**
  - Reduce construction costs?
  - Incentivize construction of single-family homes?
  - Improve design?
  - Other?

# 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 balance and protect community values and property rights*

## City Code

### **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.

**What changes—if any—should be made to this statement?**

## City Code

**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.

**What changes—if any—should be made to this standard?**

## City Code

- 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.

**What changes—if any—should be made to these standards?**

## City Code

- 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.

**What changes—if any—should be made to these standards?**

**What additions—if any—should be included?**

**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)

**What changes—if any—should be made to this regulation?**

**What additional standards—if any—should be included?**



Staff Memorandum

**DATE:** September 23, 2020  
**TO:** Mayor Watts, City Council, and Planning Commission  
**FROM:** Michael Maloy, AICP, Planning Director  
**MEETING:** Joint Work Meeting September 30, 2020  
**SUBJECT:** Discussion of Roof Pitch Regulations

---

**SUMMARY:**

Members of the Herriman City Council and Planning Commission will discuss the suitability of existing roof pitch regulations in the Herriman City Code and adopted design guidelines.

**DISCUSSION:**

Members of the Herriman City Council requested an opportunity to review and discuss regulations that specify a minimum roof pitch in Herriman City. City staff has prepared a PowerPoint presentation that references these standards (see Attachment A – PowerPoint Slides).

Common reasons for establishing a minimum roof pitch are:

- **Aesthetic Goals.** Community preference for traditional or classical forms of architecture that may not include low pitch or flat roof structures.
- **Architectural Compatibility.** Roof forms are a distinguishing architectural feature. Establishing a minimum roof pitch is one metric (among others) of encouraging architectural compatibility.
- **Historic Preservation.** Require roof forms on new construction or renovation projects that are compatible with historic homes and neighborhoods.
- **Adequate Drainage.** Roof pitch and material will affect the rate of water runoff. Proper roof design and construction will control moisture, shed water, and prevent slow or “standing” water on roof membranes.
- **Public Safety.** A low roof pitch under a heavy snow load may be problematic if not properly engineered.

**RECOMMENDATION:**

No formal action is required for this agenda item; however, staff may be directed to initiate a text amendment of applicable regulations in Title 10 Land Development Code.

**ATTACHMENT:**

- A. PowerPoint Slides

**Attachment A**  
**PowerPoint Slides**

# Joint Work Meeting

Discussion of Minimum Roof Pitch

September 30, 2020





## Title 10 Land Development Code

### Chapter 12 Commercial and Office Zones

#### 10-12-6: Development Standards

- D. OP Zone: Development in the OP Zone shall conform to the following design criteria requirements in addition to other applicable provisions of this title.
1. Buildings in predominantly residential areas **shall have a pitched or gabled roof** and use material that is similar or alike types with surrounding existing residential uses.

