



CITY COUNCIL MINUTES

Wednesday, August 28, 2024

Approved September 25, 2024

The following are the minutes of the City Council meeting of the Herriman City Council. The meeting was held on **Wednesday, August 28, 2024, at 5:30 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, media, and interested citizens.

Presiding: Mayor Lorin Palmer

Councilmembers Present: Jared Henderson (remote), Teddy Hodges, Sherrie Ohrn, and Steven Shields

Staff Present: City Manager Nathan Cherpeski, Assistant City Manager Wendy Thomas, City Recorder Jackie Nostrom, Finance Director Kyle Maurer, Communications Manager Jonathan LaFollette, Planning Manager Clint Spencer, Unified Fire Authority Assistant Chief Anthony Widdison, Public Works Director Justun Edwards, Community Development Director Blake Thomas, Deputy Chief of Police Cody Stromberg, City Attorney Todd Sheeran, HPD Operations Commander Brent Adamson, HPS Investigations Commander Zach Adams, Operations Director Monte Johnson, Management Analyst Trevor Ram.

5:30 PM – WORK MEETING: (Fort Herriman Conference Room)

1. Council Business

Mayor Lorin Palmer called the meeting to order at 5:32 p.m. and noted Councilmember Jared Henderson would intermittently participate remotely.

1.1. Review of this Evening's Agenda

Council and staff briefly reviewed the agenda. Councilmember Steven Shields asked when the City Status report would be discussed, which City Manager Nathan Cherpeski indicated the topic would be discussed during the next City Council work session.

1.2. Future Agenda Items

Assistant City Manager Wendy Thomas asked if the Council would be able to commence the September 11, 2024, work session at 5:00 p.m. to focus on the strategic plan. The Council confirmed. She noted Camp Williams invited a member of Council to their West Traverse Annual Landscape Meeting scheduled for September 17, 2024. As there was a scheduling conflict for Mayor Palmer, Councilmember Sherrie Ohrn would attend.

1.3. Discussion of future citizen recognitions

There were no future citizen recognitions discussed.

2. Administrative Reports

2.1. Comprehensive Emergency Management Plan “CEMP” – Brent Adamson, HPD Operations Commander

HPD Operations Commander Brent Adamson introduced Operations Section Chief/Fire Captain UFA Emergency Management Captain Barrett Lajeunesse who has been involved with emergency management in Salt Lake County. Commander Adamson discussed the Comprehensive Emergency Management Plan (CEMP) which outlined procedures for preparing, responding to, and recovering from emergencies. The plan had been developed over two and a half years with contributions received from all Salt Lake County municipalities and was designed to be adaptable for individual cities. The plan included a hybrid approach where cities could customize the template to fit specific needs.

Captain Barrett explained that while the plan provides a broad framework, each City could adjust it to address unique threats and hazards. The plan included steps for ongoing updates and reviews, and are developing annexes for continuity of operations, evacuation plans, and other specific procedures.

Councilmember Ohrn expressed the importance of ensuring residents and community groups are prepared and self-sufficient, given that City resources may be overwhelmed during a major disaster. Councilmember Shields agreed. The Council talked about the role of volunteer organizations coordinating with the City’s emergency management. Captain Barrett highlighted the need for personal and neighborhood preparedness and the integration of various communication methods, including ham radios, to ensure information flows even if cellular networks fail.

The Council expressed support for refining evacuation plans, enhancing communications methods, as well as looking into reviving neighborhood-level programs. Mayor Palmer reported that he received information from the Herriman City Communications team indicating September was Emergency Preparedness Month and were preparing a messaging campaign to encourage preparedness and education. The Council looked forward to the message.

2.2. Discussion of the proposed Community Room Rental Policy – Monte Johnson, Director of Operations

Director of Operations Monte Johnson introduced the community room rental draft policy. The rental fees and policies have been in place for seven years, and with changes in usage and operational costs, Director Johnson recommended several updates. He discussed the removal of renting the lobby and noted there was an intention to allow free use of the space for photography during office hours. Concerns were raised about managing the change, and the potential damage to the lobby's expensive fixtures. To mitigate concerns, staff proposed using stanchions to restrict access and implementing a more stringent liability policy, including higher deposits and the possibility requiring insurance for larger events.

