



CITY COUNCIL MINUTES

Wednesday, March 13, 2019
Approved April 10, 2019

The following are the minutes of the City Council Meeting of the Herriman City Council. The meeting was held on **Wednesday, March 13, 2019 at 5:00 p.m.** in the Herriman City Hall 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, media, and interested citizens.

Presiding: Mayor David Watts

Councilmembers Present: Sherrie Ohrn, Clint Smith, Jared Henderson, and Nicole Martin

Staff Present: Assistant City Manager Gordon Haight, Police Chief Troy Carr, City Recorder Jackie Nostrom, Public Works Director Justun Edwards, City Planner Michael Maloy, Director of Administration and Communications Tami Moody, City Engineer Blake Thomas, City Manager Brett Wood, Building Official Cathryn Nelson, Director of Operations Monte Johnson, Assistant City Engineer Jonathan Bowers, Fire Chief Riley Pilgrim, Landscape Architect Heidi Shegrud, and Communication Specialist Jonathan LaFollette.

5:00 PM - WORK MEETING: *(Fort Herriman Conference Room)*

1. City Council Social

- 1.1. *The City Council will meet for informal discussion and dinner. No action will be taken on any items.*

2. Council Business – 5:15 PM

Mayor David Watts called the meeting to order at 5:17 p.m.

2.1. Review of this Evening's Agenda

The City Council and staff reviewed the agenda.

2.2. Future Agenda Items

There were no Future Agenda Items discussed.

3. Administrative Reports

- 3.1. **Conceptual Design of Juniper Canyon Recreational Area** - Heidi Shegrud, Landscape Architect & Jonathan Bowers, Assistant City Engineer

Jonathan Bowers explained the Juniper Canyon Recreational Area was utilized as a place for hiking, trail running and biking. Water transmission and detention projects were planned throughout the canyon. The Herriman Hills Open Space Master Plan included the Juniper Canyon Trailhead and Trails. The City worked with G. Brown Design to design the amenities for the area, including: an innovative play area near the location of the dam, a trail system with three types of trails, a circuit training trail loop, a mountain bike trail, a paved multi-use trail and playground nodes throughout the trail network.

The Plan also included a design for a trailhead that would service the greater trail network in Herriman Hills. Amenities at this trailhead included parking, a reception/event center, an amphitheater, bike pump track and learn to ride area, pavilions, splash pad, dog park, playground, and a restroom.

A Community Open House had been scheduled for Monday, March 25, 2019, between 5:00-7:30 pm at City Hall to showcase the conceptual plan for the area.

Anticipated cost for the amenities was estimated to be \$8-11 Million. City Manager Wood indicated some of the costs would be funded by the developer, and other funding would come from the Park Impact Fee Fund. Councilmember Martin asked if they could reach out to St. George and Draper for information on their bike trails. She said she wanted a phasing plan for the project. City Manager Wood said he would like to have comparisons, and that it would be helpful to have different points of ingress/egress. Councilmember Henderson said he was concerned there were so many competing interests in one area. Councilmember Ohrn agreed. Councilmember Martin suggested they investigate obtaining sponsors to help with maintenance. City Manager Wood agreed, noting that they could go over these topics and more at the open house. They would present the phasing planned for the entire project.

3.2. Discussion of a proposed rezone of 22.87 acres located at or near 4950 West 12600 South from A-1 to the Auto Mall Special District (AMSD) (File No. Z2019-008) - Michael Maloy, City

City Planner Michael Maloy indicated that the City proposed to rezone the subject properties to establish an auto mall and other compatible commercial land uses at this location. If approved, approximately 3.1 acres of property fronting on 12600 South would be rezoned C-2 (Commercial) to allow for retail sales and services along the street. The proposed AMSD (Auto Mall Special District) zone was approximately 19.8 acres. Additional property would be rezoned Auto Mall Special District as it was assembled. When complete, the auto mall would contain approximately 90 acres, with 10 acres of C-2 zoned property along 12600 South.

City Planner Maloy said they had received concerns from residents about the intensity of the project. He explained that they should plan extensive buffers to combat this issue. Councilmember Martin suggested they prepare an information sheet for residents. City Planner Maloy reported that they received fewer comments at the last Planning Commission. He felt the residents were more comfortable with the project.