A roof pitch of 2/12 or less considered as a “flat” roof in building code

## Title 10 Land Development Code

### Chapter 29 Supplementary and Qualifying Regulations

#### 10-29-42: Single-family Attached or Detached Dwellings; Standards:

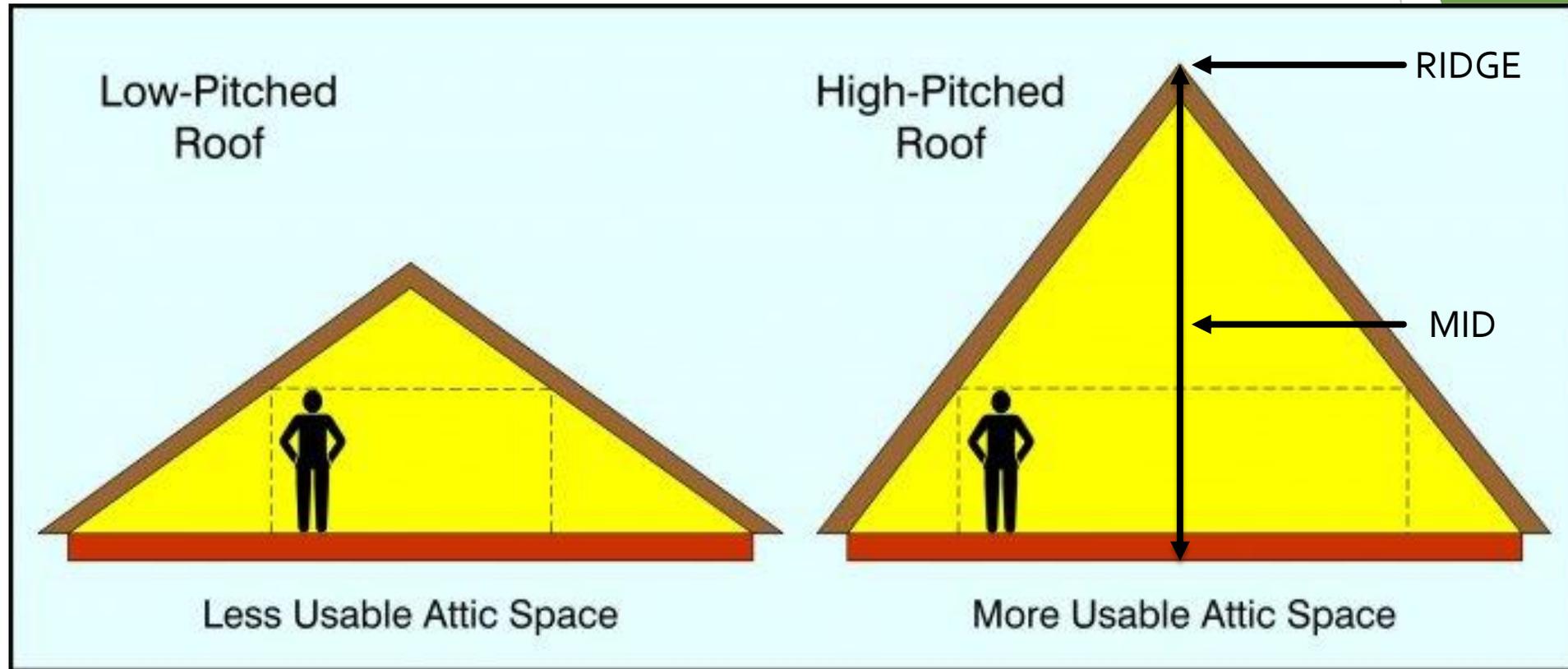
- F. Roof Pitch: **Main buildings shall be constructed with minimum 5:12 roof pitch.**
- H. Deviations: The Planning Commission may approve deviations from one or more of the developmental or architectural standards provided in this section on the basis of a finding that the architectural style proposed provides compensating design features. (Ord. 2017-54, 12-13-2017)

# Design Guideline

## Medium Density Residential Design Guidelines (May 2007)

**Roofs.** Roof planes for lots on a street without a cul-de-sac should have a minimum pitch of 6:12 (vertical to horizontal). Lesser pitches may be utilized on small areas of the roof plan such as shed dormers and patio or porch roofs. The design of the roof should appear as an integrated architectural element. Twenty five year architectural grade roofing is the minimum required for roofs in each development.

# Impact on Attic Space & Building Height



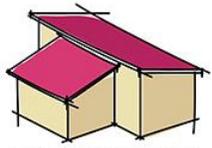
# Impact on Roof Construction & Snow Loads



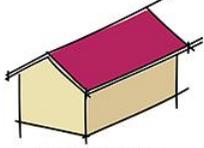
# Architectural Style



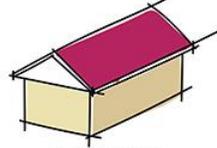
# Roof Types



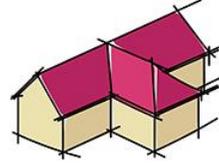
SKILLION & LEAN-TO



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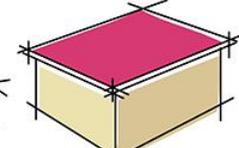
BOX GABLE



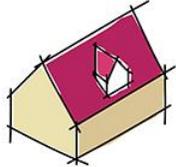
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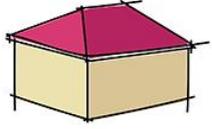
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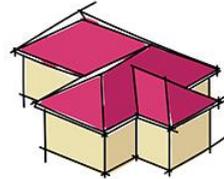
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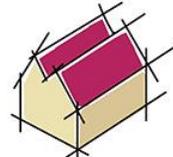
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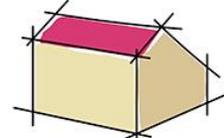
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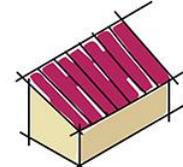
HIP & VALLEY



