



## PLANNING COMMISSION MINUTES

Wednesday, April 17, 2024

Approved June 6, 2024

The following are the minutes of the Herriman Planning Commission meeting held on **Wednesday, April 17, 2024, 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 Commission, media, and interested citizens.

**Presiding:** Chair Andy Powell

**Commissioners Present at Work Meeting:** Brody Rypien, Heather Garcia, Darryl Fenn, Adam Jacobson, Alternate Terrah Anderson, and Alternate Preston Oberg

**Excused:** Forest Sickles, Jackson Ferguson, Andrea Bradford

**Staff Present:** Planning Manager Clint Spencer, Planner II Sheldon Howa, Deputy Recorder Angela Hansen, Planner I Laurin Hoadley, Assistant City Attorney Matt Brooks, Trails & Open Spaces Coordinator Joe Zimmerman, City Engineer Bryce Terry, Deputy Director of Parks, Recreation, & Events Anthony Teuscher

### **6:00 PM WORK MEETING (Fort Herriman Conference Room)**

Chair Andy Powell called the meeting to order at 6:07 p.m.

#### **1. Commission Business**

##### **1.1. Review of City Council Decisions – Clint Spencer, Planning Manager**

Planning Manager Spencer conveyed the consideration for the rezone for Alan Prince was approved by the City Council. There was a lot of conversation regarding compatibility with the surrounding area. A comment was made during the meeting that the developer took

offense to. He reminded the Planning Commission to be respectful of their comments. Commissioner Garcia pointed out the Council made an adjustment to Planning Commission's recommendation for approval. Planner Howa explained the council didn't approve the requested rezone changes on the two properties that were not involved in the actual subdivision plans. Those property owners may ask for a rezone if they decide to subdivide.

Commissioner Jacobson inquired about the status of the trailer ordinance? Planning Manager Spencer informed it went back for re-discussion again. The Council wanted to increase the number of RVs allowed on a property. Also, staff will be proposing at a certain threshold the property owner will need a home occupation business license for RV storage. The license would require a provision that the city can come onto the property to verify the trailers are registered and in good repair. This would require a new ordinance for home occupation RV storage license to be approved. Commissioner Jacobson mentioned he has noticed a lot more backyard trailer yards. He would like to see it started sooner than later. Commissioner Anderson inquired if the council is hearing more complaints or are they hearing the community likes the ability to have more on their property. Planning Manager Spencer remarked the people wanting to have more have been more vocal. Staff have also proposed requiring storage on a hard surface, but some council members wanted it removed.

- 1.2. Presentation and consideration of a recommendation to the City Council regarding the design and construction of the following public parks and trails projects on parcels owned or controlled by Herriman City, which are permitted land uses in the MU-2 Mixed Use Zone and all Agricultural, Residential, and Recreational Zones in the City of Herriman: the Bonneville Shoreline Trail, the Blackridge Hiking Trail, the Stampede Multi-Use Trail, and the Stampede Hiking Trail located approximately west and south of the Blackridge Reservoir at 14942 S Ashland Ridge Drive; and the Juniper Canyon Trail located approximately at 4094 W Autumn Spring Drive; and the Midas Creek Trail Extension located approximately at 12111 S Mustang Trail Way; and Hidden Oaks Open Space Phase 1 adjacent to Butterfield Creek and located approximately at 6758 W Pacific Maple Way – Joe Zimmerman, Trails and Open Space Coordinator

<https://herrimancity-meeting-files-pc.s3.us-west-1.amazonaws.com/ltem+1.2+Staff+Report.pdf>

Planning Manager Spencer disclosed the new policy for public parks and trails establishes the plans come to the Planning Commission just for review. It is an opportunity to ask questions, get clarity, make comments, but the Commission can't make any requirements.

Trails & Open Spaces Coordinator Zimmerman showed maps of the new trail routes. He shared the Bonneville Shoreline Trail (BST) has been worked on for a couple years. This is our second section of this trail with funding held with Trails Utah. This a contractor built,

