



COUNCIL WORK MEETING MINUTES

Thursday, April 3, 2014

Approved May 8, 2014

Attendance:

Mayor, Carmen Freeman

Council Members Present:

Mike Day, Matt Robinson (arrived [6:22:03 PM](#)), Craig B. Tischner and Coralee Wessman-Moser

Staff Present:

John Brems, City Attorney
Cindy Quick, Deputy City Recorder
Brett geo. Wood, City Manager
Gordon M. Haight II, Asst. City Manager
Monte Johnson, Operations Director
Bryn McCarty, Planning Supervisor
Blake Thomas, City Engineer
Justun Edwards, Water Director
Tami Moody, Executive Administrative Manager/PIO
Danie Bills, City Events Director
Ty Nielsen, Arborist
Ed Blackett, Streets Manager

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5:00 PM ~ Welcome *(front conference room)*

Mayor, Carmen Freeman called the Herriman City Work Meeting to order at [5:06:43 PM](#) and welcomed those in attendance. Moves "Other Items" to the first of the agenda and recognizes Ty Nielsen for his hard work for the city. Mayor Freeman gives kind appreciation to Ty and states that when employees leave you take a little part of Herriman with you. He hopes that helps him wherever he goes. Mayor Freeman turns the time over to Ty Nielsen. Ty Nielsen, Arborist comments that when he came to Herriman he was a tumble weed and now he is leaving a tree. He felt like nobody when he got here and he now knows who he is and he owes that to Herriman. He comments that he can't wait for the city to grow with him. He feels like a better man than had he not come here. Herriman is still very much a part of him. He would be honored to help the person that replaces him. Mayor Freeman comments that he hopes all the Herriman trees stand as tall as him. Brett Wood, City Manager asks for a moment and compliments Ty about his phenomenal work ethic and his love for trees. Ty wanted to become the city's arborist and wanted this city to be a tree city. He thanks Ty and gives appreciation for his work with the city. He's excited for Ty's great opportunity. Monte Johnson, Director of Operations gives thanks to Ty and all he's done for the city and is excited for his opportunity. He reports that we ordered a Swamp White tree and we will place it at the W&M Butterfield Park. That tree will be dedicated to Ty Nielsen. It's an oak tree and it's his favorite. Council Member Coralee Wessman-Moser takes a moment to explain how Ty loves people and children. She had an opportunity to have him come to her home for a pack meeting about trees. Ty stayed and talked to the parents and answered their questions for nearly an hour after the meeting had ended. Ty also loves to share information and knowledge with others. She thanks Ty and wishes him well.

Council Member Mike Day had a similar experience with Ty. He was the cub master and Ty helped him and the cub scouts plant trees. The kids came alight because he has a love for what he does and it is contagious. Council Member Mike Day comments that he'll never forget it. This was not during work time, this was family time. He tells Ty that he'll be phenomenal and that he'll really love Provo. Everyone takes an opportunity to give Ty a farewell hug.

Mayor Freeman turns the time over to Bryn McCarty for a discussion on density.

1. Items for Discussion

a) [5:20:34 PM](#) Density ~ *Bryn McCarty, Planning Supervisor*

Bryn McCarty, Planning Supervisor starts the discussion by handing out a memo and sharing a presentation. She gives the council some recommendations and shows the adopted General Plan. One of the first recommendations would be to eliminate the high density. She explains that some areas couldn't be changed because those areas have already approved. She points out areas where a change could take place.

Mayor Freeman points out an area next to the cemetery wondering if changes could be made to this area. Bryn responded affirmatively, that area could still change. Brett Wood, City Manager comments that there has been talk about a funeral home going there.

A discussion about zoning, conditional use and definitions ensued.

Bryn explains that high density would be apartments and town homes.

Mayor Freeman comments that housing in general can be high density. It's his understanding from residents that they don't want high density single family homes either.

Bryn explains that density is hard to define. We can say no more apartments, however she feels like we wouldn't want single family lots by the freeways either.

Council Member Mike Day (speaking for Council Member Matt Robinson) states that as Trax comes in or large developments come in then we would zone that area. He asks why would we put all the density in and then not get a Trax or a school.

Brett Wood, City Manager explains that when Trax is doing a feasibility study and we don't show that as part of our planning, they will not come.

Council Member Coralee Wessman-Moser says that an overlay is on the board. She would like to see it zoned with low density but put an overlay that's contingent on Trax going in.

Bryn comments that one of the things we're recommending is to show a large range. She has also considered adding medium density or more zones. She explains that information can be put in the ordinance and she would just make sure it's implemented and a brief discussion on this topic ensued.

Coralee Wessman-Moser suggests once a development comes to the city for approval then we would approve zoning and conditional use for that area. A brief discussion about areas that would change with her suggestion takes place.

Gordon Haight, Assistant City Manager asks Council Member Moser to give more clarification regarding her recommendation of an overlay.

Council Member Mike Day interjects that his concern is not necessarily high density. He just doesn't think we should plan for it and then be left holding apartments.

Brett reiterates Gordon's concern.

Council Member Mike Day asks if this hasn't been done before.

