HERRIMAN CITY COUNCIL
AND PLANNING COMMISSION
JOINT MEETING MINUTES

Wednesday, June 29, 2022
Approved 11/30/22

The following are the minutes of the Joint City Council and Planning Commission Meeting held on **Wednesday June 29, 2022, at 6:00 p.m.** in the Herriman City Hall Community Room 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 and Commission, media, and interested citizens.

Presiding: Mayor Lorin Palmer

Council Members Present: Steve Shields, Teddy Hodges, Sherrie Ohrn

Planning Commission Members Present: Andrea Bradford, Jackson Ferguson, Brody Rypien, and Heather Garcia, Daryl Fenn, Forest Sickles

Staff Present: City Manager Nathan Cherpeski, Assistant City Manager Wendy Thomas, Assistant City Manager Tami Moody, City Planner Michael Maloy, City Attorney Todd Sheeran, Communications Specialist Mitch Davis, Assistant City Engineer Bryce Terry, Director of Public Works Justun Edwards, Economic Development Coordinator Sandra Llewellyn, Chief of Police Troy Carr, Records Specialist Ashley Glines.

Excused: Planning Commissioners Andrew Powell, Adam Jacobson, Chris Berbert, and Councilmember Jared Henderson

1. **Work Meeting - 6:00 PM**

1.1. Call to Order

Mayor Lorin Palmer called the meeting to order at 6:07 pm.

1.2. Approval of the March 30, 2022, Joint City Council/Planning Commission meeting minutes

Councilmember Sherrie Ohrn moved to approve the March 30, 2022, Joint City Council/Planning Commission meeting minutes as written. Councilmember Shields seconded the motion, and all voted aye.

2. **Discussion Items**

2.1. Transportation Master Plan Discussion – Bryce Terry, Assistant City Engineer

Assistant City Engineer Bryce Terry Introduced the U-111 alternatives evaluation. He briefed over the realignment study done by Utah Department of Transportation (UDOT). The City conducted an additional study for the transportation master plan to determine the best alignment. A traffic consultant was hired to look at three different options to determine impacts relating to the potential U-111 alignments. Option 1 would be a direct tie to Herriman Blvd. Option 2 would be a direct connection down to 7300 West and Herriman Main Street. Option 3 was a connection to 6400 West. He detailed how the traffic scenarios would impact city streets as well as land use, which would include development. Staff recommended option 3 as it would balance the traffic flow east to west. It would also create a central location to allow for commercial development and commercial access from north to south. He stated staff was looking for an official position of a preferred alignment to pass along to UDOT.

Assistant City Engineer Terry asked if there were any questions. Commissioner Darryl Fenn questioned how far along was the UDOT study. Engineer Terry responded UDOT was conducting the environmental study and are starting to look at the alignments. Commissioner Fenn inquired if the alignments for the environmental work was available. Engineer Terry explained a previous feasibility study initially eliminated four of the seven potential alignments. Two out of the three options discussed were included in the original study, the third alternative alignment was created by Herriman City staff. Alignments always change. Councilmember Teddy Hodges inquired if the alignment being proposed was similar to the other vested parties' alignment, such as the developer. Engineer Terry responded it was pointing out the intersection as the main discussion point between all parties. Councilmember Hodges questioned if the road would tie off to the intersection at 12600 South and require a left-hand turn. Engineer Terry confirmed it would eventually be an intersection.

Councilmember Ohrn inquired how much extra traffic would flow to Main Street. Engineer Terry explained there would be low volume of traffic with the third option and anticipated a lot of traffic utilizing 6400 West to access 13400 South. Councilmember Ohrn expressed concern with the roundabout currently in South Jordan. Engineer Terry responded there are many roundabouts which work well and acknowledged there are some needing to be redesigned. He highlighted the multilane roundabouts along 11400 South which seem to cause confusion until people become accustomed to them, after which, become more efficient and safer than a traffic signal. He agreed the intersections need to be designed correctly in the beginning. Commissioner Forrest Sickles inquired how option three compared to the original site plan. Engineer Terry responded Olympia Main was being upsized based on this plan. Commissioner Sickles asked about the right-of-way width through the area. Engineer Terry highlighted where the road would be expanded to five lanes. Councilmember Ohrn confirmed there would be five lanes transitioning into three lanes on 13400 South.