The Council discussed limiting rentals to one event per day versus allowing multiple bookings. Director Johnson brought up the issue of overlapping events could cause conflicts or damage, especially on weekends when staff are not readily available. Councilmember Hodges suggested a higher rental rate for weekends to cover increased operational costs and agreed that limiting rentals to one per day might simplify management and reduce issues.

Director Johnson proposed the conference room rates be adjusted, with fees being increased to align more closely with the private sector rates, given the high demand and the fact that current rates do not adequately cover costs.

The Council discussed the impact of closing the Community Room during holiday periods. City Manager Cherpeski noted the difficulty in staffing during the holidays. Council consensus was to block out the entire week between Christmas and New Year's to avoid operational disruptions. The Council touched on the need to balance community service with operational costs and staff availability. City Manager Cherpeski suggested staff review and possibly revise the Memorandum of Understanding with community groups to better allocate and manage space usage. He discussed the need to balance the community room's rental policy between accommodating free use by community groups and covering operational costs.

The Council addressed concerns about the potential financial impact of providing the space for free, which ultimately resulted in taxpayers bearing the cost. City Manager Cherpeski highlighted the wear and tear on the facility, particularly the carpet, which has deteriorated faster than expected, indicating a need for replacement soon. The Council considered the financial implications of continuing to offer the space at no charge versus charging groups for its use.

Councilmember Hodges raised concerns about maintaining rental flexibility, reiterated that allowing only one rental per day might simplify management and avoid conflicts. The Council discussed various options for scheduling and rates, including potentially increasing weekend rental fees to cover additional costs. Assistant City Manager Thomas pointed out that programming for community groups is planned months in advance, so any changes might

affect future scheduling. Mayor Palmer questioned whether to limit bookings to certain days or times to better manage staffing and operational issues.

The Council also discussed the logistical aspects of managing the Community Room, such as cleaning and utility costs, which were not fully accounted for in the current fee structure. It was suggested that cleaning costs should be included in the rental fees to cover the extra maintenance required after events. Councilmember Hodges' idea of having renters document the condition of the space before and after their event was proposed to help manage and assess any potential damage.

Regarding holiday rentals, the consensus was to block out major holidays like Thanksgiving and Christmas to avoid overburdening staff and prevent potential issues. The Council agreed to implement these changes as soon as possible, with a proposed effective date of January 1 for new bookings. The updated fee schedule and policies will be reviewed and finalized in an upcoming meeting to ensure they reflect the new operational and financial realities while continuing to serve the community effectively.

2.4. High Speed Internet Task Force Update – Blake Thomas, Community Development Director

Community Development Director Blake Thomas provided an update on the High-Speed Internet Task Force. Originally, the task force considered a project with Strata, but due to rising interest rates and construction costs, the plan was considered unfeasible. The task force issued an intent to negotiate to find a consultant who could help integrate city systems and potentially improve internet access for residents. The city received five proposals, one came from an existing internet provider, All West, which was already active in the city.

The primary goals of the task force were to connect critical city facilities—such as SCADA systems for water and storm drains, traffic signals, and parks—and to enhance internet access by addressing gaps in high-speed coverage. Key infrastructure challenges included gaps in conduit and paving issues, particularly on the new Main Street project. The provider was expected to utilize existing conduit to avoid unnecessary excavation.

Director Thomas highlighted the next steps would be to negotiate and finalize an agreement with the selected provider and present the agreement to Council for approval. He highlighted the positive feedback from areas being serviced by the provider, though some residents have reported high costs and challenges related to the rollout. Moving forward, the task force will prioritize locations for infrastructure improvements, taking into account community feedback and project progress.

Councilmember Shields moved to temporarily recess the City Council work meeting at 6:49 p.m. Councilmember Hodges seconded the motion, and all voted aye.

The Council reconvened the work meeting at 8:48 p.m.

2.3. Discussion of proposed amendments to Title 10 of the Herriman City Code to regulate the outdoor storage of recreational and accessory vehicles on private property (File No. Z2023-071) – Clint Spencer, Planning Manager

Planning Manager Clint Spencer outlined the objectives of the proposed text amendment: clarifying standards, improving enforcement, addressing safety, aesthetics, compliance with the general plan, and protecting property values. He detailed the revised proposal, which included increased limits on accessory vehicles, exclusions of ATVs from the count, and new requirements for storage areas, RV construction, and remodeling. Significant changes included exceptions for exceeding vehicle limits with specific conditions, such as obtaining a conditional use permit and additional paving.

