



PLANNING COMMISSION MINUTES

Thursday, August 2, 2018

Approved September 6, 2018

The following are the minutes of the Planning Commission Meeting held on **Thursday, August 2, 2018 at 6:00 p.m.** in the Herriman City Community Center, 5355 W. Herriman Main Street (12090 South), Herriman, Utah. Adequate notice of this meeting, as required by law, was posted in the Community Center, on the City's website, and delivered to members of the Commission and media.

Presiding: Chair Jessica Morton

Commission Members Present: Jackson Ferguson, Andy Powell, Brody Rypien, Chris Berbert, Parry Harrison, Andrea Bradford

Commission Members Absent: Adam Jacobson, Lorin Palmer

Staff Present: Assistant City Planner Bryn McCarty, Communication Specialist Destiny Skinner, Planning Coordinator Craig Evans, Assistant City Engineer Jonathan Bowers, and Deputy Recorder Wendy Thorpe.

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

Chair Jessica Morton called the meeting to order at 6:09 pm.

1. Training

Assistant City Planner McCarty distributed training handouts, the first of which explained the terminology and process details for the General Plan Amendment. She informed the Commission that the General Plan process must consist, at a minimum, of a newspaper notice and post to the City website 10 days prior to a public hearing and notification of affected entities. The General Plan must contain land use, transportation and moderate income housing elements. She further clarified the entire General Plan amendment process would take about a year and a half.

Assistant City Planner McCarty distributed a training handout and briefly outline the Zoning process. She made the Commissioners aware that land use applications must be submitted and fees must be paid 30 days prior to the Planning Commission meeting. Property owners within 300 feet must be notified 10 days prior to the public hearing. Zoning text changes must be noticed in the newspaper and on the City website 10 days prior to the Public Hearing. The Planning Commission would then recommend approval, with or without conditions, or recommend denial to the legislative body. The City Council would then adopt or reject the ordinance, as proposed or after making revisions. Significant changes would be returned to the Planning Commission for reconsideration.

Commissioner Andrea Bradford arrived at 6:15 p.m.

Assistant City Planner McCarty distributed the how to make a motion handout. She emphasized the importance of being specific and clearly stating conditions, adjustments and/or additional requirements.

2. Discussion of Proposed Home Occupation Chapter

Assistant City Planner McCarty provided the Commissioners with proposed updates for the Home Occupation Chapter and informed the Commissioners that the home daycare section was in a different section of the ordinance. Home instruction was the working title for preschools, dance classes, and circumstances with multiple customers coming to the house. She discussed limitations of sessions and number of total customers allowed at a time. The necessity to exclude outside businesses was clarified, due to home business such as daycares, preschools and swim lessons utilizing fenced yards. Salons, tax preparation and home businesses with one person at a time would be defined in a different section. She further defined that these would not be allowed if the applicant has a shared driveway, and explained that no additional parking or drop-off areas could be created. Assistant City Planner McCarty said the City would continue to work on the home occupation chapter and bring it back to the Commission at a future date.

3. Review of City Council Decisions

Assistant City Planner McCarty had none to report. She notified the Commissioners that the Herriman City Safety Enforcement Area (HCSEA) Truth in Taxation meeting had been scheduled for August 16, 2018 at 6:00 p.m. and the Joint City Council / Planning Commission Meeting had been scheduled for August 30, 2018.

4. Review of Agenda Items

Assistant City Planner McCarty briefly discussed the Open Space Master Plan and that the public hearing was scheduled for the August 16, 2018 Planning Commission meeting.

Assistant City Planner McCarty distributed American Planning Association handouts and informed the Commissioners that the annual conference would be October 4 & 5, 2018.

Director of Parks, Events and Recreation Thomas entered the meeting at 6:42 p.m. to address questions

regarding the Herriman Hills Open Space Master Plan. She informed the Commissioners that a Consultant would present at the Meeting. She stated no additional parking was included for Blackridge Reservoir. The Commissioners offered the opinion that trails similar to the Provo Canyon paved trails would be an amenity to draw people from further away. Director Thomas stated some connectivity under Mountain View Corridor (MVC) would be incorporated along with a paved asphalt trail to Highway 111. Inclusion of a mountain bike trail in Juniper Canyon would be contingent on development in the area. Director Thomas further explained the City had coordinated with Police and UFA regarding rescue and injury treatment along the proposed trails.

Planning Commission work meeting adjourned by consensus at 6:49 p.m.

7:00 PM - Regular Planning Commission Meeting

1. Call to Order

Chair Morton called the meeting to order at 7:00 p.m. and welcomed those in attendance

1.1 Invocation/Thought/Reading and Pledge

Commissioner Rypien led the audience in the Pledge of Allegiance.

1.2 Roll call

Full Quorum Present; Commissioners Adam Jacobson and Lorin Palmer were not present.

