



## PLANNING COMMISSION MINUTES

**Thursday, July 16, 2020**  
**Approved August 20, 2020**

The following are the minutes of the Planning Commission Meeting held on **Thursday, July 16, 2020 at 6:00 p.m.** in the Herriman City Council Chambers, 5355 W. Herriman Main Street (12090 South), Herriman, Utah. Adequate notice of this meeting, as required by law, was posted in City Hall, on the City's website, and delivered to members of the Commission and media.

**Presiding:** Chair Chris Berbert

**Commissioners Present Electronically:** Andrea Bradford, Brody Rypien, Adam Jacobson, Andy Powell, Joy Kaseke, Heather Garcia

**Commission Members Absent:** Jackson Ferguson, Lorin Palmer

**Staff Present in Person:** Communication Specialist Destiny Skinner, Deputy Recorder Wendy Thorpe

**Staff Present Electronically:** City Planner Michael Maloy, Community Development Director Blake Thomas, City Attorney Chase Andrizzi, Engineer Josh Peterson, and City Engineer Jonathan Bowers

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

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

#### **1. Discussion Items**

##### **1.1 Review of City Council Decisions – Michael Maloy, City Planner**

City Planner Maloy informed the Planning Commission the City Council discussed, at a work meeting, the request for a rezone of five acres from A-1 to A.5. The Commission had recommended denial of the request.

The City Council was taking time to study the issues, and will further review the item in a future meeting.

*Commissioner Brody Rypien joined the meeting at 6:07 p.m.*

They were to consider the impact of water pressure issues, and whether sidewalk, curb and gutter were the best options for a rural setting. Council expressed interest to have a Commissioner present at Council meetings for exchange of information. City Planner Maloy will request further clarification of Council's expectation and propose the idea that a stipend should be provided to the Commissioner.

Council approved a one-lot rezone on Pioneer Street that the Commission had recommended for approval. The layout and shared access were not a condition of approval and were briefly discussed. The subdivision would come back to the Commission for approval.

## **1.2 Review of Agenda Items**

Items 3.1 & 3.2 – City Planner Maloy informed the Planning Commission that City Engineer Bowers had worked closely with Landscape Architect Heidi Shegrud and they were available for answering questions. Some comments have been received, and both items were conditional use permits.

Commissioner Heather Garcia asked if access to the Wide Hollow Trailhead would be provide from the north side on 6600 West and Bonnie Jean Road. City Engineer Bowers answered that the neighborhood to the north did have access. He identified trail access locations. Commissioner Garcia expressed concern with steep grading. City Engineer Bowers responded the access would be steep but would include native stairs. Graffiti rock may or may not be moved. Residents were split on the subject. Commissioner Jacobson warned of graffiti extending beyond graffiti rock. City Engineer Bowers stated the intent was to celebrate it and keep it as part of the project. Commissioner Rypien inquired as to safety concerns for the Wide Hollow Trailhead. City Planner Maloy stated traffic study information was included with the meeting Packet. City Engineer Bowers added traffic committee meeting would discuss the item next week and discuss mitigation measures. He summarized that traffic calming along wide hollow were recommended. Commissioner Garcia recommended a crosswalk for the downhill areas on Seely Drive, Clearwater Drive, and Wide Hollow Drive. City Engineer Bowers indicated a warrant study would be conducted to determine proper traffic calming measures.

Commissioner Garcia asked how the traffic study would calculate usage. City Engineer Bowers stated the warrant study included traffic counters to determine popularity and continued monitoring for traffic safety after opening of the trailhead. Commissioner Powell added that stop signs were not good tools for slowing traffic and that monitoring would be very important. Multiple calming measures may be necessary. Commissioner Garcia stated many of the houses in that area did not have trees in the park strips. Commission Jacobson recommended for City Code Enforcement to investigate.

Proposed parking spaces along the street at the pump track and nearby at Big Bend Park were discussed. The

traffic impact study had not been completed. City Planner Maloy added the parking needs at similar parks in other cities had been researched. It was theorized that many users would bike to it. Chair Berbert observed a handful of individuals drive to the existing pump track in Draper. City Engineer Bowers anticipated room for approximately four spaces along the roadway. Nearby parking lots at adjacent parks would be depended on to alleviate the need for it. Commissioner Rypien offered this was a huge draw and would attract many people. He requested the dimensions for the pump track and how many riders it would accommodate.

