



SPECIAL CITY COUNCIL MINUTES

***AMENDED #1**

Thursday, March 6, 2014

Approved April 10, 2014

<u>Attendance:</u>	Mayor, Carmen Freeman
<u>Council Members Present:</u>	Craig B. Tischner and Coralee Wessman-Moser
<u>Staff Present:</u>	John Brems, City Attorney Cindy Quick, Deputy City Recorder Gordon M. Haight II, Asst. City Manager Shauna DeKorver, Finance Director Blake Thomas, City Engineer Justun Edwards, Water Director

5:00 PM ~ GENERAL MEETING [5:03:08 PM](#)

1. WELCOME

- 1.1. Discussions and consideration of **Ordinance No. 14-09** “An ordinance adjusting the Park Impact Fee based on a study submitted by the developer and the testimony of the developer with respect to Congregate Care Facility.” *(continued from February 27, 2014) ~ Gordon Haight, Assistant City Manager*

Gordon Haight orients the council with information regarding the Congregate Care Facility in Rosegate. He shows the council a study provided by the developer regarding this facility. He explains that David Dobins provided information on the exact same facility in their city and they did not charge a park impact fee. He further explains that South Jordan did not charge an impact fee. Sandy did charge an \$18,000 trail fee but not a park impact fee. Riverton City has a similar facility and they did not charge an impact fee. The proposal from the developer was a \$75,000 park impact fee for their facility. Staff feels comfortable about that amount and feel it will cover the impact they will be placing on the parks for this kind of facility.

Doug Young, Salt Lake City. This facility is happy to contribute this to the park fees.

Tim Softe briefly addressed the council.

Mayor Freeman is satisfied with the information Gordon Haight has provided and feels comfortable with this direction.

Craig Tischner requests that the study be included with this ordinance.

Coralee Wessman-Moser believes it is appropriate to assess a small impact fee and this is the right amount because of the proximity to the trail system and understanding that these residents will not have the full impact that other residents may have. She requests modifying the ordinance so that if similar use is brought to the city that they wouldn't have to present a study.

John Brems suggests that the city would want another facility to be required to submit a study to justify a different fee.

Council Member Coralee Wessman-Moser **MOVED** to approve this ordinance and specifically request that the report/study be attached to the ordinance.

Council Member Craig Tischner **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 Craig B. Tischner Yes

Councilwoman Coralee Wessman-Moser Yes

Mayor, Carmen Freeman Yes

Vote passed.

Motion carried.

Doug Young makes one more comment regarding his excitement for the commercial area in their development and the planned off-ramp on 11800 South.

Mayor, Carmen Freeman comments, "if there is no additional business, may I have a motion to adjourn."

Council Member Craig Tischner **MOVED** to adjourn to a work meeting at [5:13:59 PM](#)

Council Member Coralee Wessman-Moser **SECONDED** the motion.

All City Council Members voted in support of this motion.

Vote passed.

Motion carried.

2. RECOMMENCE TO WORK MEETING

3. WORK MEETING (*front conference room*) [5:16:42 PM](#)

a) [5:16:42 PM](#) Senior Gift Presentation ~ *Herriman High SBO's*

Mayor Freeman excuses Mike Day and introduces Herriman High School SBO Officers to council and turns the time over to them.

Herriman High School SBO's present council with a packet regarding a senior gift they'd like to give this year to the students at Herriman High School for the class of 2014. Jordan Sedrick, Senior Class President of Herriman High School speaks first. They would like to place an H on the mountain as a senior class gift. Their goal today is to gather information and get approval to go ahead.

Logan Bingham, SBO President addresses the Mayor and City Council Members. He briefly explains the plan for placing the H on the mountain with drawings and pictures of the area.

Jordan explains a few issues regarding public access; they request that this area be gated off to prevent vandalism. He informs the council that they are working with Mike Bradshaw for the coordination of the contractors.

Logan explains that Mike Bradshaw told them this is city property. The property is south of Butterfield Park.

Mayor Freeman expresses concern about gating the area.

Matt Robinson asks if they have any sponsors or donors. The response from Karlie Halcom, SBO Service Officer was no, net yet because they wanted to get it approved before they worked on getting sponsors or donors.

Logan added that in discussions with Mike Bradshaw that if he made mention that he'd work with his contractors to donate time or supply's to keep the costs in line with their budget. Herriman High SBO's were hopeful to have this gift completed by the end of the year. Mike Bradshaw felt confident it could be completed by June, which made them very happy. The H will be 4 inches thick. 100 feet X 101 feet.

Jordan asks for approval to use Herriman land in order to create this H.

Craig Tischner asks if they will be dying the concrete white. Logan responded that they plan to paint it on their Herriman Pride Days.

Matt Robinson asked how the hill would be shared if another school comes into the city.

Jordan responded that they thought of that and felt the H could stand for Herriman, not just Herriman High School, but Herriman City.

Coralee Wessman-Moser asked if there had been any public polling to see if the public is for or against this idea. Jordan along with Karlie responded that they haven't done anything like yet because it hasn't been approved yet. They haven't made any kind of announcement about this before knowing whether or not it would be approved before they went forward.

Matt Robinson explains to the SBO's about public hearings and suggests they could have a public hearing regarding this topic during one of the city council meetings.

Mayor Freeman asks about a timeline.

Coralee Wessman-Moser would like a city wide announcement on this proposal to ensure a good representation.

