



COUNCIL AGENDA MINUTES *AMENDED #2

Thursday, February 27, 2014
Approved March 13, 2014

~ ~ ~ ~ ~

5:00 PM ~ WORK MEETING:

Attendance: Mayor, Carmen Freeman

Council Members Present: Mike Day, Matt Robinson, 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
Shauna DeKorver, Finance Director
Cheeryl Jeppson, Human Resource Director
Monte Johnson, Operation Director
Blake Thomas, City Engineer
Danie Bills, Event Coordinator

Review of tonight's agenda ~ *Carmen Freeman, Mayor*

Mayor, Carmen Freeman called the Herriman City Council meeting to order at [5:03:08 PM](#) and welcomed those in attendance. He introduced Matt Dugdale and turns the time over to him. John Brems

Additional:

▪ [5:03:41 PM](#) **Bonding Presentation - George K. Baum** ~ *Shauna DeKorver, Director of Finance*

Matt Dugdale briefly explains that his presentation is regarding bonding.

John Brems addresses the council that the preference to this presentation is the city needs to do bonding for water projects and road projects.

Matt Dugdale continues by briefly reviewing the history of municipal bonds in Utah, the bond market today and the city's bonds with comparisons in the state. Please listen to the minutes for specific details. A copy of this presentation is attached to these minutes.

Matt Dugdale reports close to three billion bonds have been issued throughout the state. The majority of the bonds issued are General Obligation Bonds. These bonds are secured by property taxes and primarily issued by school districts. However, cities and counties have the ability to issue this type of bond as well. He illustrates that interest rates are relatively low today. He presents a summary of the bonds the city currently has issued. He explains that the summary is for the nine most popular bonds that cities are able to issue and the capacity of each. He takes time to review each type and a discussion between he and council ensued.

▪ [5:21:42 PM](#) **Telecommunication Exchange Agreement** ~ *Blake Thomas, City Engineer*

Blake Thomas orients the council on requests for an alternative internet service and other types of communications. The city has empty conduits that run along Mountain View Corridor and into the city. The city is working towards an agreement

to license a company to allow them to use one of the four ducts in that conduit. For every foot that they use, the company would be required to build a four duct conduit of which the city can use two ducts. Basically, the city gets two feet of conduit for every foot the company uses. The agreement would be for a thirty year term. The ducts that the city would acquire could be used for anything. For example, it could be used to link traffic signals or we could lease it to Comcast or another company. John Brems requests that we provide a public notice that gives other companies the same opportunity. A brief discussion about where existing conduit is currently in place and that the company would be required to provide conduit in new areas of the city took place. Gordon Haight explains that this will allow companies other than Comcast or Century Link to provide internet/communication services.

▪ **5:31:22 PM Budget Update** ~ *Shauna DeKorver, Director of Finance*

Shauna is working with city departments to get budget meetings scheduled and she requests a date to meet with the council and the staff for a budget meeting review. A small discussion about meeting dates and schedules took place. The council decided on April 15th and 16th at 5:00pm.

▪ **5:36:50 PM City Events** ~ *Danie Bills, Event Coordinator*

Danie Bills, in response to requests from the council, evaluates each city event. She presents a PowerPoint to review each event. She presents several questions for the council to think about during the presentation. Are we happy with the type of quantity and quality of events? Do we capture a diverse audience? Do our events help us capture the "home" feeling? Do we need or want to cut back on events? She asks council to keep in mind that we plan our events a year in advance and would need advance notice in order to cancel. We will also discuss the Blackridge vision and the use of city staffing. Danie reviews the different types of events and the amount of each type.

There are 11 City Sponsored Events, 15 City Committee and Staff Events, 11 City Co-Sponsored Events, and 50 Special Events. Danie outlines additional responsibilities that the events staff is in charge of; Park Reservations, Holiday Decorations, Community Service and Court Ordered Community Service, Emergency Management, Float and City Parades, Eagle Scout Projects, Park Business, Snow Plowing, Recreation, Sponsorships, Concessions, Blackridge and Other Duties as Assigned. She describes each staff member's hours they work and how their time is spent.