Gordon says yes they tear up lines and widen roads because they didn't plan well. He explains that the city has built out a bunch of homes and if we go with what Coralee is saying we wouldn't have built any homes until the commercial came here. He explains that when we do impact fees we have to show that we are in compliance with this plan. It's the basis for the money we get. Council Member Coralee Wessman-Moser states that our residents would rather have a lower density and risk the possibility of missing out on Trax or a community college.

Gordon says if you show this infrastructure we would need, by law, to go back and redo our water master plan and downsize our tanks and water lines. We cannot collect fees for excess capacity that isn't shown.

Brett Wood asks if the law would even allow the overlay to be considered.

A brief conversation about how to implement the overlay idea and the pros and cons of the idea took place.

Mayor Freeman would like to receive input from the planning commission.

Council Member Moser feels like we can work through the idea of overlay zones.

Bryn McCarty comments that she'll look at some changes and come back to the council with some maps.

Council Members present would like to get this master plan changed and get it noticed. Bryn McCarty said if there is text involved in this change, that it won't happen overnight. There is a lot of noticing for the general plan that needs to be done. She said that she will bring back two plans.

A brief discussion about commercial zoning took place. Council Member Coralee Wessman-Moser reminds council that Zions Bank did a study that shows we probably are at more commercial than we can fill.

Bryn took time to explain more about zoning. We can look at changing the ordinance to show no greater than a certain density amount. Sometimes the high density isn't the only issue some of it is the look of a development. Currently the city doesn't have a fencing ordinance and she feels that in ten years that will be an issue. Some of the parking ordinances are out dated. There are no landscaping requirements. The open space ordinance can change and she's working with John Brems, City Attorney on that ordinance. There is nothing in the ordinance regarding building materials. She states that some of these text changes could be updated and could help when approving developments.

Mayor Freeman thanks Bryn and turns the time over to Gordon Haight, Assistant City Manager for capital projects.

b) [5:58:10 PM](#) **Capital Projects** ~ *Gordon Haight, Assistant City Manager*

Mayor Freeman quickly reports that through Gordon's efforts the city has been awarded 2 million dollars for the funding of the road on 11800 South.

Gordon Haight, Assistant City Manager reminds the council that they preapproved type II slurry seal. He continues with SLR and questions about phasing. He explains that the city doesn't have to bond but there will be a limitation on other projects. He then takes opportunity to explain where the 2 million dollars will be spent. He shows an option to build a half road. Gordon explains that the awarded 2 million dollars will be awarded in 2019. However, some other cities have been awarded money that they haven't spent. Wasatch Front is interested in shovel ready projects and we will trade our awarded money for 2019 to 2014 and explains that there is a state process which would allow us to trade that money at .85 cents to the dollar. He explains that the intent is to take the 1.7 million in October and use it in this area (6400 W/11800 S). This is not a sure thing but he feels confident it will happen. He describes that the city could bring in a design engineer for different projects and could save money by having an engineer on board instead of sending it out.

He discusses upcoming water projects and a brief discussion about timeline for these projects took place. He then discusses upcoming park projects. A brief discussion regarding these projects took place. A lengthy discussion about an option for a park camera system between council and staff took place.

Mayor Freeman asks to continue this discussion at another meeting. He is concerned at the cost to maintain the city parks. Gordon briefly comments about the storm drain on Gina Road. This project will be funded out of storm water impact fees. He would like direction from the council as whether or not they want to bond or not to bond for these projects.

Justin reports that he will be installing camera systems on two of our water tanks for security and monitoring. He can report to the council the results of those systems.

c) [6:28:49 PM](#) **7530 Update** ~ *Blake Thomas, City Engineer*

Blake Thomas, City Engineer orients the council regarding negotiations for 7530 West. During a meeting with High Country regarding the gate, it was mentioned that they will go back to their designer and get a second bid. The developers are looking for a design modification to distribute the impact more evenly. He shows a map of the development and orients the council and staff regarding areas in the development. He describes an option to relocate the gate. The first option (the desired option) would be to move the gate and allow for a few cars to line up without blocking the intersection. He then shows an option for not moving the gate with a traffic calming feature. Council voices concern regarding public safety with this design. Blake explains this is the only option to get clear distances. City preference is to move the gate. The design is very expensive the safety here is a huge issue. Blake believes after the gate issue is resolved he will be able to get the final signature. Contract work could be completed by fall.

He reports that 5600 West walls are installed and all utilities as well. The plan is to pave in June or July and be open for school this fall.

2. Other

[6:40:05 PM](#) Council Member Coralee Wessman-Moser directs the council to have a quick discussion with Danie Bills, Events Director. Danie asks for direction regarding the Herriman float. She wonders if the council would like a new design this year. Danie explains that Tami Moody, PIO had suggested a great theme "Reflecting Back, Progressing Forward."

Danie describes ideas regarding that theme. Council Member Mike Day comments that it is in the budget and feels good to move forward.

Council Member Coralee Wessman-Moser comments that the theme from the county is "Pioneers Pushing Towards our Future."

Council Member Matt Robinson directs Danie to spend the money. Mayor Freeman says go ahead. Danie reminds the council about the blood drive on April 11th. She offers the council a signup sheet. Council Member Coralee Wessman-Moser asks whether the city should promote a project like this or not. She suggests Herriman being a co-sponsor to this event and then she feels comfortable about pushing it out to Herriman committees as well. Danie explains that this project is from a city employee and feels that gives the project more validity.