3.3. Discussion relating to an assortment of text amendments to the Land Development Code (File No. Z2018-004) - Michael Maloy, City Planner

Herriman City adopted a new Land Development Code on December 13, 2017. During the past year, the City identified various minor issues that warrant further amendments. In response to these issues, the Planning Commission reviewed and recommended the following seven text amendments:

- 1) In the Development Standards section of Chapter 12, which was entitled Commercial and Office Zones, there was a reference to a non-existent section of the ordinance. The proposed amendment correctly references the proper section.
- 2) The Land Development Code incorrectly stated that fences taller than six feet require a building permit. The proposed amendment removed this statement and deferred to the adopted Building Code.
- 3) In the 2017 revision, the C-2 zone was not included in the parking lot landscaping requirements. The proposed amendment corrected this oversight.
- 4) When the City Engineer approved stamped concrete for park strips, the proposed amendment specifies “colored” stamped concrete.

Councilmember Ohrn asked for justification for the changes, to which City Planner Maloy explained that they would be more aesthetically pleasing. Councilmember Smith asked if they should allow concrete in park strips. City Planner Maloy responded in the affirmative. He said they needed to have some flexibility for the developers. He noted the Planning Commission was favorable to have the flexibility.

Councilmember Henderson was excused at 5:52 p.m.

- 5) According to the Plant Material Standards in Chapter 23, Landscaping, bushes must be a minimum of 18 inches tall when planted. However, according to Herriman City Landscape Architect Heidi Shegrud, the regulation should specify gallons, not height. The proposal corrected this measurement.
- 6) Development Standards for the Commercial and Office Zone states eight feet (8'-0") was the required front yard setback, but a different portion of the ordinance requires twenty feet (20'- 0"). The proposal corrected this contradiction.
- 7) The current ordinance incorrectly states that decks three feet (3'-0") or more above finished grade must conform to building setbacks, but the correct height was thirty inches (30") above grade.

3.4. Storm Water User Fee Study Follow Up Discussion - Blake Thomas, City Engineer

City Engineer Thomas said there was an open house tomorrow and asked the Councilmembers if they had any questions. Councilmember Smith asked about the proposed fee. Engineer Thomas said a \$7 fee would fully fund the program. If they charged less, they would need to look for additional funding for subsidization.

Councilmember Martin said she was not in favor of charging less than what would fund the program. The Council agreed. City Engineer Thomas said this idea was supported by other cities. The City needed to ensure the residents knew what services the fee was paying. Councilmember Ohrn said it was tiresome to be issued fees, but this was a good way to avoid penalties.

3.5. Academy Village Conceptual Site Plan - Gordon Haight, Assistant City Manager

Assistant City Manager Gordon Haight explained that this site was situated near the RSL stadium. Modifications to the RDA were necessary to complete the conceptual plan. He turned the time over to John Lindsley to discuss the master plan and where the amenities would be located. There was a need for housing and accommodations for two teams. Accommodations included an office, club house, hotel, and retail spaces.

Mr. Lindsley explained this was all difficult due to the topography of the area. They were working with TRAX to include a station. When asked by Councilmember Martin about the progress being made with TRAX, Mr. Lindsley explained that the process had been difficult. Councilmember Smith added that he was willing to meet with them if needed.

Councilmember Smith asked about where teams currently stayed when they visited Utah. Mr. Lindsley said their accommodations were at another complex, but wanted them in Herriman. He noted that one hotel would be enough to accommodate their needs.

Mr. Lindsley continued by reviewing the residential mixed-use area. Assistant City Manager Haight presented a concept sketch of Academy Village. He explained that there was a need for additional residential units and to amend the CDA to include parking structures. Councilmember Martin asked what types of retailers they were trying to attract. Mr. Lindsley said they were interested in local, regional, and national retailers.

Councilmember Smith asked how this development would change the CDA. Assistant City Manager Haight explained that they were interested in increasing participation with other entities, specifically for parking structures. Councilmember Martin asked if there was any current legislation regarding parking structures; no one knew of anything specific. Councilmember Martin said a parking structure was a good alternative.