Councilmember Ohrn inquired the cost of the road and maintenance. Engineer Terry responded the cost of the road would be on the developer, but the cost of maintenance would come from the City. Commissioner Fenn asked for a cost comparison for each option presented. Engineer Terry explained there would be three lanes in each scenario so the maintenance should be similar. Commissioner Fenn asked if there would be any free-flowing east-west lanes. Engineer Terry explained UDOT was currently studying the future 12600 South. Mayor Palmer interjected the desire outlined in the Olympia Master Development Agreement was to push for the intersection to be located in Olympia boundaries. Commissioner Rypien asked if 12600 South would be the main road, or were others considered. Councilmember Shields commented having an intersection would be more conducive for commercial retail rather than being free-flowing road. Commissioner Rypien questioned why the intersections would not be incorporated. Engineer Terry reviewed the scenarios with the benefit and downfall for commercial use and impacts. Commissioner Rypien commented he was stuck on the contour of the road, stating curvature is usually done because of a need. Engineer Terry explained curves could help slow traffic and don't hurt the flow. Mayor Palmer commented on the worry of bringing people out of high-density areas.

Commissioner Fenn inquired about plans for the old U-111. Engineer Terry was unaware of what the plan would entail; however, stated it was not removed from unincorporated Salt Lake County. Commissioner Rypien asked which road was going through Olympia to 6000 West. Engineer Terry responded it was Silver Sky Drive.

Councilmember Hodges inquired where the location of the new trail head access would be located. Engineer Terry oriented the group as to the location of the trail head access. Commissioner Rypien inquired about the plan to extend Herriman Highway. Engineer Terry replied staff had been working with the county to extend the road out to the trailhead.

Commissioner Ferguson referred to a previous comment regarding Jordan and Miller and questioned if it would create a competing proposal. Engineer Terry stated each party was trying to get interests heard by UDOT. Herriman City was currently trying to come up with a public resolution to make their stance clear. Mayor Palmer thanked Engineer Terry for the presentation.

2.2. Auto Mall Update – Nathan Cherpeski, City Manager

City Manager Nathan Cherpeski referred to the Council's last meeting in which three participation agreements were approved. He briefed over master development agreement adoption history and the step-by-step process which would be followed, then reviewed some changes being considered within those areas. He indicated an area on the map, which was being examined by the developer, for not only the auto mall, but for commercial uses as well. The developer was also considering expansion areas for commercial development. He pointed out the Garden plots explaining there had been discussions surrounding residential development; however, acknowledged the commercial zoning designation. He noted the developer was working on a public infrastructure district (PID) governing documents for consideration by the City Council.

Manager Cherpeski asked if there were any questions and informed the group, they did have representatives from the developer present. Commissioner Rypien question a particular area on the map and asked if it was being considered for mixed use development. Manager Cherpeski explained the area was still owned by the City and outlined the current uses. Commissioner Rypien asked about the acreage being in mixed-use. Manager Cherpeski confirmed the mixed-use portion of the development would be between thirteen to fourteen acres. Mayor Palmer added there was still a lot of interest from dealerships. Manager Cherpeski detailed what auto dealerships entail. Councilmember Hodges commented there was a lot of different architecture coming through the area. Commissioner Garcia questioned what additional uses the developer's requested. Manager Cherpeski answered the crescent piece would be some of the auto mall uses. Mayor Palmer interjected low impact commercial was under consideration due to the proximity to residential development. Commissioner Sickles questioned if it would be permitted or conditional use. Mayor Palmer brought up the point it would be incorporated into the MDA. Commissioner Bradford asked what the time frame would be for development. Some discussion ensued about possible start dates.

Manager Cherpeski reiterated this was an update on what could be coming and asked for any further questions. Mayor Palmer commented a good plan was in place. Commissioner Garcia inquired about the elevation height. The developer responded it was unknown at this time. Mayor Palmer thanked everyone for input.

3. Future Meetings

3.1 Next Planning Meeting: July 7, 2022

3.2 Next City Council Meeting: July 13, 2022

4. Adjournment:

Commissioner Brody Rypien moved to adjourn the Joint City Council/Planning Commission Meeting at 6:56 p.m. Commissioner Garcia seconded the motion, and all voted aye.

I, Ashley Glines, Records Specialist for Herriman City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on June 29, 2022. This document constitutes the official minutes for the Joint City Council/Planning Commission meeting.

Ashley Glines

Ashley Glines
Records Specialist