



CITY COUNCIL AGENDA

Wednesday, September 11, 2024

NOTICE IS HEREBY GIVEN that the Herriman City Council shall assemble for a meeting in the City Council Chambers, located at
5355 WEST HERRIMAN MAIN STREET, HERRIMAN, UTAH

5:00 PM – WORK MEETING: (Community Room)

1. Council Business

- 1.1. Review of this Evening's Agenda
- 1.2. Future Agenda Items
- 1.3. Discussion of future citizen recognitions

2. Administrative Reports

- 2.1. Follow up to City brainstorming session – City Council Roundtable
- 2.2. Discussion regarding a proposed commercial development at 13400 South – Blake Thomas, Community Development Director
- 2.3. August 2024 City Status Report – Trevor Ram, Management Analyst
- 2.4. Discussion regarding the Panorama, South Hills, and Rosecrest Developments – Blake Thomas, Community Development Director

3. Adjournment

7:00 PM – GENERAL MEETING:

4. Call to Order

5355 W. Herriman Main St. • Herriman, Utah 84096
(801) 446-5323 office • herriman.org

4.1. Invocation/Thought/Reading and Pledge of Allegiance

4.2. City Council Comments and Recognitions

5. Public Comment

Audience members may bring any item within the City’s purview to the City Council’s attention. Comments will be limited to two minutes. State Law prohibits the Council from acting on items that do not appear on the agenda. Public comments for this meeting will also be conducted electronically. Any person interested in addressing the Council may submit a comment by emailing recorder@herriman.org or by visiting Herriman.org/agendas-and-minutes, where there is a link to fill out an online public comment form. Your statement will be incorporated into the public record.

6. City Council Reports

6.1. Councilmember Jared Henderson

6.2. Councilmember Teddy Hodges

6.3. Councilmember Sherrie Ohrn

6.4. Councilmember Steven Shields

7. Mayor Report

8. Consent Agenda

8.1. Approval of the August 14, 2024 City Council meeting minutes

8.2. Approval of the Herriman City Banner Policy

9. Discussion and Action Items

9.1. Consideration to Approve an Amendment to the Reimbursement Agreement for 6400 West Phase 1 with Olympia – Jonathan Bowers, Public Utilities Engineering Manager

10. Future Meetings

10.1. Next Planning Meeting: September 18, 2024

10.2. Next City Council Meeting: September 25, 2024

11. Events

11.1. Hungry Herriman and Farmer’s Market: September 16, 2024 and September 23, 2024; Crane Park 5:00 p.m.

Finding Nemo Kids & The Little Mermaid Jr: September 19, 2024 – September
11.2. 23, 2024; W&M Butterfield Park

11.3. Senior Resident Activity ‘Lunch with Lee’s’: September 19, 2024; RSVP
Required

12. Closed Session

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

13. Adjournment

14. Recommence to Work Meeting (If Needed)

In accordance with the Americans with Disabilities Act, Herriman City will make reasonable accommodation for participation in the meeting. Request assistance by contacting Herriman City at (801) 446-5323 and provide at least 48 hours advance notice of the meeting.

ELECTRONIC PARTICIPATION: Members of the City Council may participate electronically via telephone, Skype, or other electronic means during this meeting.

PUBLIC COMMENT POLICY AND PROCEDURE: The purpose of public comment is to allow citizens to address items on the agenda. Citizens requesting to address the Council will be asked to complete a written comment form and present it to the City Recorder. In general, the chair will allow an individual two minutes to address the Council. A spokesperson, recognized as representing a group in attendance, may be allowed up to five minutes. At the conclusion of the citizen comment time, the chair may direct staff to assist the citizen on the issue presented; direct the citizen to the proper administrative department(s); or take no action. This policy also applies to all public hearings. Citizens may also submit written requests (outlining their issue) for an item to be considered at a future council meeting. The chair may place the item on the agenda under citizen comments; direct staff to assist the citizen; direct the citizen to the proper administrative departments; or take no action.

I, Jackie Nostrom, certify the foregoing agenda was emailed to at least one newspaper of general circulation within the geographic jurisdiction of the public body, at the principal office of the public body, on the Utah State Public Notice website www.utah.gov/pmn/index.html and on Herriman City’s website at www.herriman.org. Posted and dated this 5th day of September, 2024.
/s/ Jackie Nostrom, City Recorder

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STAFF REPORT

DATE: August 29, 2024
TO: The Honorable Mayor and City Council
FROM: Nathan Cherpeski
SUBJECT: Follow up to City brainstorming session

RECOMMENDATION:

Select two to four areas for additional focus.

BACKGROUND/SUMMARY:

Attached is a combined list generated by both a Council and staff brainstorming exercise. The intent of this meeting is to discuss and select two to four areas for City staff to focus additional efforts. The attached lists include a full combined list and then lists separated by Council and staff. The divided lists remove those items thought to be outside of City control or the ability to influence.

	A	B	C	D	E	F	G	H	I	J
1	ID	Issue	Identified by	Category	Short-term (0-2 years)	Medium-term (2-5 years)	Long-term (5-10 years)	Questions	Time Frame Priority	Reasoning
2	1	Financial Stability	Council	City Management	Balancing budgets while recognizing infrastructure needs, obligations, and service demands	Funding highest priorities	Managing fiscal priorities as the city's revenue mix changes		Long-term	Continuous issue
3	2	Revenue Sources	Council	City Management					Long-term	It doesn't seem likely that the city's revenue mix will shift drastically in the next five years, but I could be wrong on that.
4	3	Goals and measures	Staff	City Management	Establishing goals and measures	Iterating as measurements are made and reported back	Establishing a culture where it is acceptable to fall short of goals (as long as we are working toward goals that are aligned with strategic priorities and there is a plan to accomplish the goals after initial failure)		Medium-term	Staff has done a great job establishing goals and measures. The iterating piece will feel unnatural, but it is maybe the most necessary piece of the puzzle.
5	4	Employee retention	Staff	City Management				What do we mean by retention?	Short-term	I think the short-term issue of retention is the most pressing piece: answering the question of what do we mean by retention will be important to understanding if we are doing that or not.
6	5	Managing expectations	Staff	City Management					Short-term	I believe this is one where the initial leg work needs to be put in now, but it will take a number of years to take hold, potentially
7	6	Recruitment	Staff	City Management	Filling open positions	Creating a model that helps indicate when new employees are needed			Short-term	Identifying where we are struggling with this issue could be key to finding solutions.
8	7	Retirement	Staff	City Management				What are the concerns surrounding retirement?	Short-term	Need to understand what concerns there are around retirement before fully weighing in. Succession planning
9	8	Staff Retention/staff transition	Council	City Management					Short-term	Need to understand the issues around retention and transition better.
10	9	Staffing needs	Council	City Management					Short-term	
11	10	Mandated employment rules	Staff	City Management				What are these rules and where do they come from?		Could be categorized as wide world
12	11	Property Maintenance	Staff	City Management				Whose property are we talking about? City open space and parks as well as private property - future code enforcement issues.		
13	12	Changing amenities/Expectations of residents	Staff	Community	Categorizing what amenities the city provides or what amenities residents think are provided by the city	Gathering feedback about amenities that residents want to see in the city	Fitting the amenities that are wanted into a master plan or something that dictates development		Long-term	I think this is one of those "start with the end in mind" initiatives.
14	13	City Identity	Council	Community					Long-term	
15	14	Community engagement	Staff	Community					Long-term	
16	15	Connectivity	Council	Community					Long-term	
17	16	Engagement/ Effective Communication	Council	Community					Long-term	
18	17	Loud voice driving policy	Staff	Community					Long-term	

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19	18	Population Growth	Staff	Community					Long-term	This feels more like a "keep an eye on" rather than a "do something about" item. That being said, it will have knock on effects in long-term planning.
20	19	Public sentiment	Staff	Community					Long-term	
21	20	Convenience	Council	Community					Medium-term	
22	21	Disconnect between residents and government	Council	Community	Identify areas of disconnection	Put plans in place to bridge gaps between residents and governments			Medium-term	
23	22	Demographic shifts	Staff	Community	Understand what demographic shifts matter and set up a schedule to monitor them				Short-term	
24	23	Parks	Council	Community	Identify what aspects of parks need to be addressed				Short-term	This is likely a longer-term item, but the first step is something that can be taken in the shorter term.
25	24	Pickleball courts...	Staff	Community			Are we talking about banning them or adding more?		Short-term	
26	25	Technology changes	Staff	Data and Technology					Long-term	
27	26	Access to data	Council	Data and Technology	Identify data assets that need to be accessed	Set up a data portal for access to the data identified earlier on			Medium-term	Not sure if this is what the council is getting at, but this is where my mind went.
28	27	AI	Staff	Data and Technology					Short-term	I think we will see more effects of this in the medium- and long-term, but we should begin taking steps now to address AI within the city.
29	28	Collecting data	Staff	Data and Technology	Complete data inventory	Establish data governance policy	Data governance group oversees a comprehensive data policy within the city		Short-term	
30	29	Cyber security	Staff	Data and Technology					Short-term	Needs to be short-term because it is a critical need.
31	30	Data driven growth	Staff	Data and Technology	Define what is meant by data-driven growth			What does this mean? I think this relates to staffing...	Short-term	
32	31	Historical information	Council	Data and Technology				What does this mean? Our inability to search or find old records easily.	Short-term	
33	32	PII	Staff	Data and Technology	Get in compliance with HB 491	Continue HB 491 compliance efforts			Short-term	This will be an ongoing one, but there are some upfront statutory requirements we now have (as always, subject to change).
34	33	Technology investments	Staff	Data and Technology					Short-term	I think this is ongoing, but there are going to be some short-term needs and then some longer-term needs that can be planned for.
35	34	ACUB	Council	Development			How do these acquisitions fit with the overall general plan of the city?	How often does the city update the general plan?	Long-term	
36	35	Annexation	Council	Development				What else is on the table for annexation?	Long-term	
37	36	Camp Williams Relationship and Impacts	Council	Development					Long-term	
38	37	Changes in housing types	Staff	Development				Is this something we are hoping to push or is it something that we just will monitor and adapt to as it happens?	Long-term	
39	38	Cul-de-sac	Council	Development					Long-term	It is a reality so what do we do?
40	39	Development Pressure	Staff	Development					Long-term	