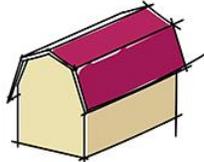
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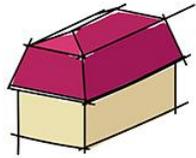
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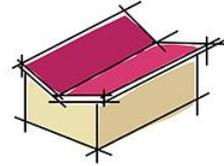
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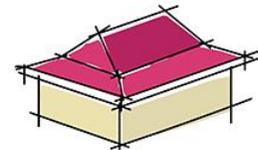
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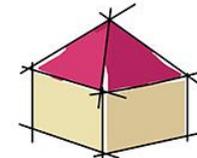
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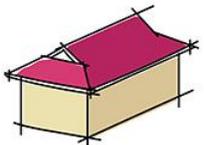
BUTTERFLY



COMBINATION



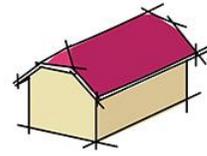
PYRAMID HIP



DUTCH GABLE

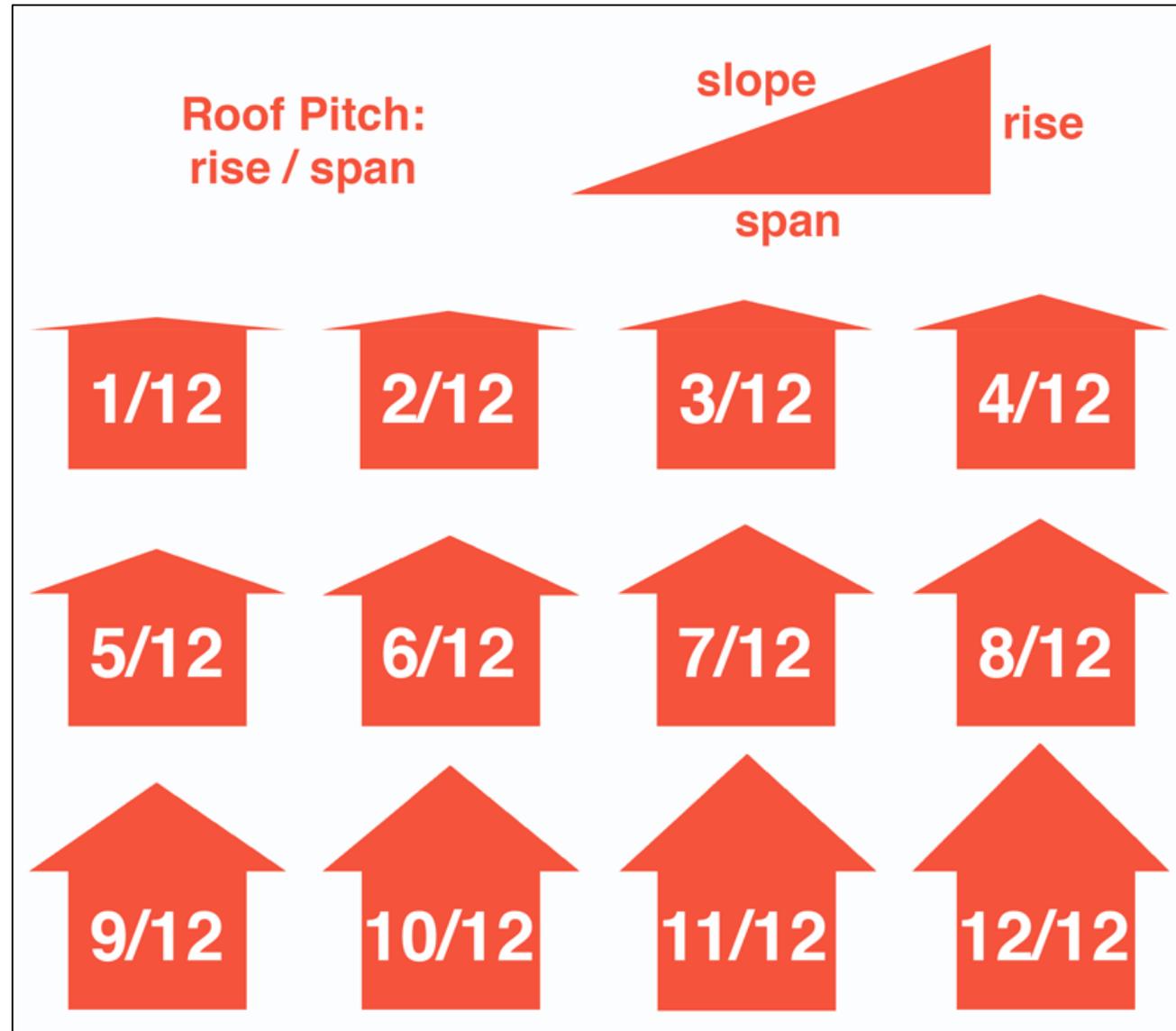


HEXAGONAL GAZEBO



JERKINHEAD

# Roof Pitches



# Roof Pitch Discussion

## Options

- Maintain current regulations, with Planning Commission authority to grant exceptions?
- Clarify how regulation is applied when multiple roof forms and pitches are used?
- Remove regulations and rely on building code?
- Consider minimum roof pitch in “old town” or historic district if created?
- Other?



## STAFF REPORT

**DATE:** 09/21/2020

**TO:** The Honorable Mayor and City Council

**FROM:** Justun Edwards Director of Public Works, Jonathan Bowers City Engineer and Heidi Shegrud Landscape Architect

**SUBJECT:** Water Efficiency Standards

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### **BACKGROUND:**

Jordan Valley Water Conservancy District Board has adopted water efficiency standards for all new development within their service area. The purpose for implementing these water efficiency standards, is to assist in reducing overall per capita water use within their service area and member agency service areas.

The water efficiency standards set new recommendations and requirements for both indoor water fixtures and exterior landscapes and irrigation systems. These standards, must be adopted by ordinance, by any member agency who wishes to increase and amend their current water purchase agreement with the District.

With Herriman's continued growth and water system expansion, we have exceeded our current contract, and must amend our contract to reflect current and future water demands.

### **DISCUSSION:**

Staff will present information pertaining to the JWCD Water Efficiency Standards and implementation.

The Water Efficiency Standards have implications on all new and rehabilitated landscapes within the City by:

- Recommending WaterSense labels on all plumbing fixtures.
- Require the use of drip irrigation and bubblers for all irrigation except for lawn irrigation.