[6:47:36 PM](#) Mayor Freeman briefly reports on the benefits committee. Council Member Matt Robinson has been asked to be on the committee. On the committee are two residents: Clint Smith and Bethany Zeyer, as well as, employees: Cathryn Nelson, Ryan Loumis, Delinda Bodrero and Wade Sharp. The committee nominated Clint Smith to be the chair. The committee will hire an outside entity to do a study of Herriman City benefits and compare the data with outside entities. Brett Wood, City Manager explains how the committee has balance to it.

[6:51:08 PM](#) Council Member Craig B. Tischner asks about the youth council's budget. He asks the council if the youth can come in to help talk about their budget. Mayor Freeman asks if Craig needs help with the youth council meetings. Council Member Craig B. Tischner explains that Destiny Skinner, Administrative Services and Tami Moody, PIO have been very helpful but he would love more help. Mayor Freeman explains that he will talk to him about some people that might be able to help.

Brett Wood, City Manager explains that Tami Moody, PIO has been attending the benefit committee meeting and putting information about it on Facebook. Council Member Matt Robinson was impressed that the employees have been involved. Mayor Freeman reminds Council Member Matt Robinson that the committee will meet next Tuesday at 4:00pm. Mayor Freeman explains that he'd like to make sure we're competitive with benefits offered to employees and that the benefits are reviewed periodically.

6:50 PM ~ Adjournment to Planning Commission Meeting [6:57:18 PM](#)

I Cindy M. Quick, do hereby certify that I am the duly appointed, qualified, and acting Deputy Recorder for Herriman City, of Salt Lake County, State of Utah. I do hereby certify that the foregoing minutes represent a true and accurate, and complete record of this meeting held on Thursday, April 3, 2014.



Cindy Quick, Deputy Recorder



Memo

To: Mayor and City Council
From: Bryn McCarty, Planning Supervisor
Date: May 7, 2014
Re: Density
cc: Planning Commission

During the process of updating the General Plan last year, much discussion was given to the amount of high density in the plan. After further review of the plan, there still seems to be some areas of concern. In order to address some of the current concerns, staff has the following recommendations:

1. Amend the 2025 General Plan

- Eliminate "High Density" in areas that are not already entitled.
- Reduce the amount of "Medium Density" and add phrasing that higher densities, including townhomes and apartments, will only be allowed adjacent to transit corridors and the future Salt Lake Community College.

2. Text Changes to the Land Use Ordinance

- Amend the RM (Multi Family) zone to place restrictions on multi-family developments. This could include restrictions on height, location, overall size of the project, and buffering requirements next to residential.
- Amend the PUD ordinance to restrict the overall density of a project. Currently, apartments are allowed in the R-2-10 zone as a part of a PUD, as long as the average density does not exceed the 8.7 units per acre allowed in that zone. The ordinance could be amended to restrict the maximum density in a PUD.
- There are several text changes that could be made to the ordinance and standards that would allow us to create better projects. These include:
 - Fencing requirements (there are currently none)
 - Parking requirements (they are currently outdated)

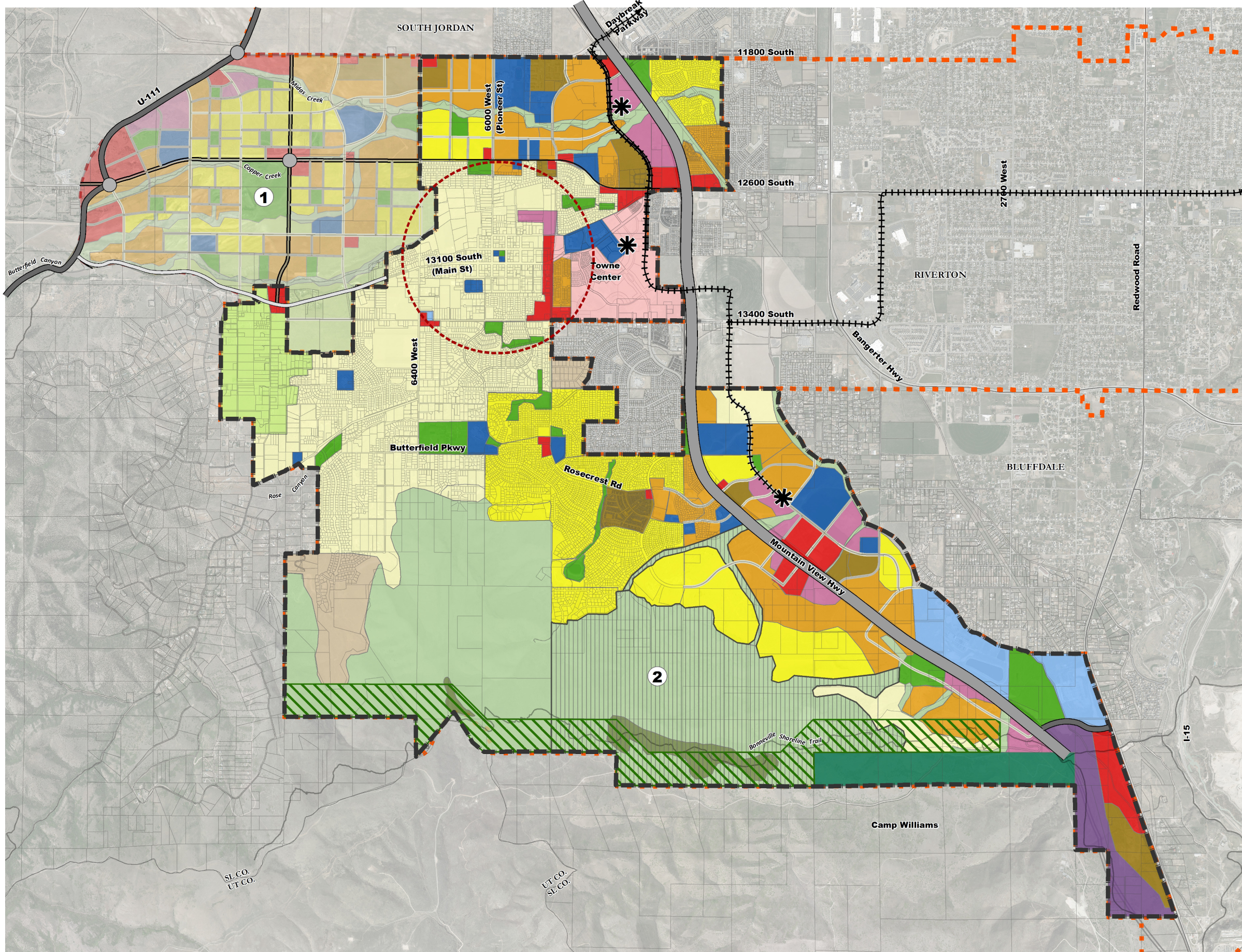
- Landscaping requirements (currently, trees are not required in the park strips)
- Fronting on collectors (Should single family be allowed to front on a larger road?)
- Clarification on what counts as open space (proposed ordinance)
- Building materials