Councilmember Ohrn raised concerns the ordinance may focus too much on aesthetics rather than concrete safety issues. She worried about the financial and practical burden of mandatory screening and the subjective nature of "cosmetic" maintenance requirements. She suggested revising provisions to allow temporary hookups for utilities and removing or adjusting cosmetic language. Councilmember Hodges supported increasing vehicle limits but emphasized the need for clearer enforcement guidelines, particularly regarding multiple RVs on a single lot. HPD Deputy Chief of Police Cody Stromberg highlighted the challenges of enforcing current codes, noting that without a clear line in the code, addressing specific problems becomes difficult. He stressed the importance of balancing enforcement with respecting property rights.

In response to the concerns, Mayor Palmer emphasized the need to balance aesthetic improvements with property rights and fairness. The Council agreed on the necessity of revising the ordinance to address the raised issues. Planning Manager Spencer was tasked with making changes to remove the "cosmetic" language and adjust provisions related to utility hookups.

City Manager Cherpeski highlighted concerns about the cumulative impact of multiple neighbors storing accessory vehicles in their yards, which could create significant issues. Mayor Palmer suggested a line-by-line review of the ordinance to address these concerns.

Councilmember Ohrn proposed simplifying vehicle limits to be more consistent and reasonable, suggesting numbers like four, six, eight, and ten instead of the current proposals. She expressed frustration over the strict screening requirements for accessory vehicles, arguing that they impose financial burdens on residents and might be unnecessary if the vehicles are not in public view.

Councilmember Henderson supported the idea of adjusting vehicle limits but emphasized the need for clear enforcement guidelines. He agreed with Councilmember Ohrn that excessive scrutiny might be unnecessary for those who do not exceed the vehicle limits.

Planning Manager Spencer clarified that the revised proposal includes special exceptions for exceeding vehicle limits, requiring a conditional use permit, and compliance with paving and screening requirements. He noted that current complaints mostly involve excessive numbers of vehicles, not minor infractions.

Councilmember Shields suggested that administrative processes could be substantial and that a simpler approach might be preferable. He and Councilmember Henderson discussed the need to balance regulations with practical enforcement, focusing on reasonable limits and exceptions for special cases.

Councilmember Ohrn proposed removing or adjusting the screening requirements, especially if vehicles are already compliant with existing codes and not visible from the street. Councilmember Hodges echoed these concerns, questioning the practicality of certain requirements.

Planning Manager Spencer was tasked with revising the ordinance to remove excessive "cosmetic" language and adjusting screening requirements. Mayor Palmer emphasized the need for specific changes rather than general discussions, to address enforcement and practical issues related to vehicle storage.

Councilmember Shields 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 at 9:22 p.m. Councilmember Ohrn seconded the motion.

The vote was recorded as follows:

<i>Councilmember Jared Henderson</i>	<i>Yes</i>
<i>Councilmember Teddy Hodges</i>	<i>Yes</i>
<i>Councilmember Sherrie Ohrn</i>	<i>Yes</i>
<i>Councilmember Steven Shields</i>	<i>Yes</i>
<i>Mayor Lorin Palmer</i>	<i>Yes</i>

The motion passed unanimously.

The Council reconvened the City Council meeting at 10:01 p.m.

3. Adjournment

Councilmember Ohrn moved to adjourn the City Council work meeting at 10:01 p.m. Councilmember Shields seconded the motion, and all voted aye.

7:00 PM – GENERAL MEETING:

4. Call to Order

Mayor Palmer called the meeting to order at 7:02 p.m.

4.1. Invocation/Thought/Reading and Pledge of Allegiance

Mr. Braden Knutsen led the audience in the Pledge of Allegiance.

4.2. City Council Comments and Recognitions

There were no comments or recognitions.

5. Public Comment

Peter Cheney and Hadley Knutson raised safety concerns regarding the new safe walking route to Silvercrest Elementary. They, along with over 300 petition signers, believed the placement of traffic lights was not ideal. They noted the new route presented challenges for younger children who might not have older siblings or adults to guide them, increasing their risk of accidents. They shared personal experiences highlighting the dangers of the route, including areas with sharp objects and glass shards that could cause injury. They also expressed concern about jaywalking and speeding, particularly in winter, further emphasizing the need for improved safety measures. They acknowledged the high cost of installing a traffic light and proposed that community donations could help cover the expense and urged the Council for a solution that prioritized student safety.