- Recommends 50% live plant coverage at maturity.
- Lawn shall not be installed in park strips, areas less the 8' in width or on slopes greater than 25% or 4:1
- Lawn areas shall not exceed 35% of total landscaped area.
- Residential landscapes must follow Localscapes requirements.

The list above, represents the majority of the recommendations and requirements. The adopted Water Efficiency Standards will be attached.

## WATER EFFICIENCY STANDARDS

1. Purpose  
The purpose of these Water Efficiency Standards is to conserve the public's water resources by establishing water conservation standards for indoor plumbing fixtures and outdoor landscaping.
2. Applicability  
The following standards shall be required for all developer/contractor installed residential, commercial, institutional, and industrial construction, as applicable. The Outdoor Landscaping Standards shall also be required for new landscaping construction installed by homeowners.
3. Indoor Fixture Requirements  
It is recommended and encouraged, but not mandated, that all new and future construction and future additions, remodels, or refurbishments install plumbing fixtures that have the WaterSense label, including: lavatory faucets, shower heads, sink faucets, water closets (tank and flushometer-valve toilets), and urinals, to the extent Utah law allows municipalities or local districts to require these fixtures.
4. Outdoor Landscaping Standards  
All new and rehabilitated landscaping for public agency projects, private development projects, developer-installed landscaping in multi-family and single-family residential projects within the front and side yards, and homeowner provided landscape improvements within the front and side yards of single and two-family dwellings shall comply with the landscaping standards below:

### Definitions

- A. Activity Zones: Portions of the landscape designed for recreation or function, such as storage areas, fire pits, vegetable gardens, and playgrounds.
- B. Active Recreation Areas: Areas of the landscape dedicated to active play where Lawn may be used as the playing surface (ex. sports fields and play areas).
- C. Central Open Shape: An unobstructed area that functions as the focal point of Localscapes and is designed in a shape that is geometric in nature.
- D. Gathering Areas: Portions of the landscape that are dedicated to congregating, such as patios, gazebos, decks, and other seating areas.
- E. Hardscape: Durable landscape materials, such as concrete, wood, pavers, stone, or compacted inorganic mulch.