3. Using the existing ordinance

- The City Council approves all zone changes. The existing RM zone allows for density between 9 and 20 dwelling units per acre. The Council, with recommendations from the Planning Commission, can approve a zoning condition (z/c) of 9 or 10, instead of allowing up to 20. The density is fully at the discretion of the City Council. A z/c can also limit the type of uses and the height of structures. This can be done with any zone change.
- The Planned Unit Development (PUD) allows the Planning Commission to review an entire project, and make requirements. This can include fencing, landscaping, type of uses, etc.

4. Other suggestions

- We could add a new medium density category to the General Plan and the Zoning Ordinance. This would likely be more of a "townhome" type density, between 9-15 units per acre. The RM zone would then be exclusively for "high density" projects, mainly apartments.



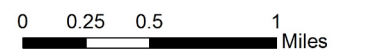
MAP 7

Future Land Use 2025

- Hillside/ Rural Residential (0.5 - 1.7 du/acre)
- Agricultural Residential (1.8 - 3.0 du/acre)
- Low Density Residential (1.8 - 2.5 du/acre)
- Single Family Residential (2.6 - 4.5 du/acre)
- Medium Density Residential (4.6 - 8 du/acre)
- High Density Residential (8 - 20 du/acre)
- Mixed Use
- Mixed Use - Towne Center
- Commercial
- Light Industrial Park/ Business Park
- Public/ Institutional/ Cultural/ Schools
- Quasi-Public/ Utilities
- Military Operational
- Resort/ Recreational
- Open Space
- Parks and Recreation
- Parks & Recreation- Natural
- Northwest Regional Park
- Hillside Nature Park
- Herriman City Boundary
- Military Compatability Overlay
- Northwest Annexation Area
- Municipal Boundaries
- Light Rail
- Transit Station
- Roundabout
- Historic District Conservation Zone
(final boundary to be determined by special committee)



ADOPTED December 19, 2013



HERRIMAN GENERAL PLAN AMENDMENT



Capital Projects FY2014/2015

City Council Work Meeting

April 3, 2014

General Fund Projects

Staff Recommendations

1. Type II Slurry Seal	\$300,000
2. City Hall Design	\$250,000
3. Design 6400 West-SLR	\$220,000
4. 6000 West-Herriman Parkway-Main	\$350,000
5. Replacement Vehicles	\$ 30,000
6. 6600 West	\$ 120,000