Deputy Director of Parks, Recreation and Events Anthony Teuscher said the width was around five feet, and allowed one rider, width-wise. The estimated length was 60 feet by 40 feet, which was the largest that would fit at the location. The track was comprised of marine grade treated lumber substrate with composite top, which had a lifespan of twenty to twenty five years. Chair Berbert added it could be a good introduction to the community and if popular, a larger one could be added later at another location. Deputy Director of Parks, Recreation and Events Teuscher stated another; similar type of track was planned for the Juniper Canyon Recreation Area.

Item 3.3 - Commissioner Powell requested more information about the Tide store awning. He drove by when it was being installed, but it was later removed. City Planner Maloy stated the City inspector noticed it was not included in the original plan. The developer submitted an amendment for the awning. The franchise company required the awning over the drive-thru.

Item 3.4 - City Planner Maloy had nothing to add.

### **1.3 Discussion of Future Works Sessions and Topics**

Assistant City Manager Maloy appreciated the discussion at the end of last meeting. He proposed changing work meetings to be a field trip to visit areas before the work meeting. Then having another work session at the end of the regular meeting. He asked if Commissioners would be interested in doing so when regular in person meetings resume. Chair Berbert said a field trip might be relevant for some meetings, but not all. Commissioner Rypien agreed and added it should only be done when clearly needed. He stated time would be better spent reviewing ordinances, and general plan updates. Commissioner Jacobson cared more about reviewing ordinances. Chair Berbert mentioned scheduling items together, if they needed a field trip. Commissioners added that the meeting tonight did not need a field. Trip. City Planner Maloy asked if Commissioners would come in earlier for a field trip. The majority agreed they would. Commissioner Rypien proposed riding in different cars. Commissioner Powell thought they should take it upon themselves to review the areas, if needed, when reviewing the packet. City Planner Maloy proposed meeting at projects after completion. Commissioner Garcia liked the idea as a chance to review what could have been done better.

Chair Berbert offered a review of the Strategic Planning Committee discussions. Four major areas the city needed to work on were roads, inadequate fiber, better representation with the County and State, and Public transit. Fiber should be more widespread in Herriman. He requested to be kept in the loop regarding fiber

locations.

*Planning Commission work meeting adjourned by consensus at 6:50 p.m.*

## **7:00 PM - Regular Planning Commission Meeting**

### **2. Call to Order**

Chair Chris Berbert called the meeting to order at 7:01 p.m. and welcomed those in attendance.

#### **2.1 Invocation/Thought/Reading and Pledge**

Deputy Recorder Thorpe led the audience in the Pledge of Allegiance.

#### **2.2 Roll call**

Full Quorum Present.

#### **2.3 Conflicts of Interest**

No Comments were offered.

#### **2.4 Approval of Minutes for the May 21, 2020 and June 4, 2020 Planning Commission Meetings**

*Commissioner Heather Garcia moved to approve item 2.4 Approval of Minutes for the May 21, 2020 and June 4, 2020 Planning Commission meetings and all voted aye.*

### **3. Administrative Items**

*Administrative items are reviewed based on standards outlined in the ordinance. Public comment may be taken on relevant and credible evidence regarding the applications compliance with the ordinance.*

#### **3.1 Request: Conditional Use Permit for the Wide Hollow Trailhead**

**Applicant: Herriman City**

**Address: 14755 South 6600 West**

**Zone: FR-1 (Forestry Recreation – 1 acre minimum)**

**Acres: 11**

**File Number: C2019-096**

City Planner Maloy reviewed the zone and location. Two neighborhood meetings were held and comments were included in the packet. The traffic impact study was included in the packet. Vehicle access, parking stalls and restroom locations were identified. The City Code approval standards for conditional use were briefly reviewed. Landscape Architect Heidi Shegrud stated the site plan was changed considerably, based on input received at the first neighborhood meeting. The latest proposal addressed their concerns and blends well into the landscape. The traffic study recommended 66 parking stalls for peak use times. The trails would connect with a north trail. It's a very balanced site and the Challenge Staircase fits very well with the mountain.