A small discussion between council and the Herriman High SBO's continued with ideas and concerns regarding this proposal and the addition of other schools coming here.

b) [5:40:57 PM](#) Discussions Regarding Density ~ *Bryn McCarty, Planning Supervisor*

Mayor Freeman starts the discussion explaining that the idea of this meeting is to discuss what changes the council would like to make and what concerns they may have with density; then take those ideas to the planning commission.

Gordon Haight shows the council areas of high density and medium density.

Matt Robinson suggests taking off the range of units per acre on the general plan.

Gordon briefly explains that those numbers are needed to figure out the amount of water supply, storm drain and the roads, etc. Those ranges are supposed to be on the map.

Gordon expresses that if Matt doesn't want any more apartment complexes in Herriman then the brown shaded areas (high density) will need to come off the map completely.

Bryn McCarty suggests breaking the density into more categories or smaller ranges. Matt Robinson would like that to happen. Bryn needs these changes to be requested quickly because she needs to post a notice of intent to amend the general plan to add the SLR property.

Matt Robinson expresses discomfort about zoning for apartments. He is looking for tools that the city has to remain in control of the amount of density and where it will go.

Mayor Freeman asks for Planning Commissioner Clint Smith's input. Clint explains that builders/developers are moving density around but that's what the development agreement allows.

Matt Robinson questions if development agreements are a good thing and wonders if we should change how we're doing the development agreements in the future.

Clint Smith responds that perhaps that's a legal question; however, a development agreement is how we protect ourselves. He asks for clarification from Matt Robinson regarding apartment complexes in the city. Matt responds that he'd be fine if we didn't put in one more apartment complex or even close to that. He further explains that we could have another set of apartments but feels that the concept of how we approve apartments needs to be radically different than what we're doing now. Craig Tischner adds that he feels there needs to be a buffer.

Brett Wood asks Matt if it's the look of the apartments or the environment in the apartments that you he doesn't like. Craig responds it's the environment. Matt responds that the answer is both, he'd like the city to remain in as much control as we can of where the density is going.

A lengthy discussion about high density zoning took place. Council Members express changing the high density in areas of concern. Bryn McCarty explains that she will update the map showing the areas they are concerned with and bring a map back to them reflecting those changes. Gordon suggests also looking at the moderate density as well.

Matt Robinson asks Brett Wood if there was ever a documented policy that stated the city would not have any lots lower than a quarter acre or a fifth acre. Brett Wood responded that there was a verbal agreement of that nature. Responses were given by several people all at the same time. Brett gives a brief history of where we've been and where we are now in regards to density.

Matt Robinson explains that he doesn't want the staff to stop any commitments we've already made, just going forward, he'd like to see us back off on density. He feels like the comment 'if we don't have apartments we won't have businesses' is being used as a tool to justify way too much.

Mayor Freeman believes we are at a point where we really need look at density. Let's look at areas we have not made a commitment to and review it to see what we'd like to do there.

Clint Smith comments that this density discussion isn't new, however, it has significantly changed in the last six or eight months. He voices concern with just finishing a master plan update process with immense amounts of public input and immense amounts of work from staff. At the end of that process, all members on the planning commission felt comfortable with that plan and we passed it. He expresses great concern with changing it now

without even going through that process again. He questions what the value of the process is, if we're just going to change it without going through that again. What does that say to our residents who were involved?

Matt Robinson questions how then to go about the proper process or is Clint saying not to make changes.

Clint Smith suggests having a good process and coming up with a good plan; then believe in that plan. He explains the understanding that we will always have changes that come up and how we will be reviewing the plan more frequently than we have in the past.

Matt Robinson explains that he feels developers/land owners are taking advantage of a high density boom in Herriman for the past five years. Communities across the country are closing that high density door. He feels that Herriman still has an open door and developers are seeing that and rushing in. He believes we need to shut that door.

Clint Smith responds that people aren't being able to afford larger homes either.

Mayor Freeman explains that the city needs to take the responsibility to educate residents about housing costs. He'd like Herriman to have a full gamut of different sized houses.

Matt Robinson expresses his desire to have bigger lots in all areas of Herriman not just in one area. He doesn't feel that a larger lot isn't affordable either.

Gordon Haight takes the opportunity to remind council about how Bluffdale drew a line in the sand. Sometimes cities feel like they are all powerful. He reminds them that we have a legislature that tried to pass a bill that would have devastated our budget. There is a fine line about not showing any new things in our city and thinking we can still win against our legislature. Please be careful not to get under the guise of being all powerful. Council thanks Gordon for this reminder.

Mayor Freeman turns the time over to Shauna DeKorver for a Budget update.

c) [6:19:12 PM](#) **Budget Update** ~ *Shauna DeKorver, Director of Finance*

Shauna explains that the dates decided on last week for budget meetings are no longer good. She requests a new meeting time for a budget meeting. A brief discussion took place. April 23 and 24 was unanimous. As requested during the retreat, Shauna presents a spreadsheet to the council with new projections. A brief discussion regarding this information ensued. Council thanks Shauna for these numbers.

d) [6:30:03 PM](#) **SLR Development Agreement** ~ *Gordon Haight, Assistant City Manager*

Gordon Haight updates the council regarding the SLR Development Agreement. He explains that the developer had agreed upon a 40 acre park in this development. The developer wants the city to start using the park impact fee to improve the parks in this development. They also want the city to build a road from 11800 South to Heritage Place. The city originally stated they would build the road in increments and reimburse the cost. Now the developer is saying they won't put in the 40 acre park unless the city builds the whole road all at once. He asks the council how important the whole park is to them. The suggestion of pocket parks was addressed by the developer and he wonders if the council is okay with pocket parks.

John Brems explains that we would get the 40 acre park on the first day that they annex into the city.