\$1,270,000

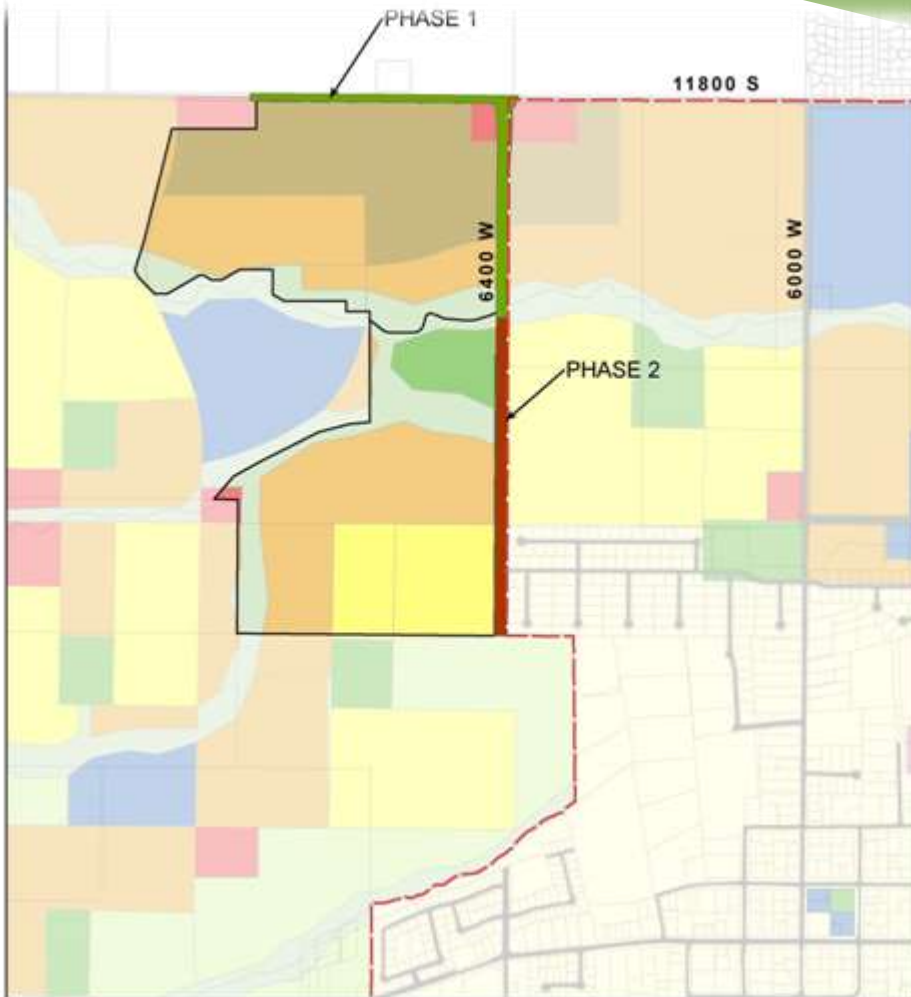
General Fund: \$1,300,000

6400 West/11800 South Construction



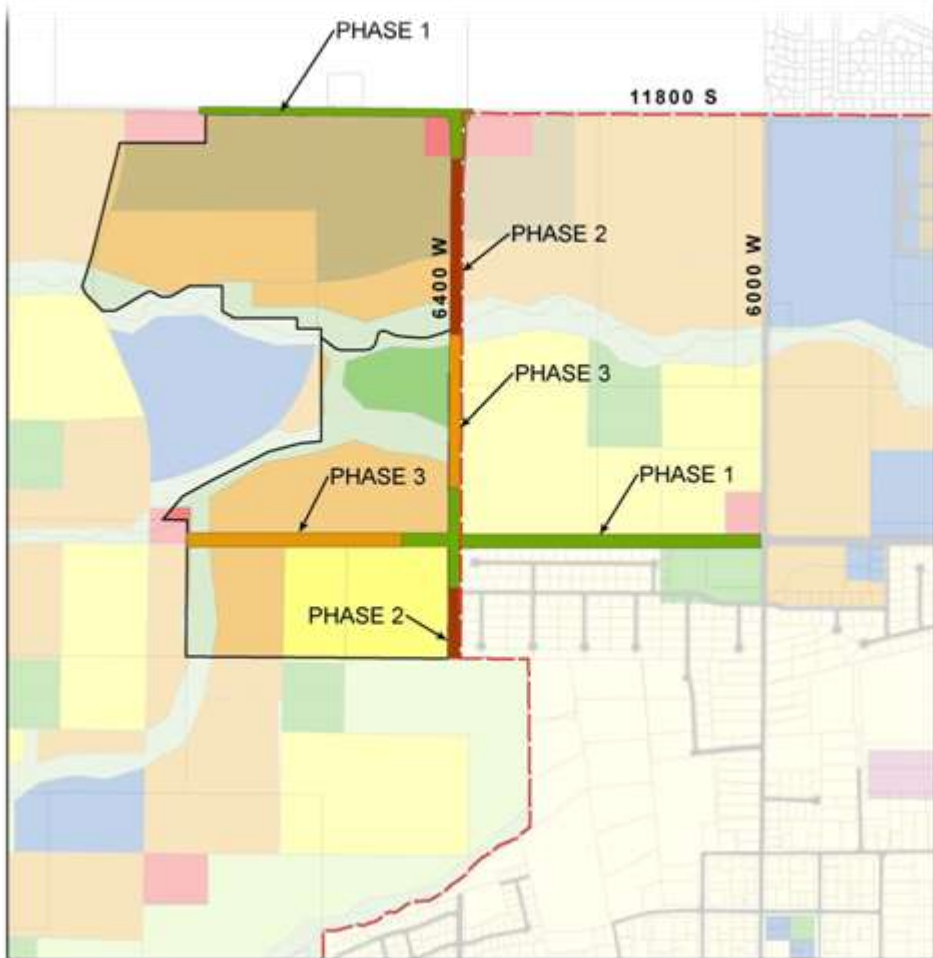
- ❖ Phase 1
 - ❖ \$1,500,000
- ❖ Phase 2
 - ❖ \$1,500,000
- ❖ Bond?