She discussed the Event Budget. The Fixed Event Budget is \$436,955. Concessions Budget is \$45,400. We spent \$26,376 in 2013. She explains that the difference in those amounts was due to not knowing how much we're actually going to sell it's such a moving target. We also factored in the replacement of a grill and some other equipment that needs to be replaced.

Other Events budget is \$26,600. We spent \$26,393 and brought in \$18,244. These other events cost the city \$8,149, but we don't charge for any of these events except for the Memorial Breakfast.

The Enduro Challenge budget is \$35,000. We spent \$25,475 and brought in \$25,041. This event cost us \$435. A brief discussion took place about how successful this event has been. Danie outlines the personnel required for the Enduro Challenge and the time it takes to prepare for this event including the volunteer hours needed. She expresses a desire to rent a video wall for this event and explains that is why we budgeted about \$10,000 more. Council agrees that a video wall would be great.

The PRCA Rodeo budget is \$75,900 – this is a two day event and is the reason for a larger budget. 2013 was a stellar year for city events; we had great weather for all of the events and hope that continues. We spent \$57,859 and brought in \$62,257. This year we had a gain of \$4,398. Gordon reminds the council that this was the eighth year for this event and we usually look to the fifth year of an event to gauge the success of the event. The council comments how well we did with the Enduro Cross event and encourages Danie to bring more people in for that event. Danie retells an experience with a group from the Oakley Rodeo and how she expressed frustrations with Herriman city rodeo (during the 3rd year) and how it was not doing well. She asked them for advice. One gentleman she was talking with actually laughed at her and told her that it's too soon to expect to do well. He told her to wait until the eighth year. 2013 was our eighth year. She then outlines the personnel, volunteers and time it takes to accomplish this event. Some of the volunteers have to be our managers. Fort Herriman Days budget is \$85,000. This year we were very interested in getting a carnival company to come in and we had no idea what that was going to cost. She is very happy to report that we have found a carnival company and have a signed contract with them. This event has some big ticket items – the city puts on a free concert and rents a complex sound system. We spent \$66,732. We brought in \$49,836 in sponsors and ticket sales. This event cost the city \$16,896. The council feels like this is an event that will not make money but it builds a community. She then outlines the personnel and volunteers it requires to accomplish this event.

Danie shows a couple of pie charts to illustrate how the event money is spent. 54% was budgeted for employees. The actual cost was 85% for employees. She shows a Budget Spreadsheet for the entire budget. It outlines the budgeted amount for each area and includes a column for the actual costs for 2012-2013. The spreadsheet also includes the total cost to the city for these events. The end number is \$15,036.

The council asked for a copy of this presentation. Mike Day expresses that this year is probably the best we've ever done. Danie responds affirmatively. Mike Day states that in a perfect world he'd like to see a net zero instead of \$15,036 but feels like this is a great step and hopes to keep it going.

Mayor Freeman asks for an amount for labor costs. Danie responds that the amount would be 15% of the actual cost shown, which is determined to be \$61,000. Which means the events are costing the city about \$75,000 when you include the labor costs.

Mike Day asks what do the department heads have to say about our direction. Do they feel strapped? Do they feel like they can manage the load?

Danie responds that the city did a great thing for the outside employees by changing their work schedule to four ten hour days and they love it. The office staff works nine, nine hour days. However, the events department added Sunday as a work day. It is very tiring, but her staff doesn't complain. Last year was tough because the focus was finishing the Blackridge facility. Danie is excited with these numbers feels like it is a win. Gordon Haight remarks that if you cut all of the events you would only save \$15,000 because the employees would still need to be paid for the other duties they have. Mayor Freeman requested showing the labor costs in these numbers so it reflects what the city is investing for programs like these.