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	41	Economic Development competition	Staff	Development					Long-term	
	42	Employment Centers	Council	Development					Long-term	
	43	Infill development	Staff	Development					Long-term	
	44	Maintaining partnerships	Staff	Development					Long-term	
	45	Multigenerational housing	Staff	Development				What is the ask here?	Long-term	
	46	Natural resources	Staff	Development					Long-term	
	47	Redevelopment	Staff	Development			Identify areas for potential redevelopment		Long-term	We are probably still 15 to 20 years out from serious conversations about redevelopment
	48	Schools	Staff	Development				Population changes and school construction negatively impact Herriman when it comes to providing services for these regional assets.	Long-term	
	49	Services in area reduce travel	Council	Development					Long-term	Related to "cul-de-sac" idea, not much we can do about it.
	50	Trade job workforce	Staff	Development					Long-term	
	51	Aging in place	Staff	Development					Long-term	Not quite there yet
	52	Business Eco System	Council	Development	Use Alpha Maps to create a list of stores and businesses we want to go after	Implement a plan to attract some of the businesses we want in town			Medium-term	
	53	Destinations	Council	Development					Medium-term	
	54	Hillside Access	Council	Development		Identify parcels for acquisition and how to access those parcels.			Medium-term	
	55	Infrastructure – Transition to maintenance	Council	Development					Medium-term	
	56	Office space	Council	Development	Use Alpha Maps to see if there is demand for office space	Work to incentivize office space in the city		What is the demand for office space?	Medium-term	
	57	ADUs	Staff	Development	Figure out how to get more clear tracking on ADUs	More of a policy focus once we have a sense of how many ADUs we actually have in the city			Short-term	
	58	Infrastructure maintenance replacement	Staff	Development	Get needed infrastructure items into CIP				Short-term	
	59	Parking – Trailheads	Council	Development	Look at what trailhead parking is needed		Financing those improvements		Short-term	
	60	Setting aside property for future opportunities	Council	Development	Identify potential future opportunities and what we might want to set aside/purchase to make them happen				Short-term	
	61	Council vision changes	Staff	Philosophy	Part of this process				Long-term	
	62	Stay in our lane	Council	Philosophy					Long-term	
	63	Succession Planning for key positions	Staff	Philosophy					Long-term	
	64	Transition small town to big city	Staff	Philosophy					Long-term	
	65	Unintended consequences	Staff	Philosophy					Long-term	
	66	What is Herriman? Image and Vision	Council	Philosophy					Long-term	
	67	Competing interests	Staff	Philosophy	Identify what some of these competing interests are and think through how they may be brought into alignment				Short-term	
	68	Duplicating efforts	Council	Philosophy					Short-term	Related to competing interests
	69	Relationships – Keep them healthy	Council	Philosophy					Short-term	Ongoing, but relationships need to be constantly nurtured
	70	Scarcity	Staff	Philosophy					Short-term	An ever-present constraint on city business relates to managing expectations

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71	70	Recreation	Council	Services			Distill and implement a vision of what recreation looks like in Herriman		Long-term	
72	71	Calls for service/ Service Demands	Staff	Services	Reliably counting and analyzing calls for service	Deciding on areas of emphasis and measuring how we are doing in those areas			Medium-term	
73	72	Code Enforcement	Council	Services	Use growth silos to assess how we are doing here	Prioritizing resources based on how metrics are looking and community needs			Medium-term	
74	73	Public safety	Council	Services				Are there shortfalls in our public safety? What does long-term funding look like? Police station? Fire stations?	Medium-term	
75	74	Public works	Council	Services					Medium-term	This will go along with the shift in infrastructure and staffing issues.
76	75	Water	Council	Services	Get new water rate structure in place	Capital improvements	Water sources and system growth		Medium-term	
77	76	Facilities	Staff	Services	Figure out how to account for all the work that is going on in Facilities. Future needs for facilities Public Works, Public Safety				Medium-term	
78	77	Road maintenance	Council	Services	True up CIP with all short-term needs	Figure out what funding will look like for medium-term maintenance needs			Short-term	
79	78	Transportation	Staff	Transportation				What are our issues with transportation? Road congestion? Road quality? Transit options	Medium-term	
80	79	East West corridors	Council	Transportation	Use Numerics to identify choke points in E-W transit				Short-term	
81	80	Transportation – In and Out	Council	Transportation	Use Numerics to find in-and-out choke points				Short-term	
82	81	Competition between cities	Council	Wide World					Long-term	
83	82	Connected generations	Staff	Wide World				What are we talking about here?	Long-term	
84	83	Generational expectations	Staff	Wide World					Long-term	
85	84	Economic pressures/vibes	Staff	Wide World					Long-term	
86	85	Environmental changes	Staff	Wide World					Long-term	
87	86	Feds	Council	Wide World					Long-term	Depends on the regulation
88	87	Job market competition	Staff	Wide World					Long-term	
89	88	Mandates	Staff	Wide World					Long-term	
90	89	Mental health	Staff	Wide World					Long-term	
91	90	Political changes	Staff	Wide World					Long-term	
92	91	Political issues	Staff	Wide World					Long-term	
93	92	Political tension	Staff	Wide World					Long-term	
94	93	Social issues	Staff	Wide World					Long-term	
95	94	Legislature	Staff	Wide World	Look at issues for upcoming session	Explore if our lobbyists/political capital are being well spent			Medium-term	
96	95	Homelessness	Staff	Wide World					Short-term	Really an ongoing thing
97	96	Immigration	Staff	Wide World					Short-term	Ongoing issue that should be monitored
98	97	Impacts from Federal Policies – Immigration	Council	Wide World					Short-term	Ongoing issue that should be monitored
99	98	Inflation	Staff	Wide World					Short-term	Something to keep in mind when considering rate increases, capital planning, etc.

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100	99	Supply chain/inflation	Staff	Wide World					Short-term	Assess the impacts of this on an ongoing basis.

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76	Facilities	Staff	Services	Figure out how to account for all the work that is going on in Facilities. Future needs for facilities Public Works, Public Safety				Medium-term	
78	Transportation	Staff	Transportation				What are our issues with transportation? Road congestion? Road quality? Transit options	Medium-term	

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35	Annexation	Council	Development				What else is on the table for annexation?	Long-term	
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38	Cul-de-sac	Council	Development					Long-term	It is a reality so what do we do?
41	Employment Centers	Council	Development					Long-term	
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73	Public safety	Council	Services				Are there shortfalls in our public safety? What does long-term funding look like? Police station? Fire stations?	Medium-term	
74	Public works	Council	Services					Medium-term	This will go along with the shift in infrastructure and staffing issues.
75	Water	Council	Services	Get new water rate structure in place	Capital improvements	Water sources and system growth		Medium-term	
77	Road maintenance	Council	Services	True up CIP with all short-term needs	Figure out what funding will look like for medium-term maintenance needs			Short-term	
79	East West corridors	Council	Transportation	Use Numerics to identify choke points in E-W transit				Short-term	
80	Transportation – In and Out	Council	Transportation	Use Numerics to find in-and-out choke points				Short-term	



STAFF REPORT

DATE: August 30, 2024

TO: The Honorable Mayor and City Council

FROM: Blake Thomas, Community Development Director

SUBJECT: Discussion regarding a potential commercial development at 13400 South

RECOMMENDATION:

There is no recommendation for this item, information will be provided by staff and the developer.

ISSUE BEFORE COUNCIL:

A proposed mixed-use development is being proposed on approximately 35 acres located on the northwest corner of 13400 South and Mountain View Corridor.

BACKGROUND/SUMMARY:

The Herriman Towne Center master planned development was approved by the Herriman City Council in 2009. A variety of uses were included in the master plan, including housing, commercial, and civic uses. A major component of the master plan was a commercial center on the southeast corner of the project boundary, located at 13400 South and Mountain View Corridor. The property was never owned by the master developer of the Herriman Towne Center but was included in the project master plan. Growth in the area, paired with recent commercial development in the southwest corner of the Salt Lake Valley, has resulted in increased interest in developing this property.

DISCUSSION:

The proposed 35-acre development is located at the northeast corner of 13400 South and Mountain View Corridor. The plan includes multi-family housing, retail, and restaurant uses. The residential use will occupy approximately 6 acres of the site and is proposed to include about 215 apartments. The remaining 29 acres of the site are proposed to include 181,000 sq.ft. of retail space and 32,000 sq.ft. of restaurant space.

The developer desires to enter into a development agreement with the city for the proposed project. A development agreement will require a recommendation from the Planning Commission and final approval from the City Council. Additionally, the developer has requested that the city approve various incentives to assist with some of the costs of the improvements required for the development. Each of the potential incentives that could be provided are discussed below:

Tax Increment Funding

There is an existing Herriman Towne Center Community Development Area (CDA) that is already generating tax increment funding with no impact to the residents of Herriman. Much of the funding from the CDA is earmarked to be used to reimburse the Towne Center master developer for the cost incurred from installing improvements associated with the development of the Herriman Towne Center. This incentive will require a participation agreement between the developer and Herriman Community Development and Redevelopment Agency (CDRA) board.

Impact Fees

The public infrastructure in the Towne Center that would be eligible for funding from impact fees has either been paid for with impact fees or will be paid for with tax increment funding from the CDA. Because of this, the collection of impact fees from the proposed project is not necessary to fund public infrastructure in the Towne Center. To offset the collection of impact fees it is suggested that the developer install landscaping along and in the median of 13200 South, provide landscaping along Mountain View Corridor and 13400 South. This incentive can be memorialized in an agreement between the developer and City.