- F. Lawn: Ground that is covered with grass or turf that is regularly mowed.
- G. Localscapes®: A landscaping approach designed to create locally adapted and sustainable landscapes through a basic 5-step approach (central open shape, gathering areas, activity zones, connecting pathways, and planting beds).
- H. Mulch: Any material such as rock, bark, compost, wood chips or other materials left loose and applied to the soil.
- I. Park Strip: A typically narrow landscaped area located between the back-of-curb and sidewalk.
- J. Paths: Designed routes between landscape areas and features.
- K. Planting Bed: Areas of the landscape that consist of plants, such as trees, ornamental grasses, shrubs, perennials, and other regionally appropriate plants.
- L. Total Landscaped Area: Improved areas of the property that incorporate all of the completed features of the landscape. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, and other non-irrigated areas intentionally left undeveloped.

5. Landscaping Requirements

- A. All irrigation shall be appropriate for the designated plant material to achieve the highest water efficiency. Drip irrigation or bubblers shall be used except in Lawn areas. Drip irrigation systems shall be equipped with a pressure regulator, filter, flush-end assembly, and any other appropriate components.
- B. Each irrigation valve shall irrigate landscaping with similar site, slope and soil conditions, and plant materials with similar watering needs. Lawn and Planting Beds shall be irrigated on separate irrigation valves. In addition, drip emitters and sprinklers shall be placed on separate irrigation valves.
- C. Landscaped areas shall be provided with a WaterSense labeled smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers shall be equipped with automatic rain delay or rain shut-off capabilities.
- D. At least 3-4 inches of Mulch, permeable to air and water, shall be used in Planting Beds to control weeds and improve the appearance of the landscaping.
- E. At maturity, landscapes are recommended to have enough plant material (perennials and shrubs) to create at least 50% living plant cover at maturity at the ground plane, not including tree canopies.

- F. Lawn shall not be installed in Park Strips, Paths, or on slopes greater than 25% or 4:1 grade, and be less than 8 feet wide at its narrowest point. To the extent reasonably practicable, Lawn shall be free from obstructions (trees, signs, posts, valve boxes, etc.).
- G. In residential landscapes, the landscaping shall adhere to the following Localscapes requirements:
- i. If size permits, the landscaped areas of the front yard and back yard shall include a designed Central Open Shape created by using Lawn, Hardscape, groundcover, gravel, or Mulch.
  - ii. Gathering Areas shall be constructed of Hardscape and placed outside of the Central Open Shape. In a landscape without Lawn, Gathering Areas may function as the Central Open Shape.
  - iii. Activity Zones shall be located outside of the Central Open Shape and shall be surfaced with materials other than Lawn.
  - iv. Paths shall be made with materials that do not include Lawn, such as Hardscape, Mulch, or other groundcover.
  - v. Lawn areas shall not exceed the greater of 250 square feet, or 35% of the Total Landscaped Area.
  - vi. Small residential lots, which have no back yards, which the Total Landscaped Area is less than 250 square feet, and which the front yard dimensions cannot accommodate the minimum 8 feet wide Lawn area requirement of the Landscaping Requirements in section F, are exempt from the 8 feet minimum width Lawn area requirement.
- H. In commercial, industrial, institutional, and multi-family development common area landscapes, Lawn areas shall not exceed 20% of the Total Landscaped Area, outside of Active Recreation Areas.
- I. Certain special purpose landscape areas (e.g. stormwater management areas, etc.) may receive exceptions from the slope limitations and other elements of the Landscaping Requirements (see Paragraph F, above). Applications to receive exceptions are to be considered on a case-by-case basis.
- J. These outdoor standards are not intended to be in conflict with other landscaping requirements as defined by Utah law, including stormwater retention requirements and low-impact development guidelines. Notwithstanding these outdoor standards, whenever any requirement may be in conflict with Utah law, such conflicting requirements shall not apply.