3.6. City Manager Updates - Brett Wood, City Manager

- Spring/Fall Clean up – Herriman City was providing a dumpster program for residents. City Manager Wood encouraged the Council to push out the information.
- City Manager Wood said the QPR training for suicide prevention was important training and referred to Blomquist Hale for people to utilize. Councilmember Martin asked if they were partnering with the Schools. City Manager Wood stated the training was a community effort.
- Chip Seal had been scheduled for the following week, weather permitting.
- Federal Legislative Update – City Manager Wood said they were working to bring federal dollars back to the community. He suggested they save money this year and not attend. Director Moody suggested they provide Ben McAdams with a picture for his office. She presented several options to the Council.
- There was some discussion about not trying not to schedule the Olympia Hills meetings on Council Meeting nights. City Manager Wood said staff would get an update to the Council after the next meeting.

- City Manager Wood asked how often the Council would like to have review on Quarterly/Annual Services Reports. Councilmember Martin said she was content with the current frequency. The Council agreed.

Councilmember Ohrn moved to adjourn the work session. Councilmember Smith seconded the motion at 6:56 p.m. The Council adjourned the work session, and reconvened at 8:23 p.m.

- City Engineer Thomas presented the timeline of the McCuiston Avenue Project, noting that the City had a contractor helping with this project.
- Assistant City Engineer Jonathan Bowers displayed the notice that went out to the residents regarding the 7300 West Construction. An open house would be held March 21, 2019, from 5:30 to 7:00 p.m. Assistant City Engineer Bowers reviewed several specific parts of the project.

Councilmember Henderson rejoined the meeting at 8:27 p.m.

Assistant City Manager Haight discussed the curb, gutter, and sidewalk for the 7300 West construction. It was discussed that not all portions of the road needed to have sidewalk.

Councilmember Martin asked for an update on the Gina agreement. Assistant City Manager Haight responded they needed to meet with Mr. Newton to discuss he details.

Councilmember Henderson reviewed a synopsis of the Olympia Hills Open house. He reported there were a lot of ideas, but no concrete plans presented.

Councilmember Henderson moved to temporarily recess the City Council work meeting to convene in a Closed Session to discuss pending or reasonably imminent litigation and the purchase, exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205. Councilmember Smith seconded the motion.

The vote was recorded as follows:

<i>Councilmember Jared Henderson</i>	<i>Aye</i>
<i>Councilmember Nicole Martin</i>	<i>Aye</i>
<i>Councilmember Sherrie Ohrn</i>	<i>Aye</i>
<i>Councilmember Clint Smith</i>	<i>Aye</i>
<i>Mayor David Watts</i>	<i>Aye</i>

The motion passed unanimously.

The Council reconvened the Work Meeting at 9:34 p.m.

4. Adjournment

Councilmember Smith moved to adjourn the work meeting at 9:34 p.m. Councilmember Martin seconded the motion, and all voted aye.

7:00 PM - GENERAL MEETING:

5. Call to Order

Mayor Watts called the meeting to order at 7:06 p.m. and welcomed those in attendance.

5.1. Invocation/Thought/Reading and Pledge of Allegiance

Jordan School District Board Member Darrell Robinson led the audience in the Pledge of Allegiance.

5.2. Council Comments and Recognitions

Councilmember Smith stated that he attended the cabaret hosted by the Herriman Arts Council, and expressed his appreciation for the dedication of those involved.

6. Public Comment

McKay Mortensen stated that he and others had asked for the Mayor's resignation on December 12, 2018, and had not forgotten.

7. City Council Board and Committee Reports

Councilmember Ohrn stated that she attended the Youth Council Conference in Logan. Scholarships were offered this year to two students out of the 30 participating cities; among the scholarship recipients was a youth from Herriman. She noted the program cost the City money, but it was worth the cost.

8. Reports, Presentations and Appointments

8.1. Jordan School District Introduction of new School Principals – Dr. Johnson, Jordan School District Superintendent

Dr. Pat Johnson introduced Darrel Robinson and principal Meredith Doliac. The new school was projected to have 495 students. At the board meeting they narrowed down the name of the school. She said the school district had over 53,000 students in the Jordan School District.