Sales Tax

The City may also elect to provide an incentive by sharing a fraction of the sales tax collected from the project with the developer. Reasons that the city may choose to do this is to encourage the developer to expedite construction of the project and require higher standards for the developer than what is required for the mixed-use and commercial zones. This incentive would require an agreement between the City and the developer.

ALTERNATIVES:

No alternatives are provided, this discussion is for information purposes only.

FISCAL IMPACT:

A financial analysis has not yet been completed but will be provided to the City Council in a future meeting.

ATTACHMENTS:

Exhibit 1: Proposed Site Plan

811
 CALL BLUESTAKES
 @ 811 AT LEAST 48 HOURS
 PRIOR TO THE
 COMMENCEMENT OF ANY
 CONSTRUCTION.
 Know what's below.
 Call before you dig.

BENCHMARK
 SOUTHEAST CORNER OF SECTION 36,
 TOWNSHIP 3 SOUTH, RANGE 2 WEST
 SALT LAKE BASE AND MERIDIAN
 ELEV = 4780.82'



ENSIGN
 THE STANDARD IN ENGINEERING

SANDY
 45 W 10000 S, Suite 500
 Sandy, UT 84070
 Phone: 801.255.0529

LAYTON
 Phone: 801.547.1100

TOOELE
 Phone: 435.843.3590

CEDAR CITY
 Phone: 435.865.1453

RICHFIELD
 Phone: 435.896.2983

WWW.ENSIGNENG.COM

THE COMMONS AT HERRIMAN TOWNE CENTER

4850 WEST 13400 SOUTH
 HERRIMAN, UTAH

OVERALL SITE PLAN

PROJECT NUMBER: 117678
 PROJECT MANAGER: B.M.
 PRINT DATE:
 DESIGNED BY:
C-200



STAFF REPORT

DATE: August 27, 2024
TO: The Honorable Mayor and City Council
FROM: Trevor Ram
SUBJECT: City Status Report – August 2024

RECOMMENDATION:

Staff recommends approval of the City Status Report.

ISSUE BEFORE COUNCIL:

Should the City Council approve the City Status Report for August 2024?

BACKGROUND/SUMMARY:

This is the City Status Report for August 2024.

DISCUSSION:

Attached is the City Status Report for August 2024 (figures are as of August 26, 2024).

ALTERNATIVES:

- 1) City Council may approve the City Status Report (recommended).
- 2) City Council may not approve the City Status Report.

FISCAL IMPACT:

ATTACHMENTS:

City Status Report - August 2024

HERRIMAN CITY STATUS REPORT

AS OF AUGUST 26, 2024

BUILDING PERMITS - AUG 2024

Issued: (Compare previous year)

8 ⁽⁴⁸⁾ **4** ⁽¹³⁾ **62** ⁽⁸⁴⁾
Residential *Commercial* *Other*

New Residential Units:

8 **0**
Single Family *Townhomes*

BUSINESSES & SALES TAX

\$1,040,860.20 *Latest Sales Tax Disbursement*

1,382 **19**
Total Businesses *New Businesses*

73 *Restaurants/Food*

1,127 *Home Occupation*

HOUSING

\$377,512

Affordable Housing Unit (Q2 2024)

\$674,750

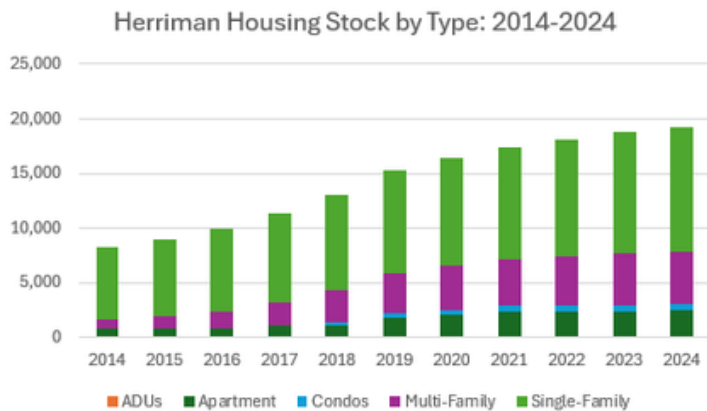
Median Sales Price (Q2 2024)

62,198

Population Estimate (July 2024)

4.2%

Vacancy Rate (July 2024)



PROJECT UPDATES

Herriman Main St.

- Final punch list items being worked on
- Working to restore residents' landscape

13200 S

- Open and receiving traffic as of August 16

7300 W

- Substantial completion walkthrough this week
- Initial landscaping in progress
- Pavement is complete

13800 S

- Mountain View to Sentinel Ridge open
- 13800 and Sentinel Ridge signal ~2 weeks away



STAFF REPORT

DATE: August 30, 2024

TO: The Honorable Mayor and City Council

FROM: Blake Thomas, Community Development Director

SUBJECT: Discussion regarding the Panorama, South Hills, and Rosecrest Developments

RECOMMENDATION:

There is no recommendation for this item, information will be provided by staff and the developers.

ISSUE BEFORE COUNCIL:

Should the City Council consider 1) A new development agreement for a project named Panorama, 2) An amended and restated development agreement for the South Hills Development, 3) A Public Infrastructure District (PID) for the South Hills and Panorama developments, and 4) An amendment to the Rosecrest Master Development Agreement?

BACKGROUND/SUMMARY:

Much of the undeveloped land in Herriman located south (uphill) of Mountain View Corridor and south of Juniper Crest Road is privately owned. Several public entities are mixed in with the land ownership, including Jordan School District, The Federal Government (Camp Williams), and Herriman City. Three separate entities have been working together to prepare a comprehensive land development plan for this area. The three entities are Wasatch South Hills Development Company (WSH), Development Associates, Inc. (DAI), and South Bench Investment, LLC (Rosecrest). It is desirable to have an overall land use plan to promote efficient land use and a cohesive community.

DISCUSSION:

Following is a brief summary of the proposed development in the area by the entity proposing the development (See Exhibits 1 and 2 for reference):

Panorama

DAI proposes to include 330.3 acres in their development. The development will include a mix of residential uses, commercial use, and open space (passive and improved park space). The total number of proposed residential units is 1,717, resulting in an average gross density of 5.2 dwelling units per acre. This development will require a new Master Development Agreement. DAI is also requesting approval of a PID for the construction of the main backbone roadway and improvements associated with a community park at the north end of

the development. DAI is working with both South Bench Investment, LLC and Wasatch South Hills Development Company to create efficiencies between the proposed developments.

South Hills

WSH proposed to include 555.3 acres in their development (which is already included in an existing Master Development Agreement (MDA)). WSH also includes a mix of residential uses, commercial use, and open space (passive and improved park space). The total number of proposed residential units is 1,306 (1,439 are currently approved in the MDA). The proposed land use plan has been included in an application to amend and restate the South Hills MDA. WSH also plans to be a party to the PID to fund the construction of the backbone roadway improvements.

Rosecrest

South Bench Investments, LLC is the manager of the Rosecrest MDA but is not an active developer. They are only participating in this process of amending their MDA to accommodate adjacent land uses and create efficiencies between all of the proposed development in the area.

Exhibit 3, attached to this staff report, provides additional information regarding the role of each entity and the approvals that will be required for each of the proposed development plans.

ALTERNATIVES:

No alternatives are provided, this discussion is for information purposes only.

FISCAL IMPACT:

A financial analysis has not yet been completed but will be provided to the City Council in a future meeting.

ATTACHMENTS:

[Ex-1 Overall Master Plan.pdf](#)

[Ex-2 Overall Unit Count Plan.pdf](#)

[Ex-3 Development Memorandum.pdf](#)



CITY COUNCIL AGENDA

Wednesday, August 14, 2024
Awaiting Formal Approval

The following are the minutes of the City Council meeting of the Herriman City Council. The meeting was held on **Wednesday, August 14, 2024, at 5:00 p.m.** in the Herriman City Council Chambers, 5355 West Herriman Main Street, Herriman, Utah. Adequate notice of this meeting, as required by law, was posted in the City Hall, on the City's website, and delivered to members of the Council, media, and interested citizens.

Presiding: Mayor Lorin Palmer

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

Staff Present: City Manager Nathan Cherpeski, Assistant City Manager Wendy Thomas, City Recorder Jackie Nostrom, Finance Director Kyle Maurer, Communications Manager Jonathan LaFollette, City Planner Michael Maloy, Public Works Director Justun Edwards, Community Development Director Blake Thomas, Deputy Chief of Police Cody Stromberg, Management Analyst Trevor Ram, Chief Building Official, City Attorney Todd Sheeran, Assistant City Attorney Matt Brooks, City Engineer Bryce Terry, HPD Operations Commander Brent Adamson, HPD Investigations Commander Zach Adams.

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

1. Council Business

Mayor Palmer called the meeting to order at 5:31 p.m.

1.1. Review of this Evening's Agenda

Councilmember Steven Shields suggested moving the City Status Report from the Consent Agenda to a more prominent discussion item to facilitate ongoing dialogue and feedback. Councilmember Shields also proposed postponing items 2.3 and 11.3 to a future meeting due

to the lack of recommendations outlined in the staff reports. City Manager Cherpeski clarified that item 11.3 did include the recommendations and discussed upcoming interlocal agreements related to funding and scheduling for road projects. Councilmember Shields withdrew his motion to delay discussion related to item 11.3.

1.2. Future Agenda Items

Councilmember Ohrn inquired about the timing of a discussion on an amendment from Ivory Homes regarding the removal of senior housing. City Planner Maloy mentioned this topic might be addressed at the next meeting or within the next two meetings, pending further discussion.

The Council also discussed the baseball team's request to review their rental fees, which they felt were higher compared to others because they handle maintenance. Mayor Palmer suggested reviewing the fees, and Councilmember Henderson emphasized the need for consistency across all facility rental fees. City Manager Cherpeski noted this would require a comprehensive review, which would take time. It was agreed that a broader review of all rental fees would be scheduled as a future project, rather than addressing baseball fees alone immediately. The review of room rentals in city buildings was already underway.