The council thanks Danie for her presentation.

Danie continues by explaining what the city gains from these events. We gain the Herriman Feel, a Family Atmosphere, a Destination, the ability to Market Our City, Celebrate Who We Are, a Tool for Economic Development, Volunteerism and Meet(ing) Resident Expectations. City Events help to accomplish our slogan "Herriman the Place We Call Home."

The discussion continues with Blackridge and what responsibilities the events staff has for that facility. She outlines the budget for Blackridge. Labor and Burden costs are \$18,474. Concessions Supplies are \$1,776. Concessions Revenue received was \$5,837. The Blackridge Reservoir cost the city \$14,413. Danie mentions the idea of charging for this facility. She then discusses what we gain from this facility; Security, Safety, Fewer Complaints, Innovative City Marketing and Peace of Mind from Surrounding Residents. Danie suggest different options for service hours at Blackridge. She outlines seven different options. Five of those options are with two staff members and two options for only one staff member. She explains that the city will not make money with the hours it is currently opened and with two staff members working. However, she requests the ability to have four staff members cover the evening shift. Danie's first choice would be option 3 – with two staff members and reduced hours. Currently we follow the 'Last Year' option. Danie asks council for direction regarding these options.

Coralee Wessman-Moser likes Option 2. A brief discussion about that option took place.

Mayor Freeman likes Option 3. He would like to be closed on Sunday. Matt Robinson agrees with the Mayor he likes Option 3. Coralee would like staff there for beach control, she is not worried about the concession sales.

Chief Anjewierden interjects that if the city doesn't have staff there, he will have calls for patrol there.

Mayor Freeman re-directs council to tell staff which option they'd like. Coralee Wessman-Moser chooses Option 2. Craig Tischner chooses Option 3. Mike Day chooses Option 2 without concession sales. Mayor Freeman chooses Option 3. Matt Robinson chooses Option 3. Seeing that the majority want Option 3 Danie suggests going ahead with Option 3 and keeping an opportunity to re-look at this in July. Mayor Freeman asks for time to think about it and bring it back.

Danie continues with her presentation and reviews the Top 5 Priority Vision with the council and asks if they think we are accomplishing the small town service with big city professionalism. She feels that 49 weeks a year we are building a city and 3 weeks a year we are building a community. Once again she reviews the questions she started with and asks the council if they have anything else they'd like to discuss. Mayor Freeman asks for Danie to send the council these options and come prepared next week to talk about the options.

▪ **Directors/Managers Attendance at City Council Meetings** ~ *Carmen Freeman, Mayor*

Mayor Freeman directs the council that we will carry this topic into another meeting and asks for council to proceed to the General Meeting.

~ ~ ~ ~ ~ ~ ~

7:00 PM ~ GENERAL MEETING:

Attendance: Mayor, Carmen Freeman

Council Members Present: Mike Day, Matt Robinson, Craig B. Tischner and Coralee Wessman-Moser

Staff Present: John Brems, City Attorney
Cindy Quick, Deputy City Recorder
Gordon M. Haight II, Asst. City Manager

1. Welcome: [7:00:45 PM](#)

Mayor Freeman welcomes those in attendance tonight and recognizes troop 1676 from the Crown Rose ward.

- 1.1. [7:01:34 PM](#) **Invocation:**
Jantzen Moe offered the invocation tonight.
- 1.2. [7:02:16 PM](#) **Pledge of Allegiance/Flag Ceremony:**
Troop #1676 under the direction of Russell Morgan presented the colors for the flag ceremony tonight.
- 1.3. **Roll Call:** All members of the City Council were present at tonight's meeting.
- 1.4. [7:03:45 PM](#) **Recognitions:**
Coralee Wessman-Moser expressed recognition to Butterfield Canyon Elementary, Herriman Elementary and Silver Crest Elementary for having their D.A.R.E. graduations.