Braden Knutsen shared his concerns about the safety of the safe walk route intersection near his home, which he and his family have lived for twelve years. He indicated when they moved to the area, they were attracted by the proximity to essential facilities like the school, fitness center, and library, which were about half a mile away. Mr. Knutsen mentioned that he originally requested a stoplight for the intersection of Herriman Rose Blvd. and Herriman Main Street twelve years ago, recognizing its safety issues then. Since that time, the population in Herriman had grown significantly, exacerbating the risks at this intersection. He expressed regret that this issue wasn't addressed sooner and urged the Council for immediate action to improve safety. He relayed his hope that the forthcoming traffic study will support the need for a stoplight or a roundabout. Mr. Knutsen also invited the Council to review personal accounts from local families about the current safety concerns, which underscore the urgency for improvements at the intersection.

Lacey Taylor voiced her concerns about the safety at the intersection of Herriman Rose Blvd. and Herriman Main Street, emphasizing that this was a collaborative effort rather than an opposition between groups. She acknowledged the collective efforts seeking a viable solution and hoped the traffic study would address the issues raised previously. Ms. Taylor noted since the new walking route was implemented, there have been significant safety concerns, including near-miss incidents and increased traffic congestion around Silvercrest Elementary. She expressed gratitude for the vigilance of police officers, crossing guards, and school staff

but stressed that safety issues persist throughout the day. Ms. Taylor advocated for a traffic signal as the optimal solution, citing the police force recommendation that controlled intersections were the safest for pedestrians. Ms. Taylor suggested considering the relocation of an existing traffic signal as a potential solution to manage traffic flow and enhance safety. She highlighted the willingness of the community to explore various ideas and solutions and urged the City Council to prioritize safety, even if the traffic study results were marginal. Ms. Taylor compared this situation to treating a broken arm with a cast rather than a bandage, highlighting the need for substantial, long-term improvements to address the core safety issues at the intersection.

David Pruitt expressed his support for the installation of a roundabout at the intersection in question, noting it offered benefits over a traditional stop sign or traffic light. He cited studies showing that roundabouts can lead to a 90% reduction in traffic fatalities and a 30% reduction in overall accidents compared to four-way traffic lights. He opined roundabouts improve traffic flow by allowing continuous movement without the congestion associated with red lights. He added the cost of installing a roundabout was similar to that of a traffic light; however, roundabouts are more economical in the long run due to lower maintenance costs.

Gavin Nyberg shared his concerns about the intersection during his walk home from school. He noted the path was poorly maintained, with issues such as goat heads, tall weeds, and broken glass, which could be hazardous to students. He pointed out that the crossing time was insufficient, which caused the crossing guards to hold up their stop signs even after the light had turned green. He indicated the afternoon congestion was exacerbated by cars attempting to enter the Los Tapatios parking lot while students were crossing the street.

Richard Cox expressed his frustration regarding the inadequate number of public tennis courts in Herriman. He recounted his previous suggestions to build additional tennis courts when the recreation complex was planned 16 years ago, only to be told they weren't needed because the high school had eight courts. However, those high school courts are no longer available, leaving the city with just three public tennis courts: two in relatively good condition on Mirabella and one on Morning Light, which was in poor shape and frequently unusable due to water accumulation. Mr. Cox highlighted that this situation was particularly problematic as the single usable court on Morning Light was often overcrowded. He argued that for a City of 60,000 people, having only three public tennis courts was insufficient and needed to be addressed.

Nathan Dyer addressed the Council with the challenges of crossing Main Street, particularly for accessing local amenities like the recreation center and parks. He noted that despite the appealing location of his home, safety concerns have arose from frequent accidents on Main Street. Mr. Dyer supported implementing measures to better control traffic as the City continues to grow and recognized that while traffic lights were an option, they couldn't be installed at every crossing point. He urged the City Council to explore alternative solutions to

manage traffic flow and enhance safety for families and children using local amenities. Mr. Dyer was eager to see what strategies would be developed to address the issues.

Sarah Cheney voiced her concern about the safety of the walking routes and the intersection near her children's school. She highlighted the need for enhanced safety measures during and after school hours, given the dangerous conditions she and her children have faced. Ms. Cheney shared a particularly alarming experience where she had to stop traffic to help a group of kids cross the street safely. She pointed out that the large trees in front of Los Tapatios obstruct visibility, which caused flashing lights to be ineffective at certain times of the day. Ms. Cheney emphasized that as the City has grown with new facilities like schools, parks, and libraries, the infrastructure should evolve to ensure safety. She called for a more responsible and effective solution to address these long-standing issues, noting that previous measures were no longer sufficient.