Principal Doliac thanked the Council and for the progress on the school.

8.2. Animal Services Annual Report – Carrie Sibert, Salt Lake County Animal Services Liaison Coordinator

Carrie Sibert introduced herself and said she would highlight portions of the annual report. She stated that 2018 was a year of new ideas and new partnerships. Animal Services welcomed new members to the family as they now have the addition of a Sheriff's Deputy to the agency. The Field department's teamwork was stronger than ever with the promotion of four new Field Sergeants. The Countywide animal service agencies joined together to get animals reunited with families by participating in the free microchip program.

Animal Services also strengthened communication and participation with its contracted jurisdictions through the formation of the new Advisory Committee. Each jurisdiction was represented, ensuring that the needs of their residents were met. Together they were able to streamline processes, expand services, and maintain their no-kill mission.

Thousands of animals received a second chance at Animal Services. Through shelter programs and community resources they helped over 14,000 animals in 2018. They also launched several highly successful events and networking campaigns. Their development team raised over \$94,000 in in-kind donations and almost \$200,000 in cash donations. The staff at Animal Services worked tirelessly to make the community better.

With the help of over 41,000 volunteer hours, animals in the shelter received love and care and their most vital programs thrived. From behavioral animals, medical cases, and neonatal; 438 animals received special care in foster homes while searching for their forever families.

Ms. Sibert then reviewed some of the agency statistics for 2018. The numbers were promising that their program was running efficiently. She also highlighted the fourth quarter employees of the month: Clinic Manager Dr. Dawn Kelly, Animal Control Officer Erika Munoz, and Animal Care Specialist Marissa Diamond. Fourth quarter volunteers of the Month: Janet Harnsberger, Dawn Vagstad and Namaya Osman.

8.3. Life Saving Award – Riley Pilgrim, Fire Chief

Fire Chief Riley Pilgrim said this was a special night as they would present the Life Saving Award. This award was for people that went above and beyond. He then turned the time over to Paramedic Lewis. Paramedic Lewis shared the story of Larry Wilson and his wife who saved John Rider. This all occurred during a snow storm. Herriman Police also helped transport Mr. Rider to the hospital safely. Snow-plow drivers Gunner Kelsh and Travis Dinger were also recognized for their efforts in saving Mr. Rider.

Jay Laskowski introduced himself. He said they had a great system to protect the residents, but Mr. Wilson went above and beyond. He introduced Scott Thurell representing Jordan Valley Hospital. Mr. Thurell said he also had awards to present. All the people involved were invited forward to be recognized and presented with the awards.

Councilmember Smith remarked that it was great to celebrate the true meaning of community.

The Council took a five-minute recess. The meeting recommenced at 7:56 p.m.

9. Consent Agenda

- 9.1. Approval of the January 23, 2019, City Council Minutes**
- 9.2. Approval of the February 27, 2019, City Council Minutes**
- 9.3. Approval of an Interlocal Cooperative Agreement with UDOT for a new traffic signal at Mountain View Corridor and REAL Vista Drive**

Councilmember Martin moved to approve the Consent Agenda as written. Councilmember Smith seconded the motion.

The vote was recorded as follows:

<i>Councilmember Jared Henderson</i>	<i>Absent</i>
<i>Councilmember Nicole Martin</i>	<i>Aye</i>
<i>Councilmember Sherrie Ohrn</i>	<i>Aye</i>
<i>Councilmember Clint Smith</i>	<i>Aye</i>

Mayor David Watts

Aye

The motion carried unanimously with Councilmember Henderson being absent.

10. Discussion and Action Items

10.1. Discussion and consideration of an ordinance removing certain uses from the definition of "Outdoor Recreation and Entertainment" (File No. Z2019-006) - Michael Maloy, City Planner

City Planner Michael Maloy explained the City ordinance currently indicated that “Outdoor Recreation and Entertainment” was a permitted use in the C-2 (Commercial) zone, and shooting ranges fell under this category. However, no other sections of City Code regulated placement or specified standards for shooting ranges. The Planning Commission discussed this issue during a work meeting on December 6, 2018, and directed staff to draft an ordinance that would prevent shooting ranges from being permitted in the C-2 (Commercial) zone. The Planning Commission also directed staff to research and prepare a subsequent text change that would allow outdoor shooting ranges in limited zones with appropriate requirements that would preserve public safety.