1.3 Approval of Minutes for: 06/21/18

Commissioner Powell moved to approve item 1.3 Minutes for June 21, 2018. Commissioner Rypien seconded the motion and all voted aye.

1.4 Conflicts of Interest

No conflicts of interest were offered.

2. Legislative Items

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

2.1 Request: Discussion of the Herriman Hills Open Space Master Plan (Public Hearing will be held August 16, 2018)

Applicant: Herriman City

File Number: G2018-02

Director of Parks, Events and Recreation Thomas introduced Consultant Deborah Shepard from Project Engineering Consultants (PEC) to present the Herriman Hills Open Space Master Plan Summary. The Public

Hearing and further discussion would take place at the next Planning Commission meeting on August 16, 2018. Consultant Shepard provided a brief history of the research and development and survey feedback from residents that led to the plan. A majority of survey respondents expressed the desire for minimal development and showed support for the addition of some trailheads with parking, structured trails, restrooms, trash receptacles, posted rules for the areas and smaller scale amenities. Highest response was from residents that lived near the trail areas and a majority of respondents expressed a desire for small scale development, such as trails for hiking, mountain biking or trail running. Year round terrain park for biking and snowshoeing was the most desired of the medium scale development options. With regards to large scale development, respondents expressed interest in access to view areas and roadway development for trail/park access. Access to the interior was desired but not lots of amenities. Respondents were about evenly divided regarding the development of a leash free dog park. A majority of respondents were willing to support an increase in City park fees to maintain and improve the area. Most respondents did not want paved trails and expressed a desire for natural multi-use, shared or single use trails. Respondents expressed safety concerns regarding increased traffic, fire risk, crime, parking and noise. Respondent suggestions for the write in comments portion expressed a desire to leave the area as is, addition of a gun range, ATV trails and more trees.

Consultant Shepard provided a brief overview of the Herriman Hills Concept Plan. Central location, fairly flat elevation and close proximity to commercial development along Mountain View Corridor would make Juniper Crest trailhead a desirable location for developments such as a community events center, small amphitheatre, parking lot, picnic area, race location and restrooms. Due to narrow access and steep terrain of Friendship Drive, the addition of a parking was not recommended; however, the addition of restrooms and trash cans were suggested. Graffiti Rock/Wide Hollow Trail already has an access road which could be developed into a minimally improved gravel parking area with trash cans, signage and restrooms. Other locations were dependent on access. Tick Ville Gulch offers a spring water resource and the interesting slope could be useful as downhill mountain biking trails and the shadowed area could allow winter activities such as tubing or sledding.

Consultant Shepard previewed the Trail priority concept segment plans. She offered a brief overview of the area from Juniper Crest to Blackridge Reservoir and from Blackridge Reservoir to Friendship Drive trailhead. Areas between Friendship Drive to the Wide Hollow section would still need to be negotiated with private property owners. She added that Tickville Gulch had fun slope opportunities for mountain biking. She pointed out the already established trails and the back country and Bonneville Shoreline trails.

The Commissioners requested further information regarding the Juniper Crest trailhead reception center. Director Thomas clarified the center would be an enclosed club house with a kitchen, and would hold 100 to 150 people for races, small weddings, or meetings. The amphitheatre would be very small and would accommodate small scouting groups or kids presenting a small play or small preschool graduation. The Commissioners questioned the effect on traffic. Parks Director Thomas clarified a traffic impact study had not been completed and noted multiple access points to the trails would likely mitigate traffic issues. She explained the Sidewinder Trail from Blackridge to Diamond Back had already been cut and was being utilized, and was accessible from Butterfield Park, which

should reduce parking at Blackridge Reservoir. Parks Director Thomas expressed appreciation for the hard work of the Trails Committee and GIS department. Parks Director Thomas stated there were no plans for another reservoir at this time. She further stated the trail locations were aligned to connect with other city and County trails. The public hearing would take place in two weeks.

Commissioner Berbert made a motion to continue item 2.1 Discussion of the Herriman Hills Open Space Master Plan (Public Hearing will be held August 16, 2018) file # G2018-02. Commissioner Bradford seconded the motion and all voted aye.

3. Chair and Commission Comments

No comments were offered.

4. Future Meetings

- 4.1 City Council – Wednesday, **August 8, 2018** @ 7:00 PM
- 4.2 HCSEA Truth in Taxation Hearing – Thursday, **August 16, 2018** @ 6:00 PM
- 4.3 Planning Commission Meeting – **August 16, 2018** @ 7:00 PM

5. Adjournment

Motion to adjourn offered by Commissioner Powell at 7:34 p.m., Commissioner Rypien seconded the motion, and all voted aye.

I, Wendy Thorpe, Deputy Recorder for Herriman City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on August 2, 2018. This document constitutes the official minutes for the Planning Commission Meeting.



Wendy Thorpe