Gordon reiterates that getting the park on the first day is based on the road going in all at once.

Matt Robinson questions why the road going in all at once is so important to the developer. The response from Gordon was that he understands it to be a marketing ability for them.

Mayor Freeman asks the council if they feel okay about the risk of putting in the whole road at once.

Matt Robinson feels that leaves the city having all the risk and leaves them without risk.

Brett Wood wonders if the developer would think differently if we only wanted half of the 40 acre park up front.

Gordon explained that if we don't agree to this deal, the acreage gets dispersed.

Coralee Wessman-Moser expresses disconcert with the option of building the road. She explains that she is concerned with bonding for this road, putting the city at risk and risking the economy going down, leaving the city with a bond and no development and then not being reimbursed. Therefore, she's saying no to this option. She wants the park as a whole.

Craig Tischner expresses that he too is uncomfortable with this option and also feels frustrated that previous agreements keep changing.

Matt Robinson agrees with Coralee and Craig regarding the shifting of previous agreements and states that if we keep changing the agreement, it seems that there must be a bigger question than the road.

Coralee reiterates that she's not against getting a bond at one point but not on day one.

Gordon Haight expresses his appreciation for this discussion and will be back with more information.

- e) [6:41:39 PM](#) Discussion Regarding Committee Meeting Time ~ *Carmen Freeman, Mayor*
Mayor Freeman addresses the issue of committee meeting times being a conflict with our City Council and Planning Commission Meeting nights. He asks the council if they feel strongly about meeting on Thursday nights for our Council Meeting. A brief discussion about alternate meeting times ensued. The decision was made to explain the importance of being able to be involved in City Council Meeting and Planning Meeting and to ask the committees to change their times.

Mayor Freeman explains that he would like the council to attend the Planning Commission Meeting and then to come into a closed session after the SLR topic has been discussed.

Work Meeting adjourned at [6:52:17 PM](#)

4. ADJOURN TO A CLOSED SESSION

4.1.UTAH CODE §52-4-205 (1) (d) strategy sessions to discuss the purchase, exchange, or lease of real property, including any form of water right or water shares.

[9:27:01 PM](#) John Brems explains to the council that the item they would like to discuss should not be discussed in a closed session and so a work meeting ensued.

Mayor Freeman explains that the purpose of this meeting is to get up to date regarding the SLR Property. He is concerned with high density in this area. He is also concerned that the property will be farmed out and we will lose control. He asks Gordon if there is any way the developer will keep the property as originally outlined in the general plan.

Gordon Haight explains that serious negotiations started with SLR about three or four months ago. Prior to those negotiations the discussions were regarding which city SLR would like to be in. There was a strong support from South Jordan. Every negotiation seems to end with a comment of 'if we don't get this agreement then we're going to South Jordan.' About a year and a half ago they brought a plan for this area. The city was very interested in having them annex to the city. Six months ago they informed the city they were going to South Jordan. At that point the council offered the road. The plan they brought showed 1,600 to 1,700 units. Later on there was another meeting where the city was negotiating with lawyers in the room. They showed the area again only with time with 3,000 units and stated that the 1,600 to 1,700 units were never shown before. However, Gordon has copies of those original plans. This really stalled the project. Eventually, the developer came back with 2,549 units. The city felt that wasn't going to work. Their main purpose of this developer is to make money. The city asked them to provide a plan. The developer said they would not do a plan. He then described how the negotiations came about for a large municipal park. He felt like it was a good thing for the developer and the city. Then the developer came back saying the park is a huge issue. He said each meeting becomes increasingly difficult. He asks the council about changing our negotiation tactics. He feels like South Jordan has changed their plans as a city and because of those changes Herriman City may have more room to negotiate. He does believe that Kennecott/Daybreak has a lot of pull for this land. If negotiations had gone through with South Jordan then SLR would have received 3,000 units three months ago, today that's not as sure. The city said that we would go ahead with 2,549 and a road. The city felt like we put a lot on the table to get this development here and he doesn't want this development to leave the city.

Mayor Freeman explains that he is not prepared to sign off for any developer to come in to the city and do whatever they want. The developer needs to have a plan, otherwise there is no guarantee and our hands are tied.

Matt Robinson asks John Brems what kind of plans we had with momentum before we approved their development agreement. John Brems explains that we had specific plans and very detailed information.

Mayor Freeman remarks that we are done with negotiations without a plan, however, he has a concern over taking such a hard stand and letting it go back to South Jordan and having it be worse than if we had have stayed engaged.

Matt Robinson wonders how engaged South Jordan really is to have this property in their city, it seems too good to pass up. He is wondering what are the risks associated with keeping this property in the city.

Gordon explains that during these negotiations he thinks about the situation with Bluffdale (when a portion of their city annexed into Herriman). He felt like Bluffdale didn't make a good decision when they held hard on a position and didn't move. He feels convinced that at this point the city needs to stall and restart this process.

Coralee Wessman-Moser would like to restart with the 1,500 to 1,600 units because it feels like every time the target moves they request more and more of Herriman's resources, commitment and risk. If we were to work with a developer that is flexible and offering something and Herriman is directing, that would be more in line with the negotiations we'd like to see.

A brief discussion about concerns from the public hearing during the planning commission meeting ensued.

John Brems explains that this developer's bottom line is how much money they can make and how flexible we will be with this property.

Mayor Freeman suggested hearing what the residents want the city to do with this property.

Matt Robinson explains that he did hear what the residents want. They do not want this property to go to South Jordan. He further explains that SLR does not want to be perceived poorly, they want to have a good public image during this process.