Mayor Freeman gives condolences to the family of Donna Eastman. Donna passed away this week.

Matt Robinson reported that there has been a new LDS Chapel open up by the Oquirrh Mountain Middle School. This chapel has a Seminary building for the students there.
- 1.5. [7:04:55 PM](#) **Citizen Comments:** *(A time for citizens to address council with issues NOT listed on tonight's agenda)*
Mayor, Carmen Freeman opens the meeting for citizen comments. He calls for any person(s) who wish to speak to the council to come to the podium, state their name and address and to speak about issues that are not listed on tonight's agenda.

[7:05:02 PM](#) Mayor Freeman opens the meeting for citizen comment.

Comments: **NONE**

[7:05:11 PM](#) Mayor Freeman declared the citizen comment time closed.

2. CONSENT AGENDA:

- 2.1. [7:05:15 PM](#) **Electronic/Paper Minutes:** February 13 & 20, 2014

Council Member Coralee Wessman-Moser **MOVED** to approve the minutes with some minor changes. Primarily technical changes that were emailed to all of the council and then one additional change that we needed clarification on for tonight, which is, remove the CDA reference in the street light proposal. Otherwise, February 13th and 20th meetings as written.
Council Member Matt Robinson **SECONDED** the motion.
Mayor, Carmen Freeman asked if there are any questions, comments or concerns regarding the motion. Being none, he calls for a vote.

Councilman Mike Day	Yes
Councilman Matt Robinson	Yes
Councilman Craig B. Tischner	Yes
Councilwoman Coralee Wessman-Moser	Yes
Mayor Carmen Freeman	Yes

Vote passed.
Motion carried.

3. PLANNING MATTERS: ~ Gordon Haight, Assistant City Manager

Rezoning:

3.1. [7:05:48 PM](#)

Discussions and consideration of **Ordinance No. 14-08** “01Z14 – Rosecrest – 4881 W Rosecrest Rd – Rezone from C-2 to RM.”

Gordon Haight briefly explains that this rezone request came to the Planning Commission during the last meeting and the Planning Commission recommends approval. He turns the time over Matt Watson for a presentation on the rezone.

Matt Watson, representing Momentum Development, gives the council background information on the reason for this rezone request. He shows the council a map illustrating the corner of Rosecrest Road and Juniper Crest. This project is approximately 16.8 acres in size. 6.8 acres of this area is zoned RM (Residential Multi-Family) and 10 acres on the western side is zoned C-2.

Matt Watson orients the council regarding this area and where things are located.

Mayor Freeman asks how many units are allowed in the RM zone. Matt Watson responds that the RM zone allows up to 20 units per acre. However, the plan that will be presented to the Planning Commission on March 6 is 8.7 units per acre over the entire 16.8 acre site. The reason for the RM zone is that it starts at 9 units to the acre and the development is 8.73.

Mike Day asks about the DR Horton development across the street and asks for a comparison on density. Is this proposed development more or less dense than the DR Horton development? Matt Watson responds that this proposed development is less dense. Mike Day expresses that he'd love to have commercial here but apparently that's not the best site for commercial.

Matt Watson describes the history of this area. He explains that the approval of the Towne Center and the annexation of the Bluffdale property brought commercial to those areas and that's where it's viable. The Towne Center and east Herriman have synergy; the users here will feed off of each other. You'll get more commercial in those areas. The area for rezone would only get one or two commercial users. 15 years ago this area seemed like an area for commercial, but as other plans have developed the city has identified more desirable locations.

Mayor Freeman questions if this area could be a viable location for commercial as development continues south.

Matt Watson orients the council with the zoning in the area and briefly describes the proposed development. He explains that there hasn't been any interest in this location for commercial for the last 15 years. With other commercial areas opening up the developers want to be along 13400 South or on Mountain View Corridor which pushes out the timeline for commercial development in this location.