Councilmember Teddy Hodges requested an update on Broadband. Director Thomas indicated it was scheduled for a future meeting.

1.3. Council discussion of future citizen recognitions

Mayor Palmer noted the Herriman Justice Court would be recognized this evening.

Mayor Palmer mentioned that a generous donation of \$5,000 had been made by one of the City's partners to recognize an individual who recently contributed significantly to the community. The donation could potentially fund a scholarship or support a rugby initiative. The details have yet to be finalized. Councilmember Ohrn expressed enthusiasm about these initiatives, noting a recent successful event with high youth participation.

2. Administrative Reports

2.1. Wasatch Front Regional Council Fresh Look Transit Study – Wendy Thomas, Assistant City Manager

Wasatch Front Regional Council Deputy Director Ted Knowlton expressed appreciation for the opportunity to update the Council on the "Transit Fresh Look" project, which would provide a comprehensive overview of regional transit improvements. This project was designed to be the final major study on public transportation in the area, focusing on creating a unified vision for future transit development.

Deputy Director Knowlton outlined the project's goals, emphasizing the need for a partnership among communities and transportation agencies to align on regional transit solutions. The approach involved evaluating potential improvements based on partnership goals rather than industry standards alone. The project would involve assessing current land use and identifying gaps between desired outcomes and current conditions. A key aspect of the initiative was the collaboration with various stakeholders, including state legislators, transportation agencies, and local governments.

Mayor Palmer highlighted the City's experience with master development agreements, which may not always align with existing zoning maps. Deputy Director Knowlton acknowledged this and assured the Council that efforts were being made to accurately reflect land use in the study. He further clarified that the project focused on regional transit connections like bus rapid transit and rail, rather than micro transit or local bus services.

Councilmember Shields expressed concerns based on past experiences with transit studies. They questioned the effectiveness of previous studies and raised issues about the allocation of funds and the need for a cohesive transportation plan that integrates both public transportation and road infrastructure. UTA Chair Carlton Christensen addressed these concerns by noting that local bus service planning was informed by regional transit studies and that UTA was working on updating its five-year plan.

Councilmember Ohrn voiced skepticism about the impact of yet another study, citing a history of unimplemented plans. Councilmember Henderson echoed this sentiment, stressing the need for tangible results and adequate funding. Deputy Director Knowlton acknowledged the concerns and expressed a commitment to ensuring that this effort leads to actionable outcomes. He emphasized the importance of continued collaboration and addressing funding challenges to achieve meaningful progress.

2.2. Ex-Officio Board Member Appointments – South Valley Chamber – Wendy Thomas, Assistant City Manager

The Council addressed the topic of ex officio board member appointments for the South Valley Chamber of Commerce. Assistant City Manager Wendy Thomas noted that the South Valley Chamber offered two membership positions on their board, with meetings held on the last Wednesday of each month at 7:30 a.m. The positions could be filled by either two Council Members, a Council Member and a City Manager designee, or other combinations. Councilmember Henderson inquired about the scheduling of these meetings and suggested checking with City Manager Cherpeski schedule. City Manager Cherpeski mentioned that Wednesday mornings currently don't work for his schedule but confirmed that the ex officio role allowed for participation without voting rights.

Councilmember Ohrn volunteered to serve on the Board since she had been released from her Water Board assignment. Councilmember Hodges also volunteered. The Council agreed.

2.3. Discussion of selecting a Herriman City Planning Commission appointee for a three (3) year term of service – Michael Maloy, City Planner

City Manager Cherpeski highlighted the need to address a vacancy on the Planning Commission, explaining that a member's term had expired, and the traditional approach had been automatic reappointment. However, this prompted a conversation about whether this approach was still appropriate.

City Planner Maloy pointed out that District 1, a rapidly growing area, lacked representation on the Commission, suggesting that promoting one of the alternates to a regular position and advertising for a new alternate from District 1 would be beneficial. The Council expressed concerns about focusing solely on district representation versus performance. Councilmember Shields proposed that appointments should be based on performance evaluations rather than just seniority or address. Councilmember Henderson agreed, emphasizing the importance of maintaining qualified and committed members while suggesting that the process for future appointments be formalized. The Council agreed on the need for a clear policy outlining appointment processes, including performance criteria and district representation considerations. Council consensus was to reappoint Commissioner Adam Jacobson and to come up with a plan to review and refine the appointment process for future vacancies which would include a performance review and a draft policy for consideration.

2.4. Quick Update from Public Meeting altering the safewalk route for Silvercrest and warrant study on Herriman Main – Bryce Terry, City Engineer

City Engineer Bryce Terry provided an update on the upcoming change to the safe walk route for Silver Crest Elementary. Starting this school year, the crosswalk will be moved from Herriman Rose to Black Locust, necessitating a longer walk for students but looked to enhance safety. This decision followed extensive discussions with Jordan School District and community representatives. Despite general acceptance of the need for a safer crossing, some community members expressed concerns about the increased walking distance and requested the installation of a traffic signal at the new location. To address these concerns, the City will conduct a study to evaluate whether a traffic signal is warranted, considering factors such as traffic volume and sight distance issues. Results from this study were expected by October, with updates to be provided to the Council and potentially the public. The Council acknowledged the challenges in balancing safety and community preferences but emphasized that the chosen route, though less convenient, was the safest available option given the current infrastructure. The Council remained committed to ongoing dialogue and solutions to ensure student safety and address community concerns.

3. Adjournment

Councilmember Shields moved to adjourn the City Council work meeting at 6:45 p.m. Councilmember Henderson seconded the motion, and all voted aye.

7:00 PM – GENERAL MEETING:

4. Call to Order

Mayor Palmer called the meeting to order at 7:03 p.m. and noted Councilmember Teddy Hodges was participating remotely.

4.1. Invocation/Thought/Reading and Pledge of Allegiance

Human Resources Manager Travis Dunn led the audience in the Pledge of Allegiance.

4.2. City Council Comments and Recognitions

Mayor Palmer recognized the Herriman City Justice Court for their recent nomination for Justice Court of the Year.

Councilmember Ohrn also commended Assistant City Manager Wendy Thomas for often taking extra efforts and time to serve the community.

5. Public Comment

No comments were offered.

6. City Council Reports

6.1. Councilmember Jared Henderson

Councilmember Henderson reported on the Unified Fire Authority Board and encouraged the public to be mindful of fire safety during the hot, dry summer months. He also noted the finance committee would be taking the next few months to go through the next phase of the compensation and capital planning for the fire district.

6.2. Councilmember Teddy Hodges

No report was offered.

6.3. Councilmember Sherrie Ohrn

Councilmember Ohrn reported on the Wasatch Front Waste and recycling District board and highlighted a fee increase for services anticipated for the upcoming year.

6.4. Councilmember Steven Shields

Councilmember Shields reported on the Mosquito Abatement District noting a total of 62 pools have tested positive for West Nile Virus in Utah, with 3 pools coming from the South Salt Lake district. He said there were 17 cases of malaria in Utah; however, none have been

traced to local acquisition. He highlighted that calls for service have been lower than normal. Though the District had been treating almost 45% more ground this year for mosquitos.

7. Mayor Report

Mayor Palmer indicated that the 13400 South closure at Bangerter Highway was scheduled for this November but would include an open westbound turn from the northbound lanes.

8. Reports, Presentations and Appointments

8.1. Recognition of the 2024 Fort Herriman Towne Days Grand Marshal - Lorren Mitchell, Events Manager

The City Council recognized long-time resident Rodney Forman, who was honored as the Grand Marshal for the 2024 Fort Herriman Towne Days Parade. As a Vietnam veteran, he has lived in and served the Herriman community for over 50 years. In addition to raising a family and running a small business in the City, he served on the first Planning Commission for Herriman City. Mr. Forman is an active member of the American Legion and has continued his dedicated service to both his country and community.

9. Public Hearings

9.1. Public hearing and consideration of a Resolution approving amendments to the City of Herriman Master Fee Schedule – Kyle Maurer, Finance Director

Finance Director Kyle Maurer provided a brief overview of the amendment of the Master Fee Schedule which included adding pass-through fee for hydraulic modeling reviews required for developments. This fee, charged to developers, reflected the amount the City pay s to a third-party consultant for services rendered. He noted the fee schedule would include changes to the water impact fee that the Council approved previously, though these changes would take effect at a later date.

Mayor Palmer opened the public hearing.

No comments were offered.

Councilmember Ohrn moved to close the public hearing. Councilmember Henderson seconded the motion, and all voted aye.

Councilmember Shields moved to approve Resolution No. R30-2024 approving an amendment to the Master Fee Schedule. Councilmember Henderson seconded the motion.

The vote was recorded as follows:

- Councilmember Jared Henderson* Yes
- Councilmember Teddy Hodges* Yes
- Councilmember Sherrie Ohrn* Yes
- Councilmember Steven Shields* Yes

Mayor Lorin Palmer Yes

The motion passed unanimously.

10. Consent Agenda

10.1. Approval of the City Council Citizen Recognition Policy

10.2. Acknowledgment of the City Status Report

10.3. Consideration of an Assignment Agreement to assign obligations and funding from Greater Salt Lake Municipal Services District to Herriman City for the realignment and construction of U-111/Bacchus Highway between 11000 South to 13100 South – Blake Thomas, Community Development Director

10.4. Approval of the July 10, 2024 City Council meeting minutes

Councilmember Shields moved to approve the consent agenda as written. Councilmember Henderson seconded the motion.

The vote was recorded as follows:

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

The motion passed unanimously.

11. Discussion and Action Items

11.1. Discussion and consideration of a resolution approving a Tier II URS Defined Benefit Plan for Police Officers – Travis Dunn, Human Resources Manager

Human Resources Manager Travis Dunn discussed the resolution regarding updates to the Tier II Utah Retirement Systems (URS) defined benefit plan for police officers. He explained this resolution would update the previously approved one from 2020 due to new URS requirements. The City had previously provided a 10% retirement contribution to Tier II officers to address disparities with Tier I officers' benefits. Recent changes in state legislation have adjusted Tier II benefits, reducing the City contribution need from 10% to about 5%. The new resolution proposed to maintain the 10% contribution but adjust it annually based on URS rates, and to backdate any necessary adjustments to July 1.