Mayor Freeman asked about contamination. Gordon explained that he knows nothing about this land being contaminated. There is property contaminated further to the west.

Gordon Haight explains that he will restart negotiations again and bring back an update.

Coralee Wessman-Moser asks Gordon to request that the developer bring more information to the open house.

A brief discussion took place regarding the city and developer relationship.

Gordon explained that he met with Tim today and his understanding is that he had put together a presentation that was mostly scrubbed. He was given a list of talking points and that was all he was allowed to present. Tim is not part of the negotiations, he's the messenger.

Matt Robinson understands from Tim that the developer wants to work with the residents and do what is right and a small discussion ensued regarding the validity of that statement.

Craig Tischner expresses how he is not comfortable with that flexibility option because there is nothing specific and it's unsure what they are asking for and what the city is agreeing to commit to.

Council had a brief discussion expressing an optimistic outlook regarding working with SLR and how willing they are to continue negotiations.

A discussion about proper and extra noticing ensued. Craig Tischner would like to see signs posted in an area when it's being rezoned or annexed with meeting times and information.

Gordon Haight states that he agrees that there was a huge mistake on this particular issue. He explains that there was pressure to get us an application and keep a schedule. The developer brought the application in at 4:30p and at 6:30p Heather and I were post marking the notices to be legal. It fell through the cracks. We bent over backwards when we got it late, but we will do a better job in the future. Council explains that in the future if it's past a due date we explain that they'll have to wait.

Mayor Freeman explains that we need to focus on what is best for Herriman.

Matt Robinson asked for support from the council for staff to re-notice to the entire subdivision and to put the presentation on the website tomorrow. Gordon states he will.

Coralee Wessman-Moser asks to put this information on the website in layman's terms.

The open house will be here on March 18, 2014 at 5:00-7:00pm. Matt Robinson suggested doing an additional open house.

A brief discussion about the timeline for development of this property took place.

A brief discussion regarding apartments and density developed.

A brief conversation about the requirements of future developments ensued.

Matt Robinson expressed that he has not seen us messaging or putting out our story to the residents yet. He requests that the city message our story better in the future he'd like to see how we are planning to do that.

Gordon explains that he believes we can do that very quickly he will give staff information so it can be accomplished.

The Mayor encourages Gordon, in the future if there is an issue, to express to SLR that he'll need to present to the council.

A short discussion for creating a solution in regards to the SLR property developed.

Council Member Coralee Wessman-Moser **MOVED** to adjourn the work meeting.
Council Member Craig Tischner **SECONDED** the motion.
All City Council Members voted in support of this motion.
Meeting adjourned at [10:34:23 PM](#)

*This document along with the digital recording constitute the official minutes for the
Herriman City Council Meeting held on Thursday, March 6, 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 March 6, 2014.



Cindy Quick, Deputy Recorder



Architecture

- + Architecture
- + Landscape Architecture
- + Land Planning
- + Construction Management
- + Interior Design

February 24, 2014

Mr. Gordon Haight
Assistant City Manager/Economic Development Director
13011 South Pioneer Street
Herriman, Utah 84096

Subject: Calculation of Herriman City Park Impact and Fees on the Rosegate at Herriman, Senior Living Facility.

Dear Gordon,

As a follow-up item to our meeting and discussion last Thursday, February 26th, 2014, we were asked to submit additional information regarding the tenant mix and facility features pertaining to the Rosegate Senior Living facility, and to analyze the nature of the anticipated impacts of the project on the parks and recreational programs of Herriman City.

- The average Rosegate tenant age is 75+.
- Most tenants don't leave the facility other than to the grocery store, doctor appointments, temple, and senior center.
- Approximately 30% don't own a vehicle.
- Most tenants are widows or widowers and depend on each other for social interaction.
- There are no children.
- Because the major demand for social interaction is among the residents themselves, over two acres of outdoor open space will be provided in courtyards with water features, meditation gardens, benches, tables and many other amenities to benefit the residents onsite (See attached photographs).
- The facility includes:
 - Several thousand square feet of indoor passive activity space.
 - Family history and computer lab room
 - Movie theater
 - Library
 - Craft room
 - Fitness gym with personal trainers
 - Large club room, which includes numerous game tables, piano, kitchen, and TV's to encourage social interaction between residents. (This room is also used for activities such as: family parties, church services and family home evening) (Source: Millwood Management Group and Facility Owners)

It is very evident that based upon the above tenant information and the facilities and activities that are provided as a part of the Rosegate Senior Living project that most, if not all of the residents enjoy a very passive indoor and outdoor range of social/recreational activities which do not impact Herriman City's recreation programs or parks and open space in any measurable or quantitative way. It should be mentioned also that generally Herriman City's Parks and Open Space fees are not intended to fund these types of facilities and activities and therefore require private expenditure to accommodate these needs for seniors.

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www.thinkaec.com

To further support this analysis, a sister project which is currently under construction in Draper City was assessed no Park Impact Fees at all. Based on a similar analysis conducted by the Draper City staff and officials they found that due to the particular use characteristics, zoning and nature of this type of senior living/congregate care facility and its lack of even minimal impacts on the parks and open space of Draper City that no park fees were justified.