Mayor Watts clarified this would prevent outdoor shooting ranges next to retail businesses. Councilmember Smith commented they did not have a standard and this would set the standards for shooting ranges.

Councilmember Ohrn moved to approve Ordinance 2019-05 authorizing a text change to the Land Development code to amend the definition of Outdoor Recreation and Entertainment. Councilmember Smith seconded the motion.

The vote was recorded as follows:

<i>Councilmember Jared Henderson</i>	<i>Absent</i>
<i>Councilmember Nicole Martin</i>	<i>Aye</i>
<i>Councilmember Sherrie Ohrn</i>	<i>Aye</i>
<i>Councilmember Clint Smith</i>	<i>Aye</i>
<i>Mayor David Watts</i>	<i>Aye</i>

The motion carried unanimously with Councilmember Henderson being absent.

10.2. Discussion and consideration of an Ordinance approving a request to rezone 22.87 acres from A-1 (Agricultural) to AMSD (Auto Mall Special District) located at or near 4950 West 12600 South (File No. Z2019-008) - Michael Maloy, City Planner

City Planner Michael Maloy indicated the City was proposing to rezone the subject properties to establish an auto mall and other compatible commercial land uses at this location. If approved, approximately 3.1 acres of property fronting on 12600 South would be rezoned C-2 (Commercial) to allow for retail sales and services along the street. The proposed AMSD (Auto Mall Special District) zone was approximately 19.8 acres. Additional property would be rezoned Auto Mall Special District as it was assembled. When complete, the auto mall would contain approximately 90 acres, with 10 acres of C-2 zoned property along 12600 South. He noted a lighting plan would be required.

Councilmember Smith thanked staff members for their foresight. He noted there was an opportunity for light rail to enter this area. Councilmember Martin said this addressed two concerns raised by the residents: this was a commercial development that would generate sales tax and balance the residential growth.

Councilmember Martin moved to approve Ordinance No. 2019-06 approving a Zoning Map Amendment to rezone property located at or near 4950 West 12600 South from A-1 (Agricultural) to C-2 (Commercial) and AMSD (Auto Mall Special District). Councilmember Ohrn seconded the motion.

The vote was recorded as follows:

<i>Councilmember Jared Henderson</i>	<i>Absent</i>
<i>Councilmember Nicole Martin</i>	<i>Aye</i>
<i>Councilmember Sherrie Ohrn</i>	<i>Aye</i>
<i>Councilmember Clint Smith</i>	<i>Aye</i>
<i>Mayor David Watts</i>	<i>Aye</i>

The motion carried unanimously with Councilmember Henderson being absent.

11. Calendar

11.1. Meetings

- 11.1.1. February 21 - Planning Commission Meeting 7:00 p.m.
- 11.1.2. ~~March 27 – City Council Work Meeting 5:00 p.m.; City Council Meeting 7:00 p.m. (Cancelled)~~

11.2. Events

- 11.2.1. March 19 - Herriman Police Department Youth Citizens Academy Graduation, Herriman City Hall, Community Room 6:00 pm
- 11.2.2. March 25 - Juniper Canyon Recreation Area Open House, Herriman City Hall, Community Room; 5:00 PM – 7:30 pm

12. Closed Session

- 12.1. *The Herriman City Council may temporarily recess the City Council meeting to convene in a closed session to discuss pending or reasonable imminent litigation and the purchase, exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205*

13. Adjournment

Councilmember Martin moved to adjourn the City Council meeting and reconvene the City Council Work Meeting at 8:11 p.m. Councilmember Smith seconded the motion, and all voted aye.

14. Recommence to Work Meeting (If Needed)

I, Jackie Nostrom, City Recorder for Herriman City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on March 13, 2019. This document constitutes the official minutes for the Herriman City Council Meeting.



Jackie Nostrom, MMC
City Recorder