Manager Dunn explained if the Council chose not to approve the resolution, Tier II officers would be required to contribute 2.14% of their pay to URS for retirement purposes. The

Council expressed support for the update, noting it aligned with previous practices and necessary adjustments, while also recognizing the differences in retirement contributions for public safety and non-public safety employees.

Councilmember Ohrn moved to approve Resolution No. R31-2024 approving a change in City Contributions to the retirement plans for Tier II Public Safety Officers. Councilmember Henderson seconded the motion.

The vote was recorded as follows:

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

The motion passed unanimously.

11.2. Discussion and consideration of an ordinance adopting the 2024 Herriman City Standards and Specifications Manual – Bryce Terry, City Engineer

City Engineer Bryce Terry provided a comprehensive overview of the updates being proposed for the engineering standards. He explained the manual was crucial as it outlined the City's engineering and land development standards, which govern how subdivisions are designed, roads are built, and utilities are installed. The manual integrates City-specific standards along with guidelines from the American Public Works Association (APWA), ensuring that development projects meet both local and broader industry standards.

The update process involved a significant overhaul, with 119 changes including major revisions, minor grammatical corrections, and incidental updates. The extensive manual included detailed descriptions, design standards, and installation guidelines to standardize practices across the City.

City Engineer Terry explained that these updates are driven by feedback from various City departments, who reported issues and inefficiencies with the existing standards. The goal of these changes was to address safety concerns, improve long-term financial outcomes, and ensure that infrastructure was built correctly from the start, reducing the need for costly repairs or adjustments later.

Councilmember Ohrn raised a question about a section of the manual related to private communication services in public utility easements (PUEs). The manual specified that private communications services are not allowed in PUEs. However, there was ongoing debate and ambiguity regarding what qualified as a public utility, particularly with evolving technology

and service providers. City Attorney Todd Sheeran acknowledged the dispute, noting that while franchise agreements often help manage these issues, the definition and inclusion of various service providers in PUEs remain unclear.

Councilmember Ohrn also expressed concern about the balance between making development standards more stringent and the potential impact on development costs. City Engineer Terry and Director Thomas clarified that the updates were intended to address practical issues identified by staff, such as safety and maintenance concerns, rather than creating unnecessary obstacles for developers. The city looked to create a balance by considering the feasibility of new requirements and offering processes for developers to request deviations if necessary.

Councilmember Henderson moved to approve Ordinance No. 2024-20 amending Title 9 of the Herriman City Code and adopting amended and restated Engineering Standards. Councilmember Ohrn seconded the motion.

The vote was recorded as follows:

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

The motion passed unanimously.

11.3. Discussion and consideration of a request to amend Title 10 Land Development Code for consistency with provisions in Chapter 5.1 Animal Services of Herriman City Code that regulate the licensing of animals and animal establishments. (File No. Z2024-031) – Michael Maloy, City Planner

City Planner Michael Maloy addressed the proposed amendment to Title 10 of the Herriman City Code, to ensure it aligned with recent changes made to Title 5 regarding Animal Services. He noted that previously, the Council had updated Title 5 to refine the rules concerning animal permits, specifically focusing on domestic animals and dog licensing. The current amendment to Title 10 was a continuation of this work, to harmonize the land development code with these updates. The primary changes included:

Clarification of Family Food Production Regulations: The amendment specified that regulations for family food production apply to single-family detached homes in both R1 (Residential Zone 1) and R2 (Residential Zone 2) zones. This clarification was necessary because some homes in these zones were inadvertently excluded under previous regulations.

Removal of Exotic Animal Permits: The amendment proposed to remove references to exotic animal permits from Title 10. The Planning Commission and staff recommended relocating these regulations to Title 5, where other animal services are comprehensively addressed. This change reflected a shift in how the city handles exotic animals, with the intention of placing such regulations in a more appropriate section of the code.

The proposed ordinance was reviewed by the Planning Commission on July 17, 2024. The Commission recommended approval of the amendments, with a unanimous vote of 4-0.

Councilmember Shields moved to approve Ordinance No. 2024-21 Amending Herriman City Code Title 10 for consistency with provisions in Title 3, Business and License Regulations, and Title 5, Public Safety, to regulate the location, number and licensing of animals. Councilmember Henderson seconded the motion.

The vote was recorded as follows:

<i>Councilmember Jared Henderson</i>	<i>Yes</i>
<i>Councilmember Teddy Hodges</i>	<i>Yes</i>
<i>Councilmember Sherrie Ohrn</i>	<i>No</i>
<i>Councilmember Steven Shields</i>	<i>Yes</i>
<i>Mayor Lorin Palmer</i>	<i>Yes</i>

The motion passed with a vote 4:1.

Councilmember Ohrn expressed concerns about the consistency and effectiveness of the regulations. She mentioned that she had met with the Herriman Police Department to discuss the issue and that they were working on a system to better track and manage animal-related data. She stated she hoped to reconsider the matter once sufficient data was available to inform future decisions.

City Planner Maloy confirmed that the removal of exotic animal permits from Title 10 does not preclude future discussions or amendments related to these regulations. Instead, it aligned the ordinance with the City's current approach to animal services, facilitating clearer and more effective management of animal-related issues within the community.

11.4. Discussion and consideration of the Herriman City External Streetlight Banner

Program and External Printing Services – Wendy Thomas, Assistant City Manager
Assistant City Manager Thomas highlighted ongoing issues with the streetlight banner program, including safety concerns on roads without shoulders and significant financial losses, as the fees charged do not cover the costs of hanging and maintaining the banners. City Attorney Sheeran pointed out there were potential First Amendment concerns, as

opening the program to various groups might lead to legal complications if certain content was restricted.

The Council debated whether to continue the program and, if so, under what conditions. Some suggested discontinuing it due to the risks and complexities, while others proposed revising the program's parameters to address safety and financial issues. Council consensus determined to continue the program but with updated policies: banners would only be allowed on roads with shoulders, fees would be increased to cover costs, and guidelines would be established for the number and frequency of banners.

11.5. Discussion and consideration of an ordinance amending Herriman City Code

Title 7 Chapter 7 regarding Special Event Permits – Todd Sheeran, City Attorney

City Attorney Sheeran presented a proposal to amend the City Code governing special event permits. The existing code, he explained, was outdated and lacked essential clarity and structure. The proposed amendments would overhaul the permitting process to ensure it was more transparent and efficient. Specifically, the changes sought to define what constitutes a special event, clarify when a permit is necessary, and specify what information should be included in an application. This included details such as site plans, traffic patterns, waste management, and the need for City services like police or ambulance support.

Attorney Sheeran highlighted several key issues with the current code including the lack of clarity of when a permit is required, lacked guidelines for applications, and provided vague criteria for permit denials or revocations. To address these problems, the proposed changes included a clear list of when a permit was not required—such as for small political gatherings, events at parks within their capacity, certain public-school events, and spontaneous events like protests. The revised code would provide a more comprehensive list of reasons for permit denial or revocation and establishes a process for appeals.

The Council raised concerns about the practical implications of the new code. For instance, if there was apprehension about the tight application timelines, especially for smaller, private events like open houses. They felt that the 45 to 90-day notice periods might be too restrictive, potentially leading to unintended consequences for residents who plan events on short notice. Council consensus determined to proceed with the new code, recognizing the necessity of having a structured baseline to guide the permitting process. The Council acknowledged that while the code may need adjustments as real-world scenarios reveal potential issues, starting with a more defined framework was crucial.

Councilmember Shields moved to approve Ordinance No. 2024-22 repealing and replacing Herriman City Code Title 7, Chapter 7, Special Events. Councilmember Henderson seconded the motion.

The vote was recorded as follows:

<i>Councilmember Jared Henderson</i>	<i>Yes</i>
<i>Councilmember Teddy Hodges</i>	<i>Yes</i>
<i>Councilmember Sherrie Ohrn</i>	<i>No</i>
<i>Councilmember Steven Shields</i>	<i>Yes</i>
<i>Mayor Lorin Palmer</i>	<i>Yes</i>

The motion passed with a vote 4:1.

11.6. Discussion and consideration of the Zone 2 & 3 Water Improvements Reimbursement Agreement – Justun Edwards, Public Works Director

Public Works Director Justun Edwards provided an overview of the water improvement project, which involved constructing significant water infrastructure to support future development in the southeast part of Herriman City. The improvements included two 2-million-gallon water tanks and a pump station, with construction financed through the 2021 bond. The bond originally allocated approximately \$20 million, with \$16.5 million remaining for this project.

The reimbursement agreement would involve Herriman City, DAI, and Wasatch South Hills Development. Under the terms, the developer would be required to complete the construction within 18 months and then dedicate the improvements and associated property within 90 days of completion. The City would handle inspection services, including daily inspections by public works staff and special inspections by certified consultants for compliance with state requirements. A change order process was included to manage any scope changes, potentially adjusting the reimbursable amount.

The agreement stipulated a one-year warranty on the infrastructure, with a \$100,000 bond held to cover any warranty issues. Half of this amount may be released after six months if there were no outstanding issues. The not-to-exceed reimbursement amount is set at \$15.9 million, with the remaining funds reserved for City costs related to the infrastructure, such as design, construction management, and telemetry integration. System improvement water lines within specific developments were excluded from this agreement and would be handled separately.

The Council discussed a condition regarding the involvement of Staker, which initially was part of the agreement but later opted out. Staker must provide assurances for construction easements or property access needed for the project. These assurances should be approved by the City Manager and City Attorney.