Also, information provided by Mr. Ryan Hales of Hales Engineering, a professional traffic analysis and traffic engineering company quoted the comparative traffic generation numbers in the (ITE), International Transportation Engineering comparing (ADT), Average Trips Per Day between the Rosegate Senior Living project, a typical 20 unit per acre multifamily project and a regular 8,000 square foot lot, single family detached subdivision on a per household basis. The single family use is 9.52 ADT and the PM Peak generation is 1.0, the multifamily project generates 6.65 ADT and 1.31 for the PM Peak, compared to the Rosegate project of 2.02 ADT and .17 for the PM Peak per unit, which indicates about an 80% reduction in traffic generation below that of a single family residence and a 70% reduction in traffic generated by a typical multifamily project. In addition, of the traffic generated by Rosegate, 50% of the generated trips come from employees, staff and visitors which result in an adjusted 90% reduction in traffic generated by Rosegate compared that of a single family development. Given this analysis in traffic, we can feel very justified and are now able to better quantify our recommendation to recalculate the Park Fees to a total of 75,000.⁰⁰. Staff felt strongly that some amount of Park Fee was appropriate in that there would be some resident usage of the trail systems.

We appreciate your consideration of the above indicated project features, commercial zoning and use characteristics of Rosegate's unique tenant profile and anticipated minimal impacts upon the City's parks and open space programs and would request the staff and City Council of Herriman City to favorably consider the recalculated Park Impact Fee in the amount of \$75,000.⁰⁰ for Rosegate at Herriman Senior Living project.

Sincerely,

Think Architecture

Tim Soffe
Partner

ROSEGATE SENIOR HOUSING
IN HERRIMAN
11865 FREEDOM PARK DRIVE
HERRIMAN CITY, UTAH

PROJECT NO. 13074
DATE: 25 FEB 2014

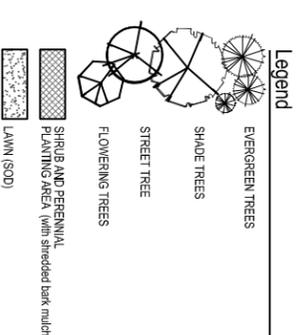
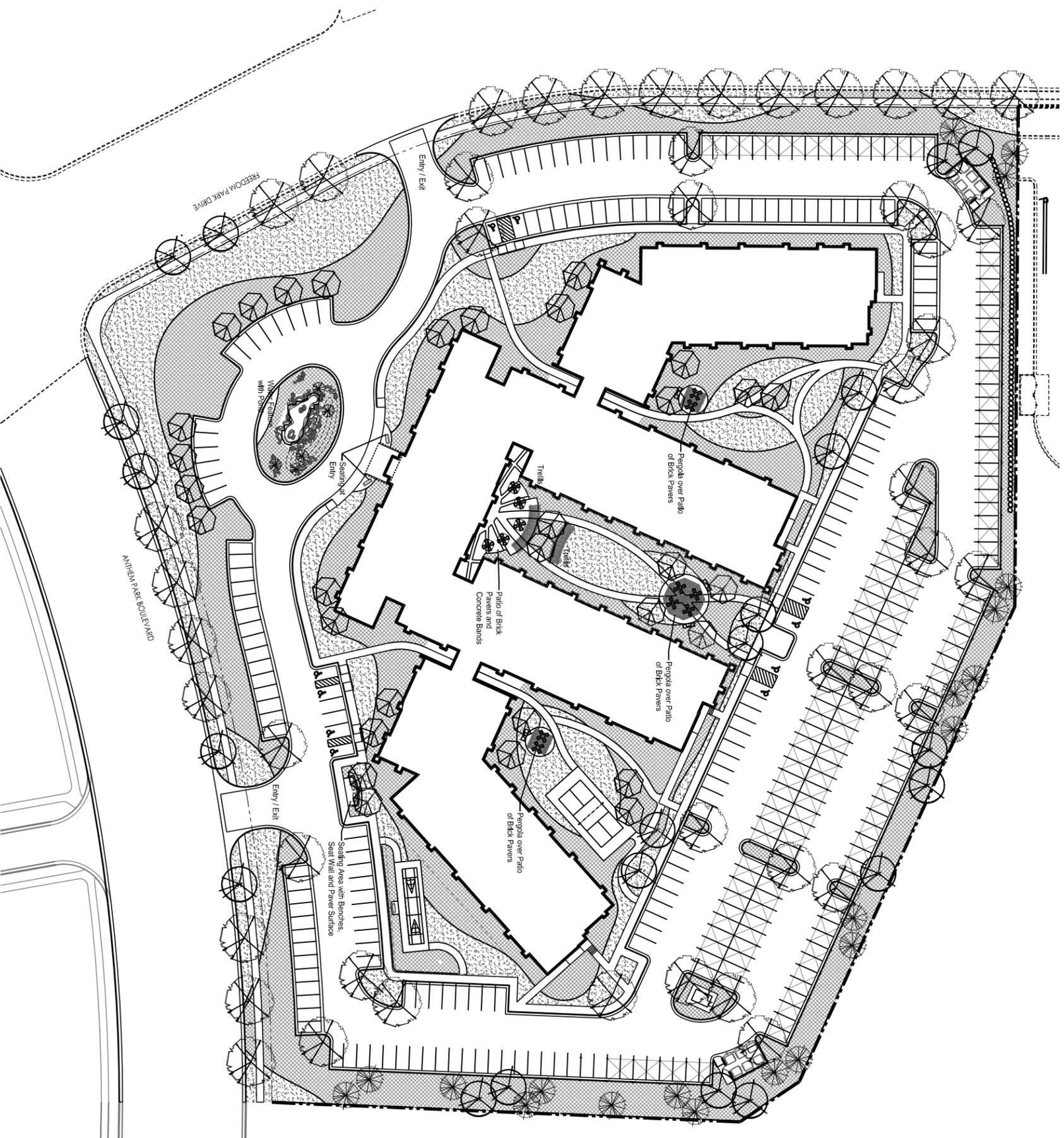
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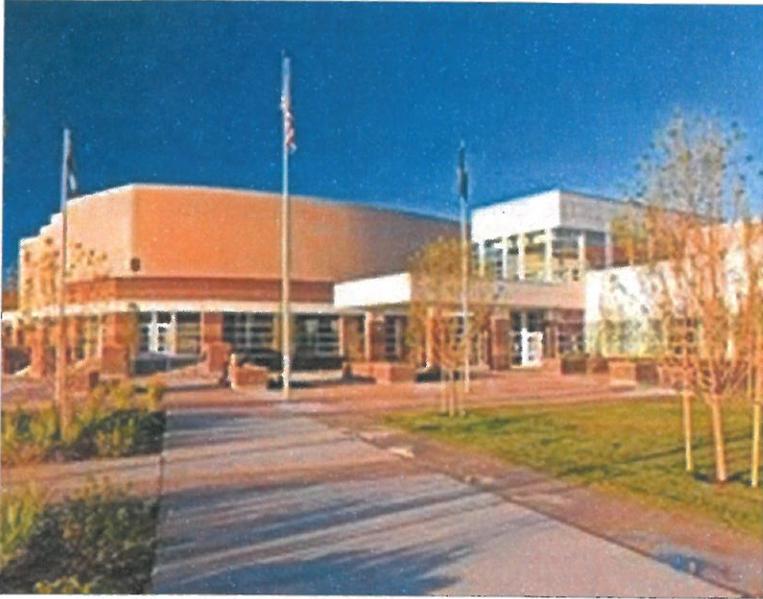
STREET TITLE:

CONCEPTUAL
LANDSCAPE
PLAN

SHEET NUMBER:

1





Project Proposal

Prepared for: Herriman City Council

Prepared by: Logan Bingham, SBO President

Jordan Sedrick, Senior Class President

Herriman High School Student Government

March 6, 2014



EXECUTIVE SUMMARY

Objective

The purpose of the meeting and further executing of plans is to provide a gift for the Senior Class of Herriman High School Graduating Class of 2014 and Herriman City Community. This gift, be it approved and executed, is to be a large concrete structure of an "H" founded in the ground on the property of Herriman City. In this proposal, persons should find information on the executing of the project and answers to questions concerning the plans. Note: not all contents in this proposal are final and may include some information/data that is missing.

Goals

The goal of this council is to find a means by which the objective may be completed.

Solution

The solution to this goal is found in this proposal. Not all solutions are listed; the council will discuss further solutions. Any input from this council will be considered and appreciated.

Project Outline

The Project Outline is subject to change. Dates of meetings, deadlines, and completion dates are subject to change by discussion by the council.

- First Meeting: March 6, 2014
- Strict Deadline: June 1, 2014

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STATEMENT OF PROJECT

BACKGROUND

Every year, the Senior Class of Herriman High School gives a gift to the school. In previous years, the Senior Classes have combined their efforts to provide the school with a beautiful Mustang Statue at the entrance of the school. This year, our endeavors are much bigger and will bring Herriman High School and the community of Herriman pride and confidence for years to come.



OBJECTIVE

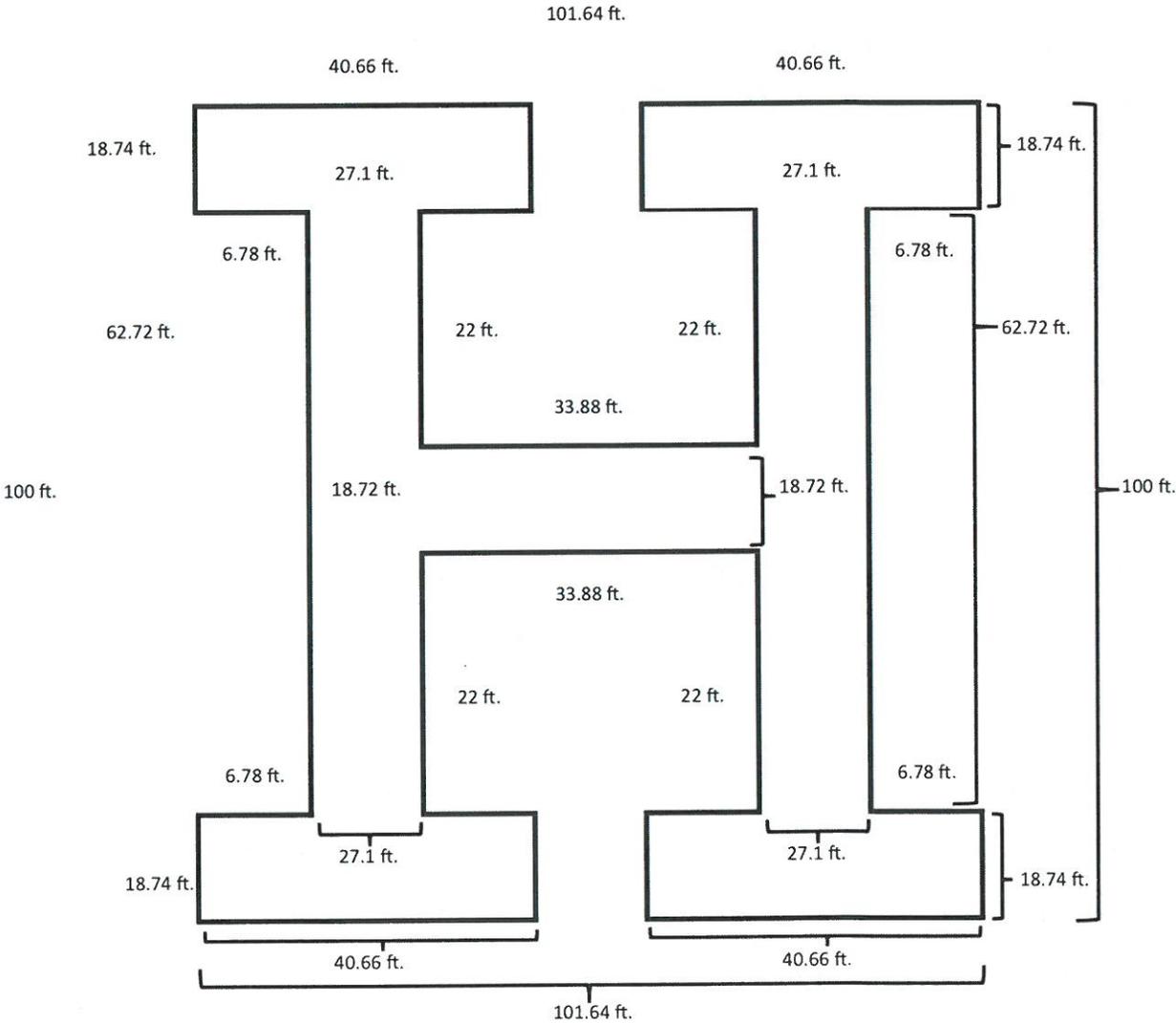
The purpose of the meeting and further executing of plans is to provide a gift for the Senior Class of Herriman High School Graduating Class of 2014 as well as a Herriman City landmark. This gift, be it approved and executed, is to be a large concrete structure of an "H" founded in the ground on the property of Herriman City.