Krista Petersen shared her concern about how recent changes to the walking routes have impacted her family's routine and the community's walkability. She and her husband previously enjoyed walking their children to Silvercrest Elementary every morning, a practice that allowed them to bond as a family, contribute to environmental sustainability, and engage with their neighborhood. However, due to the changes, they now must drop their oldest son off at Copper Mountain before returning to take their other children to Silvercrest Elementary, which has led to increased car traffic and congestion. Ms. Peterson expressed regret over having to drive instead of walking, which detracts from their sense of community involvement and adds to local traffic issues.

Colin Ricks addressed safety concerns on Main Street, emphasizing the need for improved measures to protect pedestrians, cyclists, and drivers. He highlighted that Herriman's active transportation plan wanted to make walking, biking, and using scooters safer and more convenient, which was a key reason for his family's decision to move to the area. Mr. Ricks noted that safety issues extend beyond a single intersection, with frequent close calls and a recent accident where a car jumped the curb and hit a light pole near the library. He advocated for reducing speeds on Main Street as a crucial step to enhance safety. Mr. Ricks suggested that lowering the speed limit and implementing various engineering solutions could effectively address these concerns and improve safety for all road users.

Jennifer Bohrn emphasized that the primary concern regarding the intersection is safety, rather than convenience. She noted the issue affects not just the morning and afternoon school traffic but all times of day. Ms. Boren pointed out that the intersection's high usage, driven by recent growth and the desire to access local amenities, highlights the need for improved safety measures. She acknowledged that while many people, including long-time residents, value the amenities and use the intersection frequently, they also always seek enhanced safety for both students and adults.

Abigail Van Noy expressed concern about the recent changes to the walking routes. She and her family chose to live in the area for its walkability, and they accepted smaller lots as part of that choice. She was involved in the Silvercrest community council, and a subcommittee focused on safe walking routes. Despite their efforts to advise against the route changes, the City proceeded with them. She had observed several issues with the new routes, including difficulties for children on bikes and scooters due to crushed gravel and the need to cross streets more frequently. These changes have made the routes less convenient and more hazardous. Ms. Vannoy was particularly worried about the safety of kids walking or biking unsupervised and was concerned that these issues would persist and potentially worsen throughout the year.

Laura Barlow shared her concern about the length of the new walking route for her children. She indicated her children now must walk a mile and a half to school, which she found excessive. She noted that while busing eligibility was typically based on the distance “as the crow flies”, the new walking route is much longer due to its design. This additional distance added about 15 extra minutes to her children’s walk home, which she felt was significant and inconvenient. She expressed frustration that the route no longer reflected the direct distance often used to determine busing needs.

Heidi Kimball relayed her concern about the new walking route and the impact on her youngest child, who has Perthes disease and is limited to riding his bike for exercise. She explained that the crowded pathways have made it challenging for her son to navigate safely. He has already experienced two flat tires in a short period, adding to the inconvenience and forcing her to drive him instead of allowing him to bike to school. Ms. Kimball expressed disappointment that recent decisions seem to prioritize vehicular convenience over pedestrian safety. She advocated for a safer crossing at the original walking route to better accommodate families.

Community Development Director Blake Thomas provided an update on the traffic study for the Main Street/Herriman Rose Blvd. intersection. He explained that traffic counts would be conducted starting the following week, after school traffic had stabilized. The data collection would last for a couple of weeks, and it would take additional time to analyze the data and complete the warrant study, which was expected to be completed by October. Director Thomas described the warrant study as a detailed analysis that evaluated various factors like intersection alignment, pedestrian counts, and the proximity to other traffic controls. The study would follow national standards to determine the appropriate traffic control measures. The finding would be reviewed by an independent engineering firm before being presented to the City Council. Director Thomas emphasized that implementing a traffic control device without proper warranting could result in liability issues if an accident occurred.