Matt Robinson asks Gordon Haight if this rezone already went through the Planning Commission and if they had a recommendation.

Gordon Haight responds that they recommended approval for the rezone to RM.

Matt Robinson would like some variety here. Gordon Haight takes time to orient the council that this development will be unique.

Matt Watson provides information about Rosecrest as a whole and more details about the proposed development and a brief discussion with council ensued.

Mike Day asks a hypothetical question regarding the 147 units in this development. What if the council doesn't approve this rezone? My understanding is that we would still be faced with the total number of units in your project and those units will have to be moved somewhere. Matt Watson responds that he is correct and explains that as part of the PUD approval they were approved for 3,028 units. They have built 1,969 single family homes and between the Boulders and Rosecrest Village there are 630 multi-family units. The total of those built are 2,599 units, which still leaves 429 remaining. Besides this area there are two other areas they call Plat S and Plat Z. Plat S is located south of Juniper Point (Plat Q). Matt Robinson asks him to show it on the map (included at the end of these minutes).

Mike Day restates again that if the council were to deny this petition those units are going somewhere because that's part of the agreement.

Matt Watson states that even at the proposed 147 units on M3 and what is planned for Plat S and Plat Z that's 132 units remaining that we just can't use. Rosecrest overall with this scenario, built out, is at 2.8 units per acre gross density.

Matt Robinson would like some variety here. He explains that commercial is being taken away with no plans of moving it anywhere else. He would like this commercial area to be placed somewhere else.

Matt Watson comments that they are moving this commercial area to the Towne Center.

Matt Robinson states that the commercial is in the area around the Towne Center but there isn't an additional area for this commercial area that's being taken away. Matt Watson responds that he's correct.

Coralee Wessman-Moser asks Matt Watson to describe what this proposed development is most like, in terms of density.

Matt Watson describes the Field Stone Homes south of the Library, east of Herriman Rose Boulevard and south of Main Street and explains that the development is nine units to the acre. The proposed development would be a little bit less in density.

A brief discussion regarding details of the proposed development took place between Coralee Wessman-Moser, Mike Day and Matt Watson.

Matt Robinson asks if this rezone was noticed. The answer was yes. Residents' responses stated they were pleased with this change of residential single detached homes.

Mayor Freeman asks for public comment.

Coralee Wessman-Moser **MOVED** to open the meeting up for public comment.

[7:32:52 PM](#) Mayor Freeman opens this portion of the meeting for public comment.

Comments: David Watts, 14461 S. Windom Road, likes the idea of homes versus commercial. They like the feel of commercial but no one wants it in the backyard of their house. His concern for the rezone is because of his past experiences with builders. He has a concern that the builder would get it zoned for RM and present a plan, but then put in something completely different than originally presented. He prefers the single family homes over commercial. However, he would rather see commercial over extremely high density.

[7:35:30 PM](#) Mayor Freeman closes the public comment.

Mayor Freeman asks Matt Watson if he is set on 147 units here.

Matt Watson explains that he has a PUD approval with zoning and a development agreement already in place. He has been developing in the city for 15 years. He has someone that will buy this development and they have the subdivision layout shown here. They are under contract to do this subdivision.

Coralee Wessman-Moser asks if this development is eligible for a Zoning Condition.

Matt Watson expressed concern with a Zoning Condition when he already has a development agreement in place.

Coralee Wessman-Moser further explains that the zoning condition would be a condition for the builder not the developer.

Matt Robinson asks Matt Watson if there is 10 acres of land that could be commercial around the Mountain View Corridor as a gesture. Matt Watson responds there could be, he would need to take a look at it. Matt Robinson further explains that he wants to be sure as the city develops quickly that we do not want to be short commercial areas in anyway.

Mayor Freeman expresses that he hopes Matt Watson understands the city is working with him and hopes he understands the city's perspective on this matter.