# **JORDAN VALLEY WATER CONSERVANCY DISTRICT WATER EFFICIENCY STANDARDS**

**Joint Herriman City Council & Planning Commission**  
September 30, 2020

# Rethinking Landscaping

# Typical Utah Landscape



# Utah "Localscape"





9232









# Save 130,000 Gallons per Year

196,250\*  
gallons per  
season



64,766  
gallons per  
season



\* Typical use of 40" of water per year on a quarter acre lot, applied with automatic sprinklers.

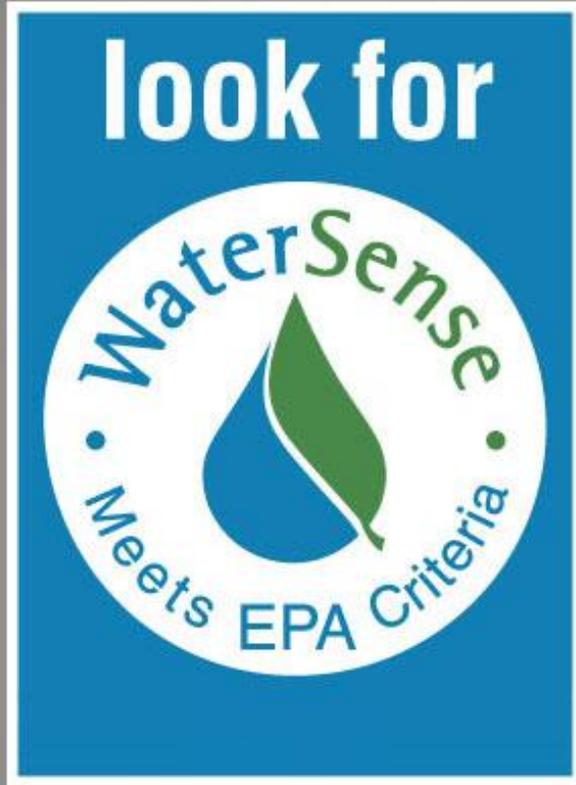
# Water Efficiency Standards and Wholesale Policy

# JVWCD Water Efficiency Standards

Indoor and outdoor standards for  
new construction



# Indoor water efficiency standards



It is recommended but not mandated that all indoor plumbing fixtures (e.g. toilets, urinals, showerheads, and faucets) be WaterSense labeled.

# Residential Landscape Standards

- Applicable to front and side yards.
- Lawn is designed as an open space and does not exceed 35% of the total landscaped area.
- Prohibit lawn in park strips and other narrow areas that are less than 8 feet wide.
- Drip irrigation is used in planting beds.



# Commercial Landscape Standards

- Outside of active recreation areas, keep lawn to 20% of the total landscaped area.
- Prohibit lawn in park strips, parking lot islands, or other narrow areas that are less than 8 feet wide.
- Keep lawn areas free of obstructions such as trees, signposts, and boulders; and avoid use on steep slopes.
- Drip irrigation is used in planting beds.
- Recommended to have enough plant materials to create at least 50% living plant cover at maturity.
- Submit new landscape projects to the city to ensure they meet city water conservation requirements and guidelines.

# Block Rate Comparison

System Component	Block 1	Block 2
Water Supply	\$161.61	\$760.00
Water Treatment	\$88.88	n/a
Transmission (includes storage and pumping)	\$175.69	\$175.69
Distribution	\$12.60	\$12.60
Capital	\$73.69	\$73.69
Conservation	\$9.87	\$9.87
Other	\$6.80	\$6.80
<b>Average non-pumped rate (per AF)</b>	<b>\$529.14</b>	<b>\$1,038.65</b>
Notes: a) Block 2 is based on the most recently developed supply (Central Water Project)		

# Herriman City Water Purchase Contract

**Minimum Purchase Amount: 2,000 AF**

**20% Allowance: 2,400 AF**

**Zone A Remediated Amount: 667 AF**

**3,067 AF<sup>(a)</sup>**

<b>Year</b>	<b>Deliveries (AF/Year)</b>
2016	3,302
2017	3,719
2018	4,010
2019	4,527

a) Block 2 water rate would be charged for any deliveries exceeding 3,067 AF

# Overview

- Increase JWCD water purchase contract
  - Subject to Block 2 rates if contract is not amended
- Efficiency standards must be adopted by ordinance prior to amending contract
- All new and rehabilitated landscapes must follow efficiency standard requirements

# Discussion/ Questions