Mayor Palmer expressed his appreciation for community involvement, acknowledging that the Council was motivated to engage due to issues within the community. He emphasized the importance of residents' voices and their role in shaping decisions. Regarding the traffic study,

Mayor Palmer outlined the next steps in the process. He clarified that the Council will review a comprehensive traffic study to understand current traffic patterns and determine the best options for addressing the concerns raised. This study was essential because previous traffic data, collected during the COVID-19 pandemic, may no longer accurately reflect current conditions. The warrant study will evaluate specific factors like vehicle counts over different time periods to determine if new traffic control measures, such as signals or signage, are warranted. The results will guide the Council's decisions and help address the traffic and safety issues identified by residents.

Councilmember Hodges expressed his gratitude for the community's involvement and emphasized that many council members are deeply engaged due to personal connections and specific issues within the community. He acknowledged that involvement often begins with a single concern but can lead to broader civic participation. He praised Peter and Hadley for their articulate contributions, noting that their presence and feedback make the meetings more engaging and productive. Councilmember Hodges recognized that while the current issue may be challenging, it has highlighted significant concerns and mobilized the community to address them. He assured residents that their concerns have been taken seriously, and the City is committed to finding solutions that benefit everyone involved.

Councilmember Hodges also addressed the importance of addressing both convenience and safety concerns. He acknowledged the emotional and practical impact of the issues raised and reiterated that the council prioritizes safety, especially for children. He noted that while there are challenges with traffic management and pedestrian safety, the Council relies on data and expert recommendations to make informed decisions. He empathized with the frustrations related to traffic and safety, drawing from his own experiences and the challenges faced at other schools and locations. Councilmember Hodges emphasized that while no solution was perfect, the goal was to create the safest environment possible, even if it means longer walking distances. He promised that the Council would continue to work with the community, police officers, and other relevant entities to refine and adjust safety measures as needed.

Councilmember Shields began by expressing his appreciation for the high turnout at the meeting and acknowledged the challenge of making informed decisions as a City Council, highlighting that while they are entrusted with significant authority, they often lack the complete information needed for all decisions. He shared his experience on the Herriman Traffic Committee, where he collaborated with public safety officers and engineers to address traffic and safety issues. He recounted a past situation, where despite a traffic study indicating that certain desired improvements were not warranted by standard criteria, they sought alternative solutions. He speculated that the upcoming traffic study for their current issue might similarly find that a traffic light cannot be warranted for the location in question. In such a case, Councilmember Shields emphasized the need to explore other safety solutions. He clarified that the City does not control school locations or boundaries; their role is to ensure safe routes for students based on existing conditions. This included working with the school

district to adjust school start times to alleviate traffic problems, although such requests are not always accommodated.

Resident Braden Knutson asked what the community could do to help the Council recognize the urgency of their concerns. He acknowledged that while data from the upcoming study would provide crucial insights, it may not fully capture the daily challenges and experiences faced by residents.

Deputy Police Chief Cody Stromberg reflected on the experiences and observations his team have gathered since the start of the traffic issue discussion. He indicated he has been actively involved in studying the issue and noted that the Police Department has maintained a presence during both morning and afternoon school crossings. Commander Adams and Sergeant Lopex have been on-site regularly to monitor the situation. Deputy Police Chief Stromberg mentioned based on observations, adjustments to the crossing guard staffing have been conducted to address unforeseen issues. He emphasized the importance of combining firsthand observations with data to fully understand the problem, as human interactions and real-world experiences often reveal insights that numbers alone cannot capture.

Mayor Palmer acknowledged the complexity of ensuring children's safety when navigating busy streets, especially during high traffic periods like school drop-offs and pickups. He emphasized that, while engineering studies might not always support certain solutions, this does not negate the existence of real problems. The City Council is committed to exploring creative alternatives if a traffic light is not warranted, such as additional crossing guards, adjustments to traffic light timing, or changes in school start times.

Mayor Palmer highlighted that what began as a school crossing issue has evolved into a broader discussion about community safety. He assured the public that once the traffic study is completed, the Council will review the results and continue to engage with the community to find effective solutions.

6. City Council Reports

6.1. Councilmember Jared Henderson

There was no report.

6.2. Councilmember Teddy Hodges

Councilmember Hodges noted the recent name change to the Jordan Basin Improvement District from the South Valley Sewer District, and that the district is considering moving their 15-year expansion plan up to a 5-year expansion plan.

6.3. Councilmember Sherrie Ohrn

Councilmember Ohrn said the Wasatch Front Waste and Recycling District is considering a more proactive approach to employee raises to stay competitive with other regional districts.