Councilmember Ohrn moved to approve the reimbursement agreement with DAI and Wasatch South Hills for the construction of the Zone 2 and 3 water improvements, subject to the following condition: that the City receives assurances from Staker regarding the

necessary property and easements for the water line and tank projects. The assurances must be reviewed and approved by the City Manager and City Attorney. Councilmember Henderson seconded the motion.

The vote was recorded as follows:

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

The motion passed unanimously.

12. Future Meetings

- 12.1. Next Planning Meeting: August 21, 2024**
- 12.2. Next City Council Meeting: August 28, 2024**

13. Events

- 13.1. Hungry Herriman and Farmer’s Market: August 19, 2024, and August 26, 2024; Crane Park 5:00 p.m.**
- 13.2. Senior Bingo: August 29, 2024; City Hall 10:00 a.m. RSVP Required**

14. Closed Session

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

Councilmember Shields moved to temporarily recess the City Council work meeting to convene in a closed session to discuss the deployment of security personnel, devices, or systems, and the purchase, exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205 at 8:26 p.m. Councilmember Ohrn seconded the motion.

The vote was recorded as follows:

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

The motion passed unanimously.

The Council reconvened the City Council meeting at 9:35 p.m.

15. Adjournment

Councilmember Shields moved to adjourn the City Council meeting at 9:35 p.m. Councilmember Ohrn seconded the motion, and all voted aye.

16. Recommence to Work Meeting (If Needed)

I, Jackie Nostrom, City Recorder for Herriman City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on August 14, 2024. This document constitutes the official minutes for the Herriman City Council Meeting.



Jackie Nostrom, MMC
City Recorder



STAFF REPORT

DATE: August 27, 2024
TO: The Honorable Mayor and City Council
FROM: Wendy Thomas. Assistant City Manager
SUBJECT: Herriman City Banner Policy

RECOMMENDATION:

Staff recommends adoption of the Herriman City policy for hanging banners on city owned streetlight poles.

ISSUE BEFORE COUNCIL:

Does the City Council wish to adopt a policy for hanging banners on city owned streetlight poles?

BACKGROUND/SUMMARY:

In the City Council meeting on August 14, 2024, staff were directed to update the fee schedule to cover cost and to recommend additional parameters on the hanging of banners on city owned street poles.

ALTERNATIVES:

<u>ALTERNATIVE</u>	<u>CHALLENGE</u>	<u>BENEFIT</u>
Adopt the policy as presented by staff	Significantly limits the time of year and the locations of banner placement	Improved safety for staff, provides guidelines
Direct staff to make changes to the policy before adoption	No challenge identified	City Council can further direct staff to achieve the policy they want
Reject the policy and request something completely different	Safety for staff, no guidelines	City Council can direct staff to achieve the policy they want

FISCAL IMPACT:

This policy should reduce costs in staff time and resources.

Document #	Title: Herriman City Policy for Hanging Banners on City-Owned Streetlight Poles (City Streetlight Banner Program)	Print Date:
Revision #	Prepared By: Wendy Thomas	Date Prepared: 8/29/2024
Effective Date:	Reviewed By:	Date Reviewed:

Purpose: The purpose of this policy is to provide clear guidance on hanging banners on streetlight poles on shouldered roads. The city does not intend to create a public forum on city streetlight poles or allow non-city entities or persons to post messages. The streetlight poles are reserved for the exclusive use and benefit of the city. Nothing herein shall be deemed to express, imply, or create in any way a right to display banners on any streetlight poles, the right to require the city to make streetlight poles available for banners, or a right to require the city to remove any banner to allow for the placement of another banner.

The City Streetlight Banner Program is limited to city events, city-sponsored events, and community partner banners. The city shall not discriminate based on the content of the requested event banner, nor based on the nature of the event. All approved banners must meet all requirements of this policy. In no way shall this policy be construed to limit the city’s inherent right to hang city banners from municipal streetlight poles. The city reserves the right to determine whether a banner is eligible for placement on a streetlight pole.

Policy:

1. Definitions:

- 1.1. “City Event” is defined as an event or series of events that is organized and administered by the city, whether directly or by contract with a third-party operator to act on behalf of the city.
- 1.2. “City Sponsored Event” is defined as an event or series of events that is organized and administered by a third party and is sponsored by the city. “Sponsored by the city” means the city contributed money or other resources to help offset the cost of the event. Sponsorship does not include the waiver of fees as outlined in this policy.
- 1.3. “Community Partners Banner” is defined as banners of logos or symbols for Jordan School District, Providence Hall, Salt Lake County, Camp Williams, West Traverse Sentinel Landscape, Great Salt Lake Sentinel Landscape, Salt Lake Community College, University of Utah, Salt Lake Real, Real Monarchs, Utah Royals and Utah Warriors.

2. Banner Display Criteria:

- 2.1. Eligible locations: Community partner banners or city-sponsored event banners may be displayed on designated Herriman City streetlight poles on shouldered roads.

- 2.2. Priority:
 - 2.2.1. Herriman City shall take priority over any other user. The city has the right to place banners on its streetlight poles at any time;
 - 2.2.2. City Sponsored Events;
 - 2.2.3. Community Partner Banners.
- 2.3. Schedule: The city shall establish a banner schedule and shall allow all eligible partners to submit their request for dates for banners. Participants shall be scheduled based on the above priority. The city reserves the right to deny requests based on availability.
3. Banner Application and Design:
 - 3.1. An application shall be submitted to the city for approval thirty (30) days before the requested installation date. Do not order any banners without first obtaining city approval. The application fee shall be paid at the time the application is submitted. The application shall be reviewed for aesthetics and compliance with applicable laws and this policy. The application shall contain the following:
 - 3.1.1. Name of organization.
 - 3.1.2. Type of organization.
 - 3.1.3. Name, address, telephone number and email of the contact person.
 - 3.1.4. The proposed dates for the banners to be placed on the poles and removed.
 - 3.1.5. The proposed number of street banners and the requested locations for the banners to be placed.
 - 3.1.6. A photograph or visual representation of the proposed street banners.
 - 3.1.6.1. Not allowed: No ads, logos, pictures or wording shall be used that could promote a product, service, business, political campaign or political party on the banner.
 - 3.1.6.2. Allowed: Advertisements or promotions of a city event, city-sponsored event or community partner event. Welcome messages, such as those for class reunions, conventions, conferences, athletic tournaments or local winners of major events.
 - 3.1.7. Banners must be delivered to Herriman City Hall three (3) business days before the agreed upon installation date.
 - 3.1.8. The city will not store banners for applicants.
4. Fees: Application fees and fees for the installation and display of banners on city street poles is listed in the fee schedule located on the city website. It is the policy of the city to collect stated fees to cover the cost of the program and not to waive fees.
 - 4.1. The banner application will not be reviewed until the application fee is paid. The application fee will not be refunded.
5. Time displayed
 - 5.1. Banners will not be displayed until the installation payment fee is received in full from the applicant.
 - 5.2. Banners may be displayed for four (4) weeks with another four (4) week extension allowed by the City Manager's designee. City banners may be displayed longer.
 - 5.3. Banners can be displayed during the following time frames:
 - 5.3.1. The first two weeks of January – the last week of April

5.3.2.The first week of September – the last week of November

6. Maintenance

6.1. The city may remove banners found in disrepair. If the applicant wishes to replace the banner, a replacement banner must be provided within ten (10) days of notification. This includes but is not limited to:

6.1.1.Loose banners

6.1.2.Torn banners

6.1.3.Fallen banners

6.1.4.Faded or discolored banners

6.1.5.Broken grommets

The additional cost to remove and rehang a banner will be billed to the applicant.

7. Banner removal

7.1. Banners will be removed within three (3) business days of the final date on the application, weather and staff availability permitting.

7.2. Pick up of the banners at Herriman City Hall is required within three (3) business days of the notification that the banners are ready for pickup. Banners will be disposed of after three (3) business days.

8. Liability

8.1. The city is not responsible for theft or damage to the banners during the time of their use, transportation, installation or take down. As a condition of a streetlight banner permit being issued, the applicant agrees to indemnify, defend and hold harmless the city and all of its officers and employees against any and all suits, causes of action or claims for injuries, damages, costs and expenses to persons or property, whether public or private that may arise out of, or as a result of the issuance of the streetlight banner permit, or any activity from the installation, display, removal or existence of the banner, or any act, omission or misconduct of the applicant or his agents, representative, contractors, or employees. The applicant agrees to discharge any and all judgments that may be rendered against the city or its officers and employees in connection with any suit, cause of action or claim after the judgment becomes final and unappealable.

9. Denial:

9.1. The city may deny or revoke a streetlight banner permit if the applicant makes a false statement of material fact on the application or fails to comply with the terms of this policy, or the banner is in violation of any provision of the permit or policy or any applicable lay law. The city reserves the right to deny any applicant, for any reason, approval of a street light banner permit. If a permit is denied or revoked, the applicant will be notified by email and by phone. If a banner has already been installed and the city revokes the permit, the city will remove the banner immediately.

References:



Form #	Record/Form/Activity Name	Satisfies Clause
Required by Standard		
XXXXX	Record	
Other Forms/Records		
XXXXX	Record	
XXXXX	Record	
XXXXX	Record	



FOR OFFICE USE ONLY

Application No. _____

Receipt No. _____ Amount \$ _____

Date Received _____

Application for Placement of Banners on Streetlight Poles

A. The name of organization, and the name, address, telephone number and email of the primary contact:

Name of Organization: _____

Type of Organization (check one):

_____ School

_____ Governmental Organization

_____ Other recognized Community Partner

Name of Contact: _____

Address: _____

City, State, Zip: _____

Telephone: _____ Email Address: _____

B. A photograph, drawing, or other visual representation of the proposed streetlight banners: *(Please attach on separate paper.)*

C. The proposed dates for banners to be placed on the streetlight poles and removed: There is a four (4) week minimum, extra weeks available with City Manager's approval. Banners are able to be displayed January - April and September - November.