Council Member Coralee Wessman-Moser **MOVED** to approve Ordinance No. 14-08 with a zoning condition that limits it to 147 units. The 147 unit zoning condition will apply both to the rezone property and the adjacent property that is being included in the 16 acres as referenced in the PowerPoint.

Council Member Mike Day **SECONDED** the motion.

Mayor, Carmen Freeman asked if there are any questions, comments or concerns regarding the motion. Being none, he calls for a vote.

Councilman Mike Day	Yes
Councilman Matt Robinson	Yes
Councilman Craig B. Tischner	No
Councilwoman Coralee Wessman-Moser	Yes
Mayor Carmen Freeman	Yes

Vote passed.
Motion carried.

4. DISCUSSION /ACTION MATTERS:

4.1. [7:43:45 PM](#) Discussions and consideration of Engineering Review Fees ~ *Blake Thomas, City Engineer*

Gordon Haight provides information to the council regarding engineering review fees. He explains that there was a study done for these fees. The city charges a percent of the construction cost on an engineering plan to recoup the cost of reviewing that plan. This is a typical practice for most cities. The current fee is 4.2% of the construction cost of an engineering plan. There is also an initial fee of \$2,000 to review those plans. A significant change in this plan he is presenting today is the upfront flat fee would change from \$2,000 to \$3,000. The bond review fee is 3.17%. This will create a slight decrease in revenue for the city. If someone was submitting a subdivision of one or two lots, they receive a discount and their only fee is \$500. If the subdivision was two or four lots, the fee is \$1,000. Those fees were because of a decision made by the council. Gordon Haight asks for direction regarding the study itself and the fees for smaller subdivisions which would be subsidized by the general fund. He requests that this is implemented by July 1st so it does not affect this budget year.

Mike Day asks about page two of the study, the last employee number 9. He asks Gordon how to read that number. Gordon responds that number is describing the combination of upper management. This would be a conglomerate number. Gordon asks council if they are comfortable with a reduction and explains that one lot subdivisions do cost more than any other 50 lot subdivision. Gordon disclosed that he is not necessarily recommending this reduction. John Brems interjects that the question the council has to answer is, 'are you going to supplement it?' because that's where it's going to have to come from. The study does not recommend it. Mike Day expresses that he's uncomfortable with it.

Coralee Wessman-Moser asks for the study proposal option, a no supplement option and then a couple of scaled options in between. Gordon explains that he will end up supplementing these fees from property tax and sales tax.

4.2. [7:51:25 PM](#) Discussions and consideration of **Ordinance No. 14-07** "An ordinance approving and appropriating a monetary contribution to the Miss Herriman Scholarship Pageant in the amount of \$3,000, Herriman High School in the amount of \$500, American Legion Girls State Program in the amount of \$300, and the Butterfield Scholarship Program in the amount of \$2,200." ~ *Shauna DeKorver, Finance Director*

Shauna explains that with the approval of the current year's budget there was a dollar amount for donations made by the city. According to state statute the city is required to have a study done before the monies can be given. The study has been done. We are also required to have a public hearing, which has been held. Tonight we are asking for approval to appropriate these funds as specified.

Council Member Matt Robinson **MOVED** to approve this ordinance.

Council Member Mike Day **SECONDED** the motion.

Mayor, Carmen Freeman asked if there are any questions, comments or concerns regarding the motion. Being none, he calls for a vote.

Councilman Mike Day	Yes
Councilman Matt Robinson	Yes
Councilman Craig B. Tischner	Yes
Councilwoman Coralee Wessman-Moser	Yes
Mayor Carmen Freeman	Yes

Vote passed.
Motion carried.