6.4. Councilmember Steven Shields

Councilmember Shields noted a recent false positive for a mosquito pool for a disease other than West Nile Virus, but that the virus is indeed at elevated levels throughout northern Utah. He continued to encourage people to take measures to protect themselves from mosquitos.

7. Mayor Report

There was no report.

8. Reports, Presentations and Appointments**8.1. National Parks and Recreation Month Photo Contest Winners – Wendy**

Thomas, Assistant City Manager

Assistant City Manager Wendy Thomas presented the winners of the National Parks and Recreation Month photo contest. The contest encouraged residents to capture and submit photographs showcasing the natural beauty and recreational activities within Herriman. She highlighted the winners: Yaleisy Mason, Clark Ragsdale, and Tammy Mortensen.

9. Consent Agenda**9.1. Approval of the June 12, 2024 City Council meeting minutes****9.2. 2024 Asphalt Preservation Project #2****9.3. Review and Approval of the July 2024 Financial Summary – Amy Stanger, Senior Accountant****9.4. Resolution to reappoint Adam Jacobson as a Regular Member of the Herriman City Planning Commission for an additional three-year term of service. – Michael Maloy, City Planner**

Councilmember Hodges moved to approve the consent agenda as written. Councilmember Ohrn seconded the motion.

The vote was recorded as follows:

<i>Councilmember Jared Henderson</i>	<i>Yes</i>
<i>Councilmember Teddy Hodges</i>	<i>Yes</i>
<i>Councilmember Sherrie Ohrn</i>	<i>Yes</i>
<i>Councilmember Steven Shields</i>	<i>Yes</i>
<i>Mayor Lorin Palmer</i>	<i>Yes</i>

The motion passed unanimously.

10. Discussion and Action Items**10.1. Discussion and consideration of a request to amend Herriman City's Official Zoning Map from A-1-43 Single Family Agricultural Zone to R-1-10 Single Family Residential Zone for ±0.81 of property located at 13333 S Rose Canyon Road. (File No. Z2024-067) – Michael Maloy, City Planner**

Planning Manager Spencer introduced the request to amend the zoning of a property at 13333 South Rose Canyon Road from A-1-43 (Single Family Agricultural) to R-1-10 (Single Family

Residential). He indicated the request was driven by Alan Prince, who has been working with the adjacent property owner to purchase a parcel for the development of two additional residential lots and to create an access road that connects to an already approved development to the east.

Manager Spencer indicated the rezoning is consistent with the city's general plan, which designated the area as suitable for conventional suburban neighborhoods, aligning with the R-1-10 zone. He relayed the Planning Commission recommendation to approve the proposal and expressed support for the rezone, noting that it complements the surrounding development and followed logical planning principles.

Councilmember Shields moved to approve Ordinance No. 2024-23 amending the Herriman City Zoning Map for .81 acres of property located at 13333 South Rose Canyon Road from A-1-43 (Agricultural single-family) to R-1-10 (Residential single-family). Councilmember Ohrn seconded the motion.

The vote was recorded as follows:

<i>Councilmember Jared Henderson</i>	<i>Yes</i>
<i>Councilmember Teddy Hodges</i>	<i>Yes</i>
<i>Councilmember Sherrie Ohrn</i>	<i>Yes</i>
<i>Councilmember Steven Shields</i>	<i>Yes</i>
<i>Mayor Lorin Palmer</i>	<i>Yes</i>

The motion passed unanimously.

10.2. Discussion and consideration of a request to amend the Mountainview Plaza Master Development Agreement for ±6.00 acres located at 12252 S Herriman Main Street in the C-2 Commercial Zone (File No. M2024-037) – Clinton Spencer, Planning Manager

Planning Manager Clint Spencer presented the proposed amendments to the Mountain View Plaza project, situated just south of the Anthem Development on Herriman Main Street. This project, which featured the construction of two or three buildings, was undergoing revisions to its Master Development Agreement (MDA). The proposed changes encompass several key areas, starting with updates to the plaza design. Initially, the corner plaza was envisioned with a winding water feature and seating areas. However, the latest rendition replaced this with a central performance platform surrounded by wrought iron fencing and a playground with shade structures. This redesign hoped to enhance the space's functionality and appeal.

Manager Spencer highlighted a significant change which involved the signage master plan. The new proposal included three monument signs, which were designed to be visually appealing and meet the MDA's design standards. To streamline the approval process for these signs, the plan allowed for administrative approval rather than requiring review by the Planning Commission, provided the signs adhere to the established design criteria.