Requested date for installation of banners: _____

Requested date for removal of banners: _____

D. The proposed number of street banners and the requested locations where the street banners will be placed:

Number of street banners: _____

Proposed Locations *(use additional paper if necessary)*:

This fully completed application and a **permit fee of \$50** must be submitted to Herriman City thirty (30) days prior to requested installation. If approved, the applicant must submit full payment for hanging banners before banners are scheduled to be installed.

Applicant has read and by signing agrees to adhere to the Banner Hanging Policy.

Signature of Applicant: _____ Date: _____



STAFF REPORT

DATE: September 5, 2024

TO: The Honorable Mayor and City Council

FROM: Jonathan Bowers, Engineer of Public Utilities

SUBJECT: Consideration to Approve an Amendment to a Reimbursement Agreement with Olympia Land, LLC for 6400 West Phase 1 Roadway Improvements

RECOMMENDATION:

It is recommended that the city council proceed with Option 1, which is to deny the developer's request to amend the agreement to include cost of engineering and sanitary sewer improvements.

ISSUE BEFORE COUNCIL:

Should the City Council amend the reimbursement agreement to reimburse the cost of engineering fees and/or the cost of sanitary sewer improvements?

BACKGROUND/SUMMARY:

Earlier this summer, June 12th, 2024, the city council voted to approve a reimbursement agreement with Olympia Land, LLC for the construction of the phase 1 portion of 6400 West (as shown in Figure 1). The original agreement is included in Exhibit B.

The agreement includes reimbursement for the roadway construction, but it does not include reimbursement for the sewer improvements or for the cost of design (i.e. engineering fees). The developer has asked for an amendment to the agreement to pay for both of these items.

Specifically regarding 6400 West Phase 1, section 5.5 of the Master Development Agreement (MDA) for the Olympia Development states, *"The City shall be obligated to reimburse Master Developer for all of the improvements along this corridor according to the terms and conditions of a reimbursement agreement."*

The original staff report, written for the city council meeting on June 12th, 2024, included the recommendation to reimburse all requested items, except for 1) sewer improvements, 2) engineering fees, and 3) interest. The developer has since decided to rescind their request for the city to pay for interest.

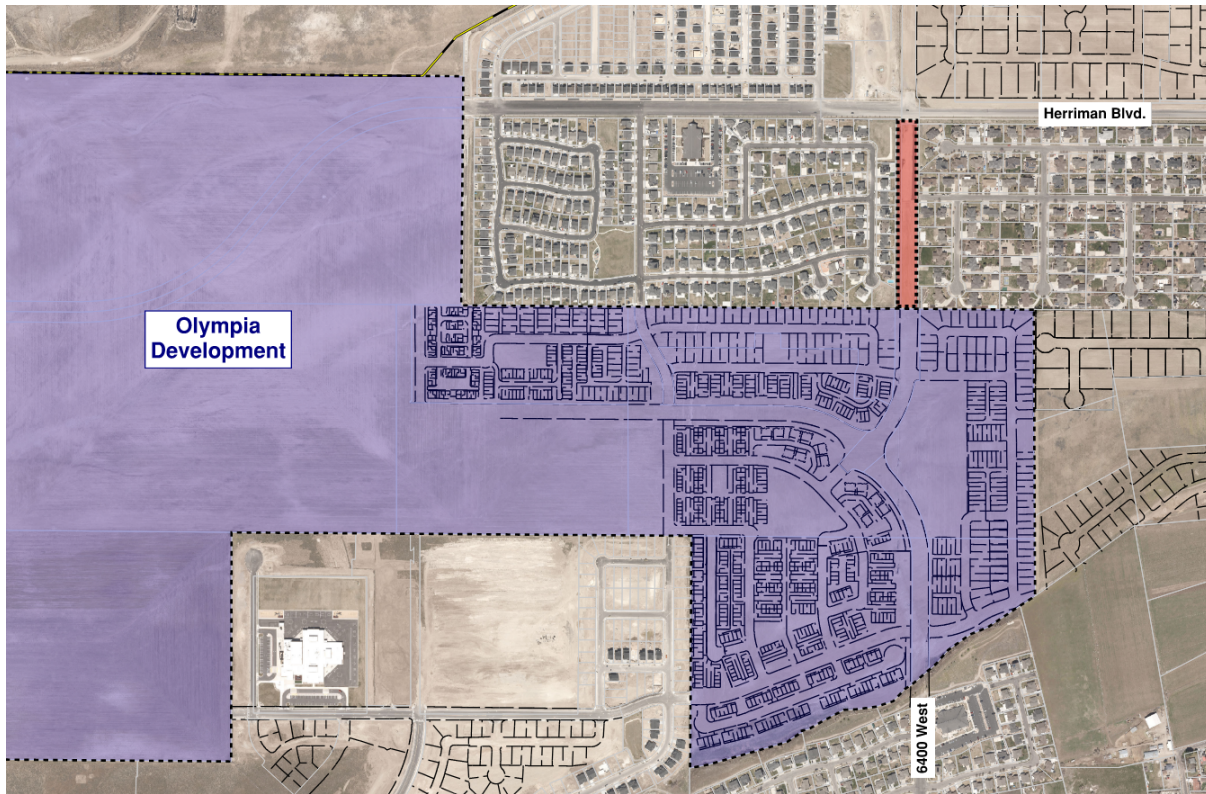


Figure 1. Context Map

DISCUSSION:

Cost for Engineering Fees

The anticipated cost for engineering fees is \$73,299.12. Although the city has reimbursed for engineering fees on past projects, the MDA doesn't indicate the city's obligation to pay for that effort. Therefore, the cost to reimburse for engineering fees is not included in the recommended option.

Cost for Sanitary Sewer

The anticipated cost for the sanitary sewer system is \$166,908. This specific portion of the sewer system is considered a project improvement since it will only service Olympia Development projects. Unless otherwise obligated by an agreement, Herriman City typically directs developers with such requests to Jordan Basin Improvement District (JBID) directly as opposed to the city. The cost to reimburse for the sewer system is included in Option 3.

ALTERNATIVES:

Although there are other potential options at the council’s discretion, there are three options presented in this report.

- Option 1** This option denies the developer’s request to amend the existing reimbursement agreement.
- Option 2** This option proposes to amend the existing reimbursement agreement to pay for engineering fees in addition to the items already included in the original reimbursement agreement. The additional cost obligation to the city is \$73,299.12. Exhibit A includes a proposed amendment to the agreement to pay for engineering fees in case the council decides to proceed with this option.
- Option 3** This option proposes to amend the existing reimbursement agreement to pay for engineering fees and the sewer system improvements in addition to the items already included in the original reimbursement agreement. The additional cost obligation to the city is \$240,207.12.

FISCAL IMPACT:

The city has set aside enough funds for any of the following options:

- Option 1 – No additional fiscal impact.
- Option 2 – Additional fiscal obligation = \$73,299.12.
- Option 3 - Additional fiscal obligation = \$240,207.12

ATTACHMENTS:

- Exhibit A Proposed Amendment to the Reimbursement Agreement
- Exhibit B Approved Reimbursement Agreement

REIMBURSEMENT AGREEMENT

This Reimbursement Agreement ("**Agreement**") is between Herriman City, a Utah municipal corporation ("**City**"), and Olympia Land, LLC, a Utah corporation ("**Developer**"). This Agreement is effective on the date that the last party executes this Agreement as indicated by the date stated under that party's signature line ("**Effective Date**").

Background

A. The Developer is undertaking certain development activities ("**Project**") on property located at [address] within the City's jurisdiction.

B. The Project is subject to, and governed by, Herriman City Code [if also governed by an MDA, state something similar to the following: and a Master Development Agreement (including amendments), dated [month] [day], [year] ("**MDA**")].

C. As part of the Project, the Developer is required to design, construct, and dedicate certain public improvements ("**Project Improvements**"). As a condition of development, the City has required certain public infrastructure to be included or upsized ("**System Improvements**"). Project Improvements and System Improvements shall collectively be referred to as "**Improvements**."

D. The City has agreed to reimburse the Developer for costs incurred in providing the System Improvements, subject to the terms and conditions of this Agreement.

Therefore, the parties agree as follows:

Agreement

1. **Obligation to Reimburse.** The City is obligated to reimburse the Developer for the incremental or additive costs of such upsizing. For example, if an upsized water pipe increases the costs by 10% but adds 50% more capacity, the City is only responsible for compensating the Developer for the 10% cost increase.

2. **Developer Obligations.**

a. The Developer shall construct and dedicate to the City the Improvements identified and depicted in **Exhibit A**, including any real property or easements on which the Improvements are located.

b. The Improvements shall be completed at the Developer's sole cost and expense by qualified licensed contractors and in accordance with State and City standards. Prior to the City's acceptance of ownership of the Improvements, the Developer shall provide evidence, satisfactory to the City, that all labor, materials, equipment, and other costs incurred in performing the Improvements have been paid in full and that the City will receive the Improvements, including any real property and easements, free and clear of all liens and encumbrances, and any claims that may ripen into a lien.

c. The Developer agrees to dedicate all such Improvement and real property to the City in a form acceptable to the City.

d. The Developer hereby warrants that all work installed and every part thereof shall remain in good condition and free from all defects due to faulty materials or workmanship during the warranty period. The Developer shall promptly make all repairs, corrections, and/or replacements for all defects in workmanship, materials, and equipment during the warranty period, without charge or cost to the City. The City reserves the right to inspect, photograph, or televise the work and notify the Developer of the conditions of the work. The Developer shall thereupon immediately make any repairs or corrections required by this section and Article 6.16 of the General Conditions of the Manual of Standard Specifications, 2017 Edition, published by Utah T2 Center, copyright Utah Chapter APWA. "**Warranty Period**" means a period of one (1) year beginning on the date on which the City certifies the work complete and accepts the Improvements.

e. The City shall own the Improvements after the City has inspected and accepted the Improvements. Before the City accepts the Improvements, the Developer shall post a one-year warranty bond in favor of City in the amount of 10% of the actual improvements.