6400 West & 11800 South Design – OPTION 1



6400 W/11800 S Design	Cost
Survey (Topo & Legal)	\$50,000
Geotechnical	\$40,000
Engineering Design	\$130,000
Total Design Costs	\$220,000

6400 West & 11800 South Design – OPTION 2



6400 W/11800 S Design	Cost
Survey (Topo & Legal)	\$60,000
Geotechnical	\$50,000
Engineering Design	\$180,000
Total Design Costs	\$290,000

Water Projects

❖ 6400 West Waterline Design	\$50,000
❖ 11800 South Waterline Design	\$50,000
❖ 5 MG Culinary Tank Zone 2 (Bond)	\$5,000,000
❖ 5 MG Culinary Tank (Bond)	\$5,000,000
❖ Pump Station and Waterline (Bond)	\$7,000,000
❖ Secondary Pump Station (Bond)	\$6,000,000
❖ 6600 West Waterline	\$66,000
❖ 6400 West Waterline Construction	\$1,000,000
❖ 11800 South Waterline Construction	\$1,200,000

Park Projects

- | | |
|------------------------------------|-------------|
| 1. Blackridge Park Landscaping | \$ 215,000 |
| 2. Trails | \$ 250,000 |
| 3. SLR Park | \$1,150,000 |
| 4. Western Creek Park Drain | \$ 20,000 |
| 5. Park Camera System (WM & Skate) | \$ 60,000 |

Honorable Mentions:

- | | |
|----------------------------|----|
| ❖ Dog Park | \$ |
| ❖ BMX Park | \$ |
| ❖ Copper Creek Soccer Park | \$ |

Storm Drain

❖ Gina Road Storm Drain

❖ \$50,000 Design

❖ \$250,000 Construction



Question?

❖ Other FY2014/2015 Projects?

6600 West

Total Construction Cost	\$1.1 M
Roadway Improvements	\$770,000
Water System Improvements	\$330,000
City's Portion (Roadway)	\$594,000
City's Portion (Water)	\$330,000
Developer's Portion (Wall and Trail)	\$216,000
5-Yr Annual Payment (Roadway)	\$120,000
5-Yr Annual Payment (Water)	\$66,000