The Council discussed the inclusion of new uses within the MDA. While some proposed uses, such as gymnastics facilities, were removed from the list, there was concern regarding the integration of animal care services. The concern stemmed from the potential impact on the project's goal of creating a vibrant, entertainment-focused area. To address this, Councilmember Ohrn proposed that only veterinary services—specifically those that do not involve boarding or overnight care—be permitted. Furthermore, these services should not be located adjacent to the public plazas to ensure that the plazas remain focused on entertainment and public activity.

Manager Spencer proposed the MDA be amended to include a reception center as a permitted use. This center is envisioned as a facility rental space for events, such as weddings or corporate gatherings, rather than a full-service venue. This change would align with the project's goal of fostering vibrant, community-oriented spaces. He relayed the Planning Commission's recommendation to approve the amendment.

Councilmember Ohrn moved to approve Resolution No. R32-2024 amending the Master Development Agreement for the Mountainview Plaza with two modifications. First, the agreement will be revised to replace the general term “animal care services” with “veterinary services,” explicitly limiting this use to a single operator. Second, the amendment include “reception center” to the list of permitted uses. Councilmember Hodges seconded the motion.

The vote was recorded as follows:

<i>Councilmember Jared Henderson</i>	<i>Yes</i>
<i>Councilmember Teddy Hodges</i>	<i>Yes</i>
<i>Councilmember Sherrie Ohrn</i>	<i>Yes</i>
<i>Councilmember Steven Shields</i>	<i>Yes</i>
<i>Mayor Lorin Palmer</i>	<i>Yes</i>

The motion passed unanimously.

10.3. Discussion and consideration of a Resolution giving Notice of Pending Ordinance to make changes in HCC § 10-3-6 (Land Use Definitions) and § 10-16-1 (Table of Uses) relating to tobacco establishments and sales – Todd Sheeran, City Attorney

City Attorney Todd Sheeran presented a proposal regarding a problematic aspect of the City's regulations on retail tobacco specialty businesses. He highlighted an issue with the current definition in the municipal code, which was difficult to verify and inconsistent with state and county definitions. Specifically, the code requires that tobacco products account for more than 35% of a business's annual gross receipts and that food and beverage sales account for less than 45%. This created complications because the City does not have a mechanism to review receipts to ensure compliance, leading to potential inconsistencies and enforcement challenges.

Attorney Sheeran proposed a pending ordinance that would provide a 180-day period for the City to review and revise the regulations. During this time, applications received for new retail tobacco specialty businesses would be paused. The goal was to allow sufficient time to craft a new ordinance that aligns with broader definitions and address the regulatory gaps.

Councilmember Hodges moved to approve Resolution No. R33-2024 giving a notice of pending ordinance to make changes in Title 10-3-6 and 10-16-1 relating to tobacco establishments and sales. Councilmember Shields seconded the motion.

The vote was recorded as follows:

<i>Councilmember Jared Henderson</i>	<i>Yes</i>
<i>Councilmember Teddy Hodges</i>	<i>Yes</i>
<i>Councilmember Sherrie Ohrn</i>	<i>Yes</i>
<i>Councilmember Steven Shields</i>	<i>Yes</i>
<i>Mayor Lorin Palmer</i>	<i>Yes</i>

The motion passed unanimously.

11. Future Meetings

11.1. Next Planning Meeting: September 4, 2024

11.2. Next City Council Meeting: September 11, 2024

12. Events

12.1. Senior Bingo: August 29, 2024; City Hall 10:00 a.m. RSVP Required

12.2. Labor Day: September 2, 2024; City Offices Closed

12.3. Hungry Herriman and Farmer's Market: September 2, 2024 and September 9, 2024; Crane Park 5:00 p.m.

13. Closed Session

The Herriman City Council may temporarily recess the City Council meeting to convene in a closed session to discuss the character, professional competence, or physical or mental health of an individual, pending or reasonable imminent litigation, and the purchase, exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205

The closed session was conducted during the work session.

14. Adjournment

Councilmember Hodges moved to adjourn the City Council meeting at 8:40 p.m. to reconvene the work session. Councilmember Shields seconded the motion, and all voted aye.

15. 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 August 28, 2024. This document constitutes the official minutes for the Herriman City Council Meeting.



Jackie Nostrom, MMC
City Recorder