multi-direction, and multi-use trail meaning anyone can use this. It's generally a flatter and easier trail. It creates an additional loop close to Blackridge Reservoir. The trail is just over a mile, offering a nice view of the valley. The Blackridge Reservoir Hiking Trail will be for hiker use only; no bikes or horses allowed. This is a volunteer-built trail. It's approximately two (2) miles and goes just below the ridge line. This trail will be steeper, narrower, and have a more rustic native feel. He is hoping to start building it this summer, but the build can be carried out till next year if necessary. They will use the Friends of Herriman Society and the Herriman website to advertise for volunteers. He detailed the labor process of creating the trail. The Stampede Area Trails are the farthest out bordering up against Camp Williams. The blue dashed trail on the map will be a multiuse trail open to everyone and will be about a half (½) mile long. Currently there are no funds for this trail, but Friends of Herriman are looking to use it as a fund-raising trail. It is estimated to cost around \$15,000 to \$18,000. They are hoping to have this as a 2025 build. The brown dotted trail on the map will be a hiker-only trail that will take longer to build, it's approximately one (1) mile and will eventually make a loop. This is the longest section of the loop. The best access to these sections are Eric's trail and Blackridge trail. Commissioner Jacobson inquired if hikers want to use these trails, but the bikers are taking over the trails? Trails Coordinator Zimmerman reported the established trails are seeing faster more experienced bikers making it difficult for hikers to use. This new section will help provide a quieter route for the hikers. Commissioner Anderson sought if the city gets a lot of complaints about the dirt bikers? Trails Coordinator Zimmerman revealed they do get complaints and he encouraged them to keep contacting the non-emergency police lines when you see the dirt bikers so they have records and can patrol the areas. Commissioner Oberg voiced he has noticed more trail damage from horses and bikes in muddy conditions. Has there been any closures or signage for muddy conditions? Trails Coordinator Zimmerman noted the trails committee has some ideas for new signs but it's a hard thing to manage. There is a volunteer day coming soon that will work on rehabbing the trail surface from the ruts and damages. Commissioner Rypien inquired if there are any plans for a BMX bike jump area to be created? Trails Coordinator Zimmerman recounted one of the new developments off Juniper Crest Road has some features for bikes. Deputy Director of Parks Teuscher divulged there is also a section in Juniper Canyon Recreation area that will have some mountain bike features. Also, an outside group is pursuing some grant funding for a jump park.

Planning Manager Spencer asked for any suggestions from the Commission. Commissioner Fenn suggested looking at the jump park across from Glenmore in South Jordan. Commissioner Jacobson added there is also a new park in Bluffdale that will have a dog park, jump park and a skate park in the same area.

Commissioner Jacobson questioned if the city knows what the trail usage is? Trails Coordinator Zimmerman mentioned the city doesn't currently track that information. City Engineer Terry voiced that some data from the Strava app will be available for cities soon. Commissioner Jacobson inquired how the city advertises the trails. Trails Coordinator Zimmerman stated the Friends of Herriman website, the city website and social media sites.

City Engineer Terry detailed he will talk about the asphalt trails that are more inside the city.

The Juniper Canyon Trail map was shown with existing trails explained. The trail will have some bridges across the Mountain View Corridor (MVC), the trail will go under the existing MVC bridges. The trail will connect close to the Providence Hall Schools with the possibility to connect to The Panorama Point Development in the future. It is an eight (8) foot asphalt trail with a lot more amenities planned for that area. The funding was available for this section of the trail now. Commissioner Fenn pondered how the eventual addition of MVC freeway would affect the trail. City Engineer Terry clarified they have been working with the MVC team. MVC will also build a bridge for the area and the trail will go below the freeway. The intent is to have a trail head with parking, pavilion, and restrooms on the southside. Commissioner Rypien voiced that he is impressed with the trails the city creates. City Engineer Terry admitted the city was young enough to become partners with the developers to create these visions from the beginning.

The Butterfield Creek Trail was continued into the Hidden Oaks Open space by the developer. Eventually the Olympia development will continue the trail all the way to Butterfield Canyon. The city will be adding landscaping to the trail with native grasses, meadow grass, rock, mulch, and trees. A parking lot will be added at the trailhead on Dansie Blvd.

The Midas Creek Trail extension project will go from the Mustang Trail where it dead ends now and go west to the future 6400 west. This is a dual use trail with an asphalt trail and a recycled asphalt trail for equestrian use. The trail will be on both sides of the creek with a pedestrian bridge to cross to the other side. Chair Powell mentioned Riverton is looking into a Rose Creek Trail extension across the Mountain View Corridor.

- 1.3. Planning Commission guided tour of the Conservation Garden Park by Jordan Valley Water Conservancy District from approximately 6:45 p.m. to 8:00 p.m. at 8215 S 1300 West in West Jordan, Utah, to discuss potential regulatory amendments to water-efficient landscape standards in Herriman City Code.

Planning Commission continued to the tour of Jordan Valley Water Conservation Garden Park.

## 2. Adjournment

*Commissioner Jacobson moved to adjourn the meeting at 6:54 p.m. Seconded by Commissioner Garcia and all voted aye.*

**NOTICE IS HEREBY GIVEN** that the  
Regular Herriman Planning Commission meeting scheduled for  
Wednesday, April 17, 2024 has been **CANCELLED**

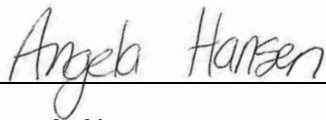
**Please plan to join us for the Future Meetings**

Next City Council Meeting: April 24, 2024

Next Planning Commission Meeting: May 1, 2024

Next City Council Meeting: May 8, 2024

*I, Angela Hansen, Deputy City Recorder for Herriman City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on April 17, 2024. This document constitutes the official minutes for the Herriman City Planning Commission Meeting.*



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Angela Hansen