REQUEST

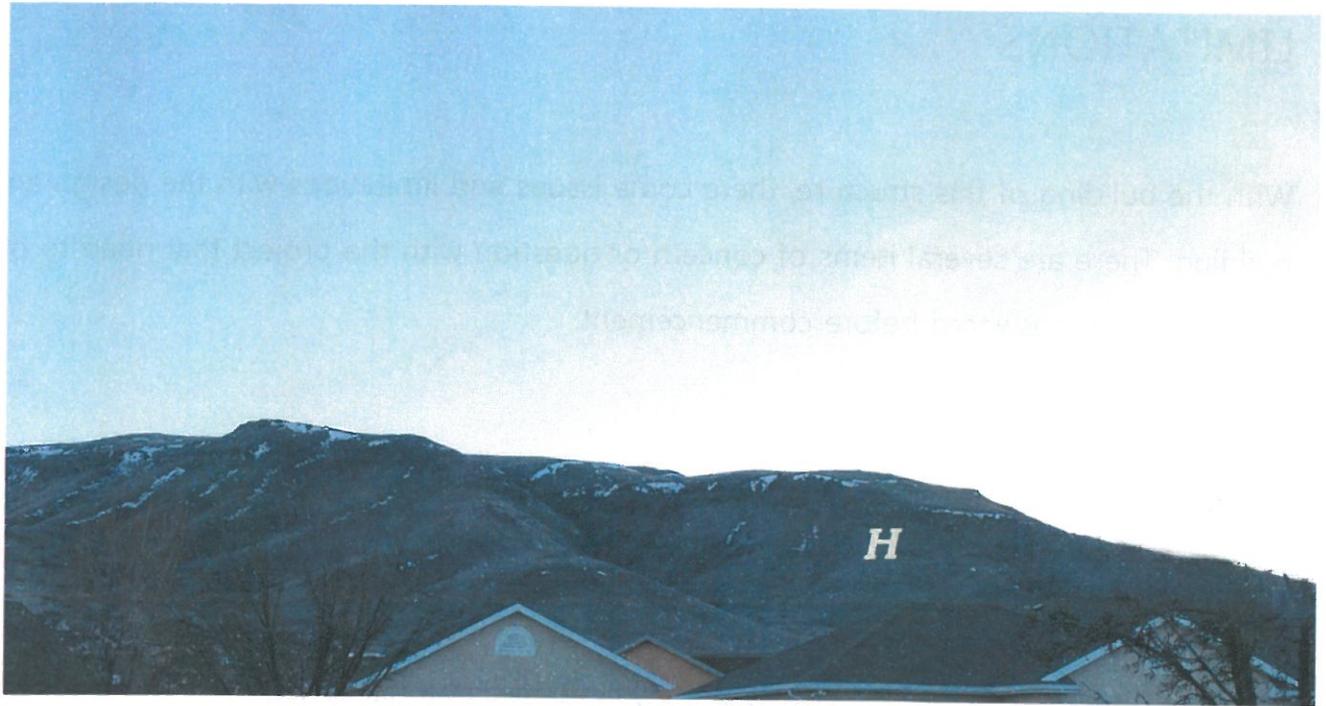
The request made by Herriman High School Student Government and Administration is to have a large concrete foundation placed in the mountain to the south of Herriman City.

The exact placement can be found on page 9. The size of this structure is to be 101.64 feet by 100 feet and 4 inches thick. This structure will be poured by concrete and reinforced with Rebar. Accessibility to the property and approval from Herriman City Council is also a request from this proposal. The entire measurements of the H can be found on the next page.