4.3. [7:53:09 PM](#) Discussions and consideration of modification of Park Impact Fee based on studies submitted with respect to Rosegate in Herriman—a Senior Living Facility. ~ *Gordon Haight, Assistant City Manager*

Gordon Haight explains that Rosegate has been approved for a senior housing facility. He explains that impact fees are fairly easy to calculate. There are studies that show the impact people put on parks based on single family homes and multi-family homes. However, other cities have said that a congregate care facility

has no impact on parks because the residents of that facility do not use parks and they do not have children that will use parks. As a staff, we did not feel comfortable saying there was no park impact. The city has been working with Tim Soffe and Think Architecture to figure out what the impact would be for a congregate care facility. The city asked Tim to put together a recommendation for the council.

John Brems informed the council that the enactment to the park impact fee has a provision that you can modify the park impact fee based upon a study submitted by the developer and that is why Tim is here today.

Tim Soffe, Think Architecture explains that this study is an understanding of the people who will occupy this facility. The average age is 75+. Most won't leave the facility other than to the grocery store, the temple or a doctor's office. Approximately 30% don't even own a vehicle. Most tenants are widows and widowers. There will be no children. Because the social interaction is amongst themselves and staff, the amenities they need/want are self provided. He describes some of the amenities within the facility and outside of the facility. He explains that the City of Draper determined there was no park fee required. He acknowledged that he feels some of the residents may use the parks and trails provided in Anthem, the development next to this facility.

Mike Day asks if the City of Draper separated park and trail impact fees or was the trail impact fee included with the park impact fee. Tim responds that the trail impact fee was included in the park impact fee.

Mayor Freeman asks what Tim based his statistics on. Tim responds that the statistics are based on the Sandy City facility which is 94% full.

Mayor Freeman asks what the impact fee was before and what Tim is asking for it to be reduced to. Tim responds that it was \$2,077 per unit and he suggested the fee should be \$0. After discussions with Gordon he reevaluated and is suggesting \$75,000. There are 298 units which makes it about \$251 per unit. Tim explains that he's paying full impact fees for all other required fees.

Mike Day calls out the word precedent. John Brems explains that currently the city impact fee doesn't have a method to assess an impact fee for this type of development.

Tim addresses the idea of setting a precedent and explains that if someone else came to the city with the same type of facility it would be appropriate.

Gordon asks for direction from the council and explains that Tim has another senior facility he's building and he is paying full price for park impact fee for that facility.

Mayor Freeman asks why the one senior facility is paying full impact and the other senior facility is paying only \$250 per unit. Tim responds that this facility is labelled as a congregate care facility. The other facility is a single family development for 55 and older, not a congregate care facility.

Mayor Freeman suggests that something is drafted for this type of facility.

Matt Robinson thinks this request is appropriate. He also suspects they will have grandkids.

Tim responds affirmatively and explains that there is a visitor calculation and a staff calculation for that in the study. He further explains that he went to great lengths to zone this area which is completely different from any other zone.

Coralee Wessman-Moser asked what Beehive Assisted Living paid. Gordon responds that Beehive paid the full park impact fee. Ryan with Think Architecture researched it and corrected Gordon explaining that they paid one park impact fee for their ten units.

Coralee Wessman-Moser is supportive of a reduction. She asks them to have further discussion with staff and bring back a proposal.

Gordon Haight explains the need for a quick decision.

A discussion about whether these residents would pay a \$5 park fee took place.

Coralee Wessman-Moser along with Mike Day interjects that this is in a C-2 zone but being treated as a multi-family and asks how we handle that and a brief discussion ensued.

Matt Robinson suggests the city do some analysis and present a counter offer. Tim asks if that can be resolved within the next week's time.

Mayor Freeman asks if we can put it on next week's agenda before the work meeting so that Tim can move forward. A brief discussion on time frames and requirements to make a decision ensued.

John Brems describes what the resolution might say. Pursuant to the enactment ordinance that a developer can submit his own plan and based upon a congregate care facility the fee would be 'X' for each unit.

Coralee Wessman-Moser suggests including that they have to provide some amenities like those included in this project.

Mayor Freeman asks for the minutes to show that we will meet back as a council next Thursday, March 6th at 5:00pm for a discussion on this matter.