SLR Park

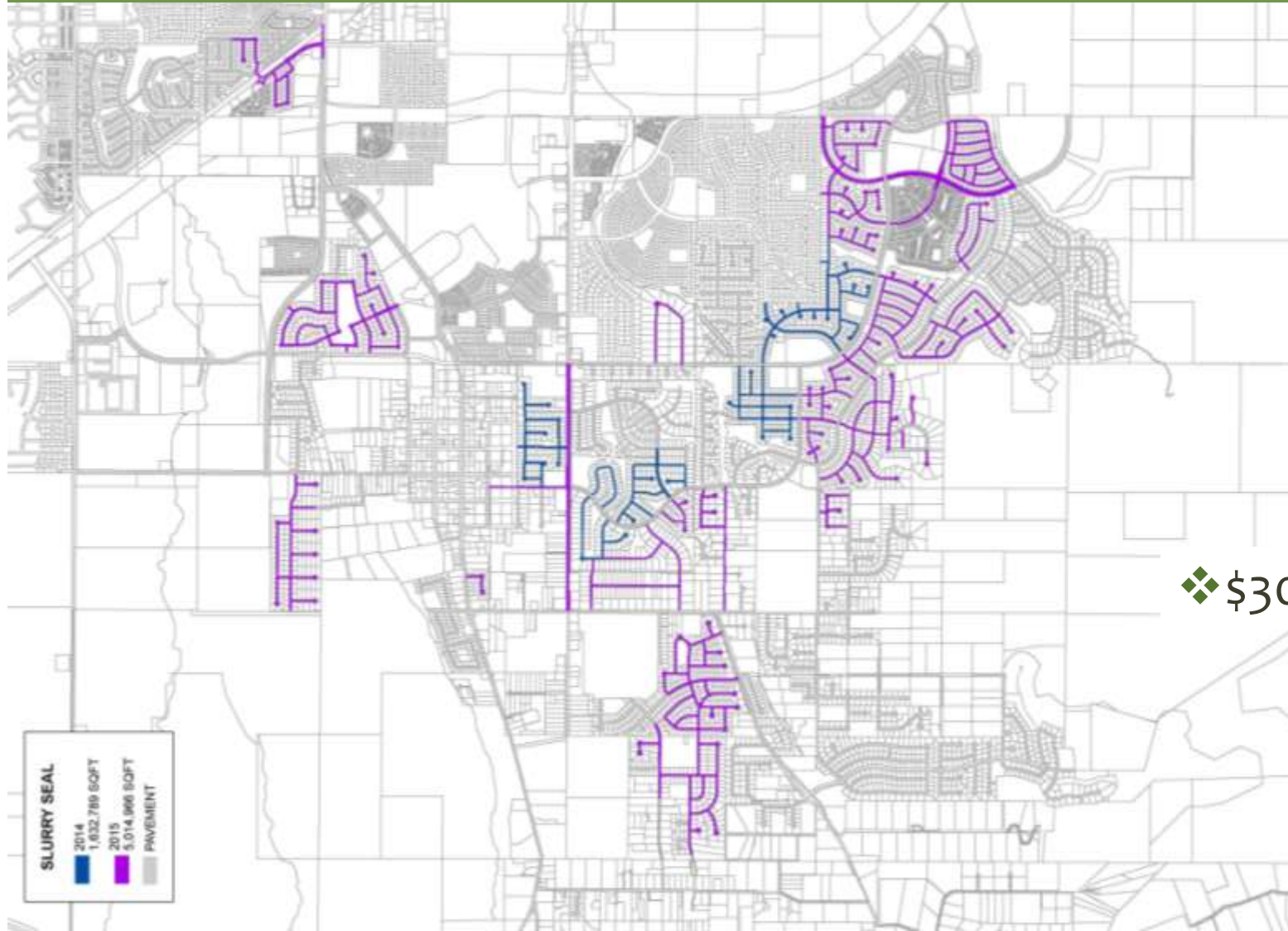
With Ice Arena



Ball Fields



Residential Street Slurry Seal



◆ \$300,000

General Fund Projects

Honorable Mentions:

❖ 6400 West /11800 South Construction (Bond?)	\$3,000,000
❖ Berry Creek Drive	\$1,000,000
❖ Copper Creek Roads Phase 1	\$500,000
❖ Herriman Pkwy Parkstrip Landscaping	\$215,000
❖ 5600 West Parkstrip Landscaping	\$38,000
❖ 6400 West from Main Street to 13400 S	\$150,000
❖ Residential Street Slurry Seal	\$300,000
❖ Park playground replacement	\$50,000
❖ Entry Signs	\$150,000
❖ City Wide Bike Striping Plan	\$100,000
❖ Office Space	\$300,000
❖ Traffic Signal-6000 W & 13400 S	\$160,000

7530 WEST ROADWAY IMPROVEMENTS PROJECT UPDATE

City Council Meeting
April 3, 2014

Right-of-Way

- ⦿ Only one signature remaining
 - Closely tied to High Country Gate Relocation
- ⦿ Developers seeking design modification
 - Evenly distribute property impacted