Challenge Staircases have been very popular in Colorado. Landscape Architect Heidi Shegrud stated the residents at the neighborhood meeting were excited about it. The fence would be split, white vinyl. Commissioner Garcia expressed safety concerns with the steep dropoff adjacent to the parking area. Landscape Architect Heidi Shegrud said a guard rail or boulders would be installed to prevent cars from going over the cliff. The parking lot would not be paved. Commissioner Garcia stated she could not justify so many parking stalls. Chair Berbert offered the opposite opinion and stated the number of parking stalls would make the area safer, and prevent street parking. Commissioner Rypien agreed with Chair Berbert and recommended angular parking. Commission Powell added the Yellow Fork parking area was always full. Commissioner Garcia mentioned overflow parking on 6600 West, and that residents have issues with outsiders and don't want to share amenities with non-residents. Chair Berbert offered that the parking was needed due to the growing population in Herriman, and Commissioners Powell and Jacobson concurred.

Commissioners offered split opinions regarding Graffiti Rock. Those against offered the graffiti had spread to other rocks. Commissioner Rypien had concerns with kids going there with spraypaint and offered the possibility of the City commissioning a local artist to create an art installation there. Other Commissioners supported this idea and the inclusion of Spirit Rocks. Commissioner Powell added the City should get rid of the Graffiti Rock due to inappropriate language on the rock. Commissioner Andrea Bradford supported the addition of security cameras in the area and at other parks. Landscape Architect Heidi Shegrud identified locations for the two planned surveillance cameras. Neighbors were concerned the parking lot could bring negative behavior and requested cameras. Deputy Director of Parks, Recreation and Events Anthony Teuscher said three other parks have cameras and they have unfortunately not deterred vandalism.

Commissioner Garcia asked how traffic would be monitored in the area. City Engineer Jonathan Bowers said additional traffic was anticipated due to this amenity. He planned to discuss mitigation measures at the traffic committee meeting next week. Commissioner Garcia asked if Herriman had a fire hazard mitigation plan. City Engineer Bowers will research and get back to the Commission.

Commissioner Garcia asked what the parking hours would be and how they would be managed. Landscape Architect Shegrud stated most parks were open dawn to dusk and no changes were anticipated with this one. No lighting was planned. The installation of a gate was briefly addressed. The City would prefer to avoid the risk of locking someone in, or denying very early morning access. Landscape Architect Heidi Shegrud mentioned a light may be on the restroom building, which will have a new system open and lock doors automatically. Vehicles would be subject to ticketing after hours. City Attorney Chase Andrizzi added the General Park Ordinance covered additional parking enforcement. It was stated the City has a Community Fire Protection Plan with UFA and an Incident Response Plan for fire incidents. Commissioner Heather Garcia requested to see them.

*Commissioner Adam Jacobson moved to approve item 3.1 file # C2019-096 Conditional Use Permit for the Wide Hollow Trailhead with Staff Recommendations. Commissioner Heather Garcia seconded the motion.*

*The vote was recorded as follows:*

- Commissioner Andrea Bradford*    *Aye*
- Commissioner Brody Rypien*        *Aye*
- Commissioner Joy Kaseke*    *Aye*
- Commissioner Heather Garcia*    *Aye*
- Commissioner Adam Jacobson*    *Aye*
- Commissioner Andy Powell*        *Aye*

*The motion passed unanimously.*

**3.2 Request: Conditional Use Permit for a Pump Track located on the Midas Creek Trail Corridor**

- Applicant: Herriman City**
- Address: 5900 West 12200 South**
- Zone: R-2-10 (Medium Density Residential)**
- Acres: 0.17**
- File Number: C2020-040**

City Planner Maloy reviewed the location and zone. A neighborhood meeting was held June 29, 2020. The Pump Track consisted of a prefabricated track and is between four and five feet wide.

Chair Berbert asked about parking. City Engineer Bowers stated parking initially would be along the road and at Big Bend park. Another large park was anticipated to the west, which would include additional parking and connect to the Pump Track with an asphalt trail. On the East Side of Anthem Park potential open space may accommodate future parking. City Engineer Bowers anticipated the need for thirty to forty spots, however he emphasized the parking and traffic studies still needed to be completed. Commissioner Adam Jacobson expressed the parking study should be completed prior to approval. Chair Berbert mentioned some pocket parks have no street parking. The size of the Pump Track was approximately 40 by 70 feet. Commissioners expressed that Pump Tracks in other cities were very popular and more parking may be needed. Commissioner Jacobson stressed the City should be held to the same level as a developer. Commissioners discussed the size and capacity of the Pump Track.