DESIGN



2,360.51 ft³
7,081.53 ft²



HERRIMAN CITY

Your Government | City Services | Our Community | Doing Business

WELCOME TO HERRIMAN CITY

NEWS

MISSION STATEMENT

VISION STATEMENT

TWITTER

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Agile Council | Calendar | Construction | Public Safety | Economic Dev | Events | Local News | Payments | Employment | Contact Us

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CRITICAL DESIGN ISSUES, CONSTRAINTS, AND LIMITATIONS

With the building of this structure, there come issues and limitations with the design and building. There are several items of concern or question with the project that need to be addressed and answered before commencement.

Public Access:

If the land is approved for construction, the question of public access must be addressed. We will need to decide who will be granted access, and if it will be gated off and kept in a state of perfection. Herriman High School would ask and suggest that the property be guarded by a gate to keep it from other schools and vandalism.

Concerns or Suggestions From The Council:

CONTRACTOR

Working with Mike Bradshaw, President/CEO of Momentum Development Group/ Vice President of Development at The Sorensen Group. Mr. Bradshaw will find us a suitable contractor who will assist us in the building of this project.

PERMITS

*To be completed by the Contracting Group and Submitted to the City.

PROJECT MANAGEMENT

TASK PHASES

Project Proposal: March 6, 2014

Project Commencement: *Unknown* Subject to acceptance of project.

Project Duration: March 6, 2014- June 1, 2014

Groundbreaking: April-May 2014

Project Completion: June 1, 2014

PROJECT DEADLINES

Project In Motion: May 2014

Project Completion: June 1, 2014

BUDGET

Budget for the Project Proposed

Items within the budget are not final and subject to change. Budget to be paid for by Herriman High School with help from Sponsors and Donors.

Description	Quantity	Unit Price	Cost
Concrete	7,081.53 ft ²	\$2.50 Per ft ²	\$17,703.83
		OR	
	7,081.53 ft ²	\$4.50 Per ft ²	\$31,866.89
Contractor	-----		
Total			\$17,703- \$31,866

Our Proposal

In essence, we are asking for approval to use Herriman City land to build a large concrete “H” on the mountain. According to current dimensions it is expected to be 101ft. by 100ft. Herriman High School will be responsible for maintenance of the “H” and execution of the proposal. Mike Bradshaw will play an important role in coordinating the construction of this project of large importance to not only Herriman High School, but the community as well. We will appreciate any input and time you are willing to give to see this endeavor through. In order to meet the planned deadlines, we ask that the council reviews and considers this project, and ultimately come to decision, as soon as possible.

Thank you,

Logan Bingham, Student Body President

Jordan Sedrick, Senior Class President

CONTACT COORDINATION

Herriman High

Main Office Phone: (801) 567-8530

Extensions:

SBO: 8566

Sterling Hunt, Advisor: 7221

Mike Christensen, Vice Principal: 8531

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Sterling Hunt: sterling.hunt@gmail.com

Mike Christensen: michael.christensen@jordandistrict.org

Mike Bradshaw: mike@mdevg.com

Revenue Scenarios - Herriman City General Fund

	FY 2012	FY 2013	Increase over	FY 2014	Increase over	FY 2015	Increase over	FY 2016	Increase over	FY 2017	Increase over	FY 2018	Increase over
	Actual	Actual	Previous Yr	Projected	Previous Yr	Projected	Previous Yr	Projected	Previous Yr	Projected	Previous Yr	Projected	Previous Yr
Revenue	\$8,437,046	\$9,637,124	114.22%	\$9,910,660	102.84%	\$10,307,086	104.00%	\$10,719,370	104.00%	\$11,148,145	104.00%	\$11,594,070	104.00%
Loss of bldg permit revenue (450 permits x \$1,000/ea)	\$8,437,046	\$9,637,124	114.22%	\$9,910,660	102.84%	\$9,857,086	99.46%	\$10,269,370	104.18%	\$10,698,145	104.18%	\$11,144,070	104.17%
Loss of bldg permit revenue w/25% prop tax increase	\$8,437,046	\$9,637,124	114.22%	\$9,910,660	102.84%	\$9,983,446	100.73%	\$10,395,730	104.13%	\$10,824,505	104.12%	\$11,270,430	104.12%
Loss of bldg permit revenue w/50% prop tax increase	\$8,437,046	\$9,637,124	114.22%	\$9,910,660	102.84%	\$10,109,807	102.01%	\$10,522,091	104.08%	\$10,950,866	104.07%	\$11,396,791	104.07%
Loss of bldg permit revenue w/\$4 per mo storm drain fee	\$8,437,046	\$9,637,124	114.22%	\$9,910,660	102.84%	\$10,209,424	103.01%	\$10,621,708	104.04%	\$11,050,483	104.04%	\$11,496,408	104.04%
Loss of bldg permit revenue w/\$4 storm drain fee + 25% prop tax	\$8,437,046	\$9,637,124	114.22%	\$9,910,660	102.84%	\$10,335,784	104.29%	\$10,748,068	103.99%	\$11,176,843	103.99%	\$11,622,768	103.99%

FY 2015 through FY 2018 includes an annual increase of 4% to general fund revenue which would include building permit fees, sales tax, energy tax, park fee, events, etc. - economy looks positive.

Projected reduction in building permits = \$450,000 (450 permits x \$1000/ea)

25% property tax increase = \$126,360/yr

50% property tax increase = \$252,721/yr

\$4/mo storm drain fee = \$352,338/yr

25% property tax increase + \$4/mo storm drain fee = \$478,698/yr

Note: If the SLR property annexation goes through, they anticipate issuing 300 bldg permits/year. 1/3 multi-family and 2/3 single-family. This would generate approximately \$1,500,000 in general fund revenue for eight years which is NOT included in these projections.