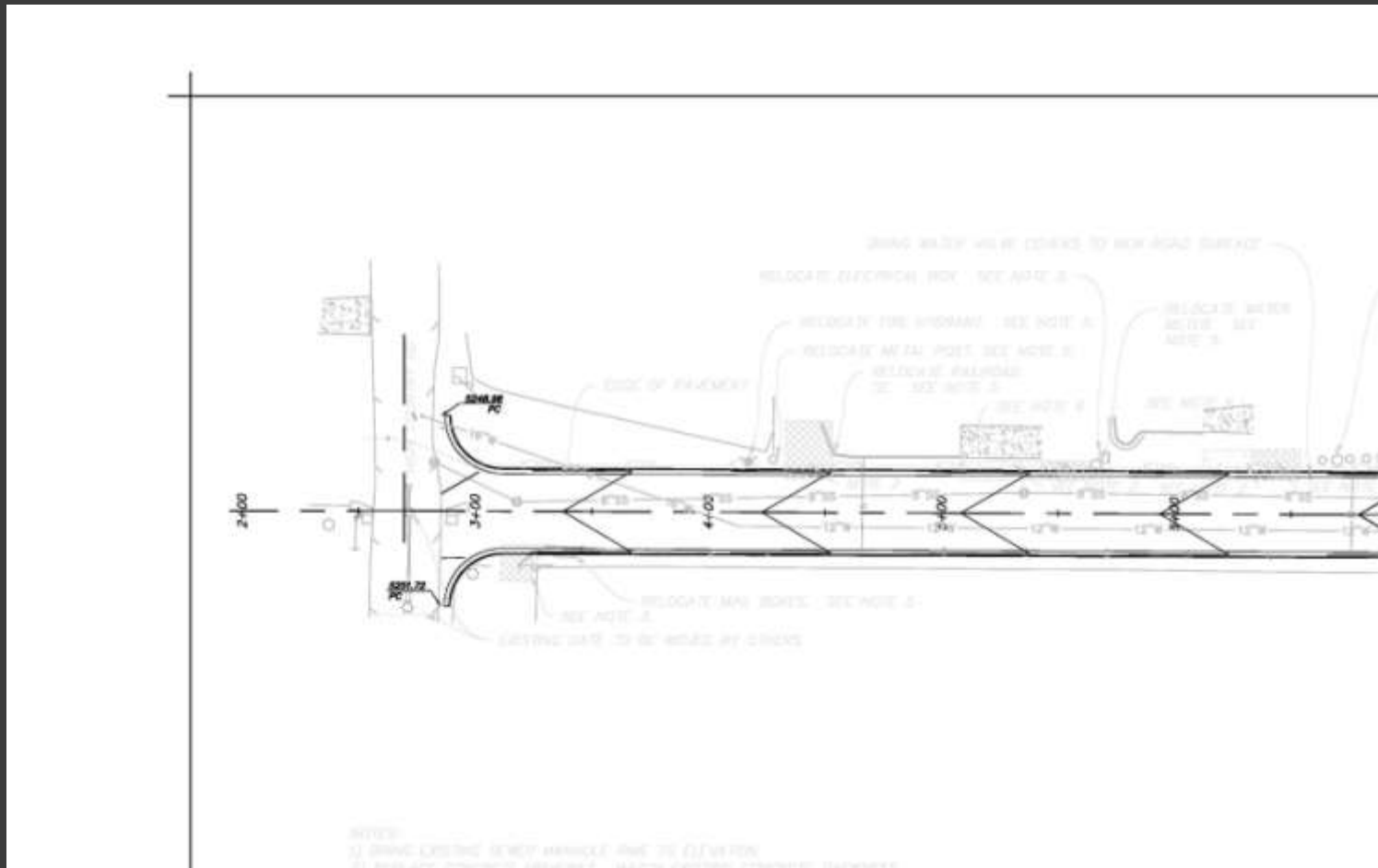
Development along 7530 West



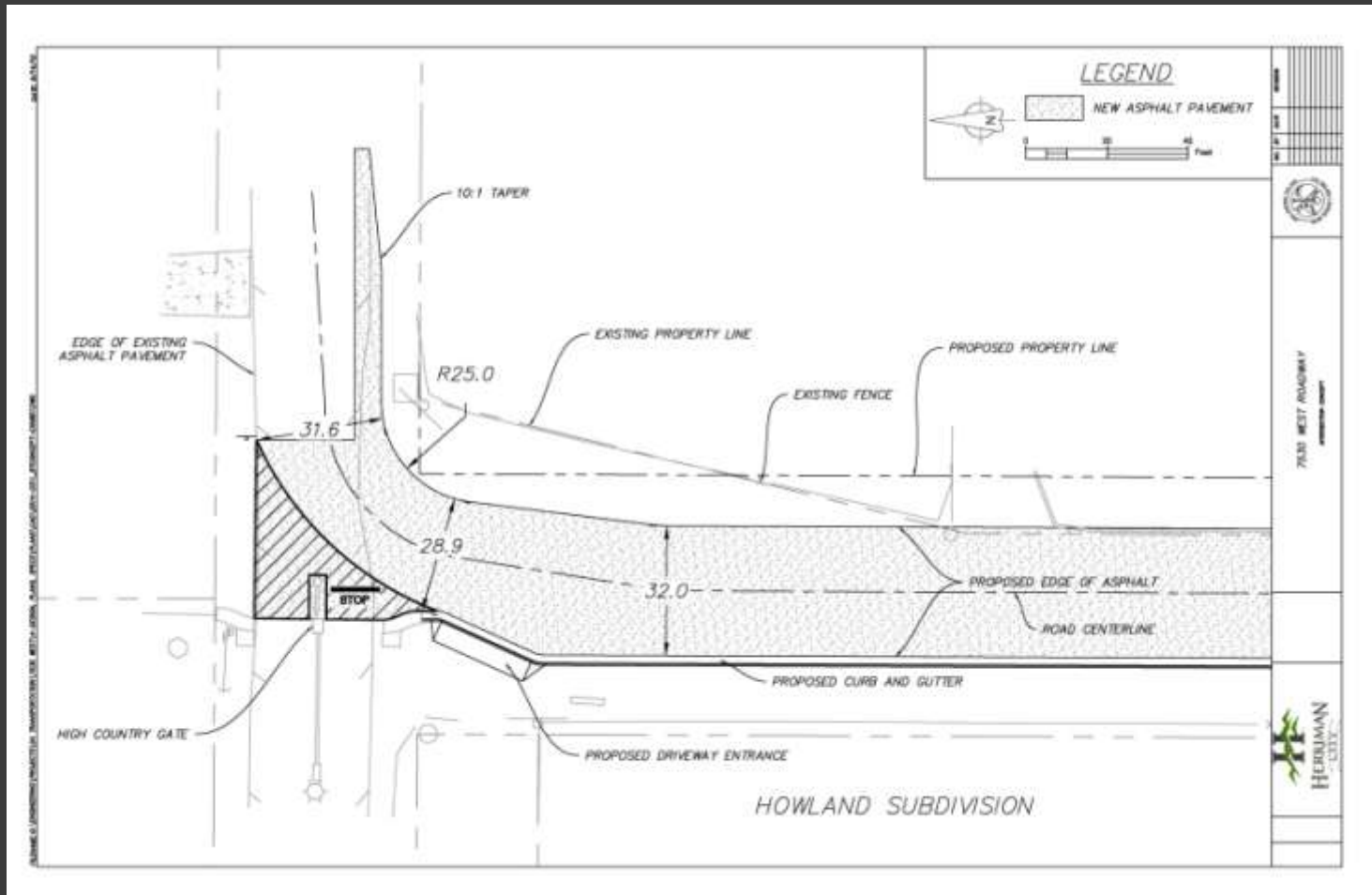
High Country Gate Relocation

- ◎ Coordination meeting held March 28
 - High Country to obtain another bid
- ◎ Option developed in case gate relocation is not possible

Option With Gate Relocation



Option Without Gate Relocation



Schedule

- ⦿ Resolve the gate issue
 - Sometime this April
- ⦿ Obtain final signature
 - Immediately after gate issue resolution
- ⦿ Contract for work to be completed
 - Late Spring/Early Summer with a Fall Completion