*Commissioner Adam Jacobson moved to continue without date item 3.2 file number C2020-040 Conditional Use Permit for a Pump Track Located on Midas Creek Trail Corridor until parking is addressed. Commissioner Andy Powell seconded the motion.*

*The vote was recorded as follows:*

- Commissioner Andrea Bradford*    *Aye*
- Commissioner Brody Rypien*        *Aye*
- Commissioner Joy Kaseke*    *Aye*
- Commissioner Heather Garcia*    *Aye*
- Commissioner Adam Jacobson*    *Aye*
- Commissioner Andy Powell*        *Aye*

*The motion passed unanimously.*

- 3.3 Request: Conditional Use Amendment to the Approved Building Elevations for Herriman Corners Lot 7**
- Applicant: Dave Murdock**
- Address: 13337 S Rosecrest Road**
- Zone: C-2 (Commercial)**
- Acres: 1.188**
- File Number: C2019-085-01**

City Planner Maloy stated the franchise company required awning for the drive-thru. The amendment was necessary due to the awning not being included in the original site plan. The building elevations and columns with stone wrapped around the steel column were displayed.

Applicant Dave Murdock talked about the facia and pillars. Commissioner Adam Jacobson asked when the six foot wall across the residential area, on the west side of the property, would be built. City Planner Michael Maloy stated much of the wall was tied to Ace Hardware. They have a bond in place for completing some private improvements on that project. A small corner of the wall is associated with this building. The developer has not submitted a formal request.

Recommendation:

1. Receive a building permit prior to installation of the awning.

*Commissioner Brody Rypien moved to approve item 3.3 file number C2019-085-01 Conditional Use Amendment to the Approved Building Elevations for Herriman Corners Lot 7 with staff recommendations. Commissioner Joy Kaseke seconded the motion.*

*The vote was recorded as follows:*

- Commissioner Andy Powell Aye*
- Commissioner Adam Jacobson Aye*
- Commissioner Heather Garcia Aye*
- Commissioner Joy Kaseke Aye*
- Commissioner Brody Rypien Aye*
- Commissioner Andrea Bradford Aye*

*The motion passed unanimously.*

- 3.4 Request: Plat Amendment for Fort Herriman Cove Phase 3 Lots 310 and 311**
- Applicant: Donald Moriarty and Lacey Boyce**
- Address: 14478 and 14486 S Herriman View Cove**
- Zone: A-.25 (Agricultural – 10,000 square foot minimum)**
- Acres: 1.572**
- File Number: S2020-005**

City Planner Maloy reviewed the request for moving the trail access. City Council agreed to vacate the trail.

The plat amendment was displayed and both lots have the same owner. The property was distributed equally between both lots.

Applicant Jared Ford offered to answer questions.

Recommendations:

1. Receive and agree to the recommendations from other agencies.
2. Final plat to be reviewed and approved by the Engineering Department.

*Commissioner Adam Jacobson moved to approve item 3.4 file number S2020-005 Plat Amendment for Fort Herriman Cove Phase 3 Lots 310 and 311 with staff recommendations. Commissioner Andy Powell seconded the motion.*

*The vote was recorded as follows:*

*Commissioner Andy Powell           Aye*  
*Commissioner Adam Jacobson       Aye*  
*Commissioner Heather Garcia       Aye*  
*Commissioner Joy Kaseke           Aye*  
*Commissioner Brody Rypien         Aye*  
*Commissioner Andrea Bradford      Aye*

*The motion passed unanimously.*

#### 4. Chair and Commission Comments

Commissioner Brody Rypien said a temporary fence needed to be added between construction at Herriman Towne Center and the established residential neighborhood. City Planner Maloy stated he would follow up with Edge Homes. Commissioner Adam Jacobson stated the City needed to decide what to do with Graffiti Rock. City Planner Maloy asked if the quality of materials in the packet were adequate. Commissioners agreed they were.

#### 5. Future Meetings

- 5.1 Joint Planning Commission / City Council Meeting – **Wednesday, June 29, 2020**
- 5.2 Planning Commission Meeting – **Thursday, August 6, 2020**
- 5.3 City Council Meeting – **Wednesday, August 12, 2020**

#### 7. Adjournment

*Commissioner Adam Jacobson moved to adjourn the meeting at 8:01 p.m. 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 July 16, 2020. This document constitutes the official minutes for the Herriman Planning Commission Meeting.*

*Wendy Thorpe*

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*Wendy Thorpe*  
*Deputy City Recorder*