5. [8:31:30 PM](#) COMMENTS FROM COUNCIL MEMBERS:

Matt Robinson explains that the UFA Banquet is coming up and Chief Smith has invitations for the council. He states that he will provide the call data from the UFA Board meeting he recently attended to the council by email.

Coralee Wessman-Moser reports about Wasatch Front Waste and the green waste program. That program will begin on St. Patrick's Day, March 17, 2014. Additionally she reports that the landfill contract term length is still in debate, however, they are looking at less than 50 years.

Mayor Freeman asks if the green waste program is weekly or monthly. Coralee responds that it will be weekly for nine months of the year. It will not be picked up towards the end of December, the month of January, February and half of March. She mentions that April 14th is Herriman's clean up date for our area and more information will come.

Craig Tischner announces that the Youth Council is having a leadership training tomorrow, presented by Vernon Parent with the USU Extension at the Herriman Community Center from 6:00–10:00pm and all are welcome to attend.

Mike Day reports that a bill is looking to increase UCAN funding for 911 from .61 cents to .64 cents. Additionally they are talking about a state wide CAD system.

Mayor Freeman reports on a seminar he attended in San Antonio for supporting communities and military bases. They discussed Eagle Mountain and their outdoor pool. One idea mentioned was to have the city donate life guards and in turn we could have the use of their outdoor facility. Another suggestion was to keep an area cleaned up within Camp Williams and use that area as a gun range. Additionally he reports on the legislative session. The prison relocation is a hot topic. They are actually looking at doing two prisons and would like to be within a 45 mile parameter to a hospital. They are considering a location west of the airport and one in Tooele County. Mayor Freeman mentioned the plan for a tunnel from Herriman to Tooele and they were excited about that possibility.

6. UPCOMING EVENTS IN THE CITY:

Herriman Live Talent Show, Fort Herriman Middle School

Saturday, March 1, 2014 @ 7:00pm

Community Fisheries Class (6 week program), Cove @ Herriman Springs

Monday, April 7, 14, 21 & 28, 2014 @ 6:00pm

7. FUTURE MEETINGS:

Next Regular Planning Commission Meeting:

Thursday, March 6, 2014 @ 7:00pm

Next Regular City Council Work Meeting:

Thursday, March 6, 2014 @ 5:00pm

Next Regular City Council Meeting:

Thursday, March 13, 2014 @ 7:00pm

8. ADJOURNMENT TO CLOSED SESSION:

***8.1 [8:40:03 PM](#) UTAH CODE §52-4-205 (1) (a) discussion of the character, professional competence, or physical or mental health of an individual.**

Mayor Carmen Freeman asks for a motion to adjourn to a closed meeting.

Council Member Mike Day **MOVED** the Council adjourn into a closed session pursuant to the provisions of section 52-4-205 (1) for the purpose of **(a)** discussion of the character, professional competence, or physical or mental health of an individual.

Council Member Craig Tischner **SECONDED** the motion.

The vote was as follows:

Councilman Mike Day	Yes
Councilman Matt Robinson	Yes
Councilman Craig B. Tischner	Yes
Councilwoman Coralee Wessman-Moser	Yes
Mayor Carmen Freeman	Yes

Vote passed.

Motion carried.

John Brems explains that this was not within a 24 hour notice, however there was an emergency.

Mayor Freeman articulates that this was not within a 24 hour notice but the items that have come to his attention made it necessary to have a closed session tonight.

John Brems explains that we gave the best notice practical.

Council Member Matt Robinson **MOVED** to adjourn the closed meeting at 10:21pm.
Council Member Mike Day **SECONDED** the motion.
The motion passed unanimously.

*This document along with the digital recording constitute the official minutes for the
Herriman City Council Meeting held on Thursday, February 27, 2014.*

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 this date of February 27, 2014.



Cindy Quick, Deputy Recorder