3. **Indemnification.** To the fullest extent allowed by law, the Developer shall indemnify, defend, and hold harmless the City, its affiliates, agents, employees, and elected and appointed officials from and against any and all actions, claims, losses, damages, and expenses (including reasonable attorneys' fees) arising out of or connected in any way to the Developer's acts or omissions in connection with the design, fabrication,

construction, installation, operation, maintenance, or testing of the Improvements for a period of one (1) year after acceptance of the Improvements by the City. If any claim is made against the City during said one-year period to which the City has a right of indemnification from the Developer hereunder, the City shall have the right, but not the obligation, to assume the entire control of the defense and/or settlement of the claim, through attorneys selected by the City, and Developer shall cooperate fully with the City in connection with the same. If the City elects to assume control of the defense and/or settlement of the claim, the Developer shall be liable for all City's related costs and expenses, including, without limitation, reasonable attorneys' fees, all judgments or verdicts, and all monies paid in settlement. In addition, for a period of one (1) year after acceptance of the Improvements by the City, the Developer warrants and certifies to the City that all work performed and materials used in connection with the Improvements are free and clear of any defects. The Developer shall indemnify and hold the City harmless for breach of any warranties hereunder.

4. **Reimbursement.**

a. The System Improvements identified and depicted in Exhibit A are the only items eligible for reimbursement.

b. After the Improvements are completed and accepted by the City, the City shall reimburse the Developer for actual costs incurred by the Developer in connection with the installation of the System Improvements, less any fees paid by the City for fee title of the Improvements and any applicable other expenses. The maximum amount of reimbursement shall be the actual costs expended by the Developer or \$_____, whichever is less.

c. "**Actual Costs**" means the costs actually incurred or expended to construct or install the System Improvements and disbursements to general contractors for construction labor and materials. Actual Costs shall not include financing costs, interest, or expenses incurred or expended for the acquisition of real property, except the purchase price. Prior to such amounts being paid to the Developer, the Developer shall submit substantiation that is reasonably acceptable to the City of such amounts.

d. For budgeted items: Within 45 days of the City's acceptance of the Improvements *and* substantiation of expenses, the City shall remit payment to the Developer.

5. **Offset Rights.** The Developer agrees that, in addition to any other rights and remedies available under this Agreement, at law, or in equity, the City may set off against any payments otherwise due and owing to the Developer under Section 4 of this Agreement any amount that the City may be entitled to recover from the Developer pursuant to indemnification provisions of this Agreement. Neither the exercise nor the failure to exercise such right of setoff will constitute an election of remedies or limit any of the City's indemnifications pursuant to Section 3 of this Agreement.

6. **Term.** This Agreement shall automatically terminate in 10 years following the Effective Date. No reimbursement shall be due or payable after said 10-year period, except reimbursement from impact fees for System Improvements, if applicable.

7. **General Provisions.**

a. *Binding Agreement.* This Agreement shall be binding upon and shall inure to the benefit of the successors and assigns of the parties.

b. *Captions.* The headings used in this Agreement are inserted for reference purposes only and shall not be deemed to define, limit, extend, describe, or affect in any way the meaning, scope, or interpretation of any of the terms or provisions of this Agreement or the intent hereof.

c. *Counterparts.* This Agreement may be signed in any number of counterparts with the same effect as if the signatures upon any counterpart were upon the same instrument. All signed counterparts shall be deemed to be one original.

d. *Severability.* The provisions of this Agreement are severable, and should any provision hereof be void, voidable, unenforceable or invalid, such void, voidable, unenforceable, or invalid provision shall not affect the other provisions of this Agreement.

e. *Waiver of Breach.* Any waiver by either party of any breach of any kind or character whatsoever by the other, whether such be direct or implied, shall not be construed as a continuing waiver of, or consent to, any subsequent breach of this Agreement.

f. *Cumulative Remedies.* The rights and remedies of the parties shall be construed cumulatively, and none of such rights and remedies shall be exclusive of, or in lieu or limitation of, any other right, remedy, or priority allowed by law.

g. *Amendment.* This Agreement may not be modified except by an instrument in writing signed by the parties.

h. *Interpretation.* This Agreement shall be interpreted, construed, and enforced according to the substantive laws of the State of Utah. This Agreement shall be interpreted in an absolutely neutral fashion, and ambiguities herein shall not be construed against any party as the “drafter” of this Agreement.

i. *Attorneys’ Fees.* In the event any action or proceeding is taken or brought by either party concerning this Agreement, the prevailing party shall be entitled to recover its costs and reasonable attorneys’ fees, whether such sums are expended with or without suit, at trial, on appeal or in any bankruptcy or insolvency proceeding.

j. *Notice.* All notices provided for herein shall be in writing and shall be given by first class mail, certified or registered, postage prepaid, addressed to the parties at their respective addresses set forth below.

k. *Time of Essence.* Time is the essence of this Agreement.

l. *Assignment.* The Developer may not assign its rights, or delegate its duties, hereunder without the City’s prior written consent. The City may freely assign its rights and delegate its duties under this Agreement, whereupon the assignee shall succeed to, and the City shall be correspondingly released from, all of the City’s rights, duties, and liabilities hereunder.

Herriman City

Signature: *Lois Palmer*

Name: *Lois Palmer*

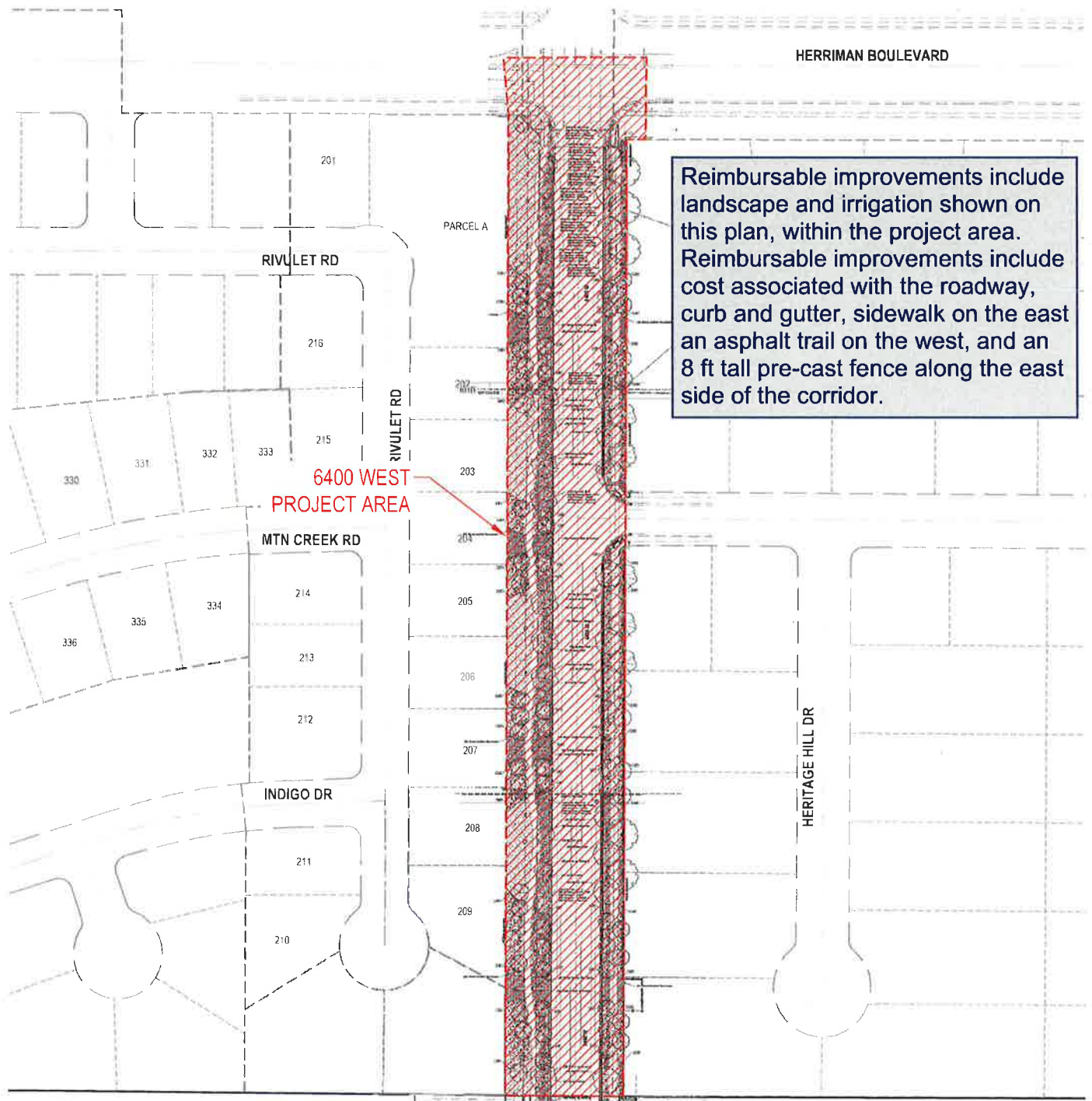
Title: *Mayor*

Date: *6/13/2024*

Attested: *[Signature]*
City Recorder

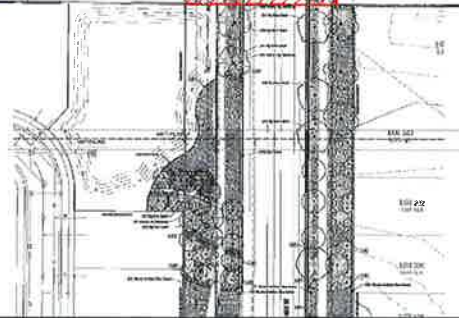


Exhibit A – City Improvements



Reimbursable improvements include landscape and irrigation shown on this plan, within the project area. Reimbursable improvements include cost associated with the roadway, curb and gutter, sidewalk on the east an asphalt trail on the west, and an 8 ft tall pre-cast fence along the east side of the corridor.

6400 WEST PROJECT AREA



PROJECT NUMBER
11960H

PRINT DATE
2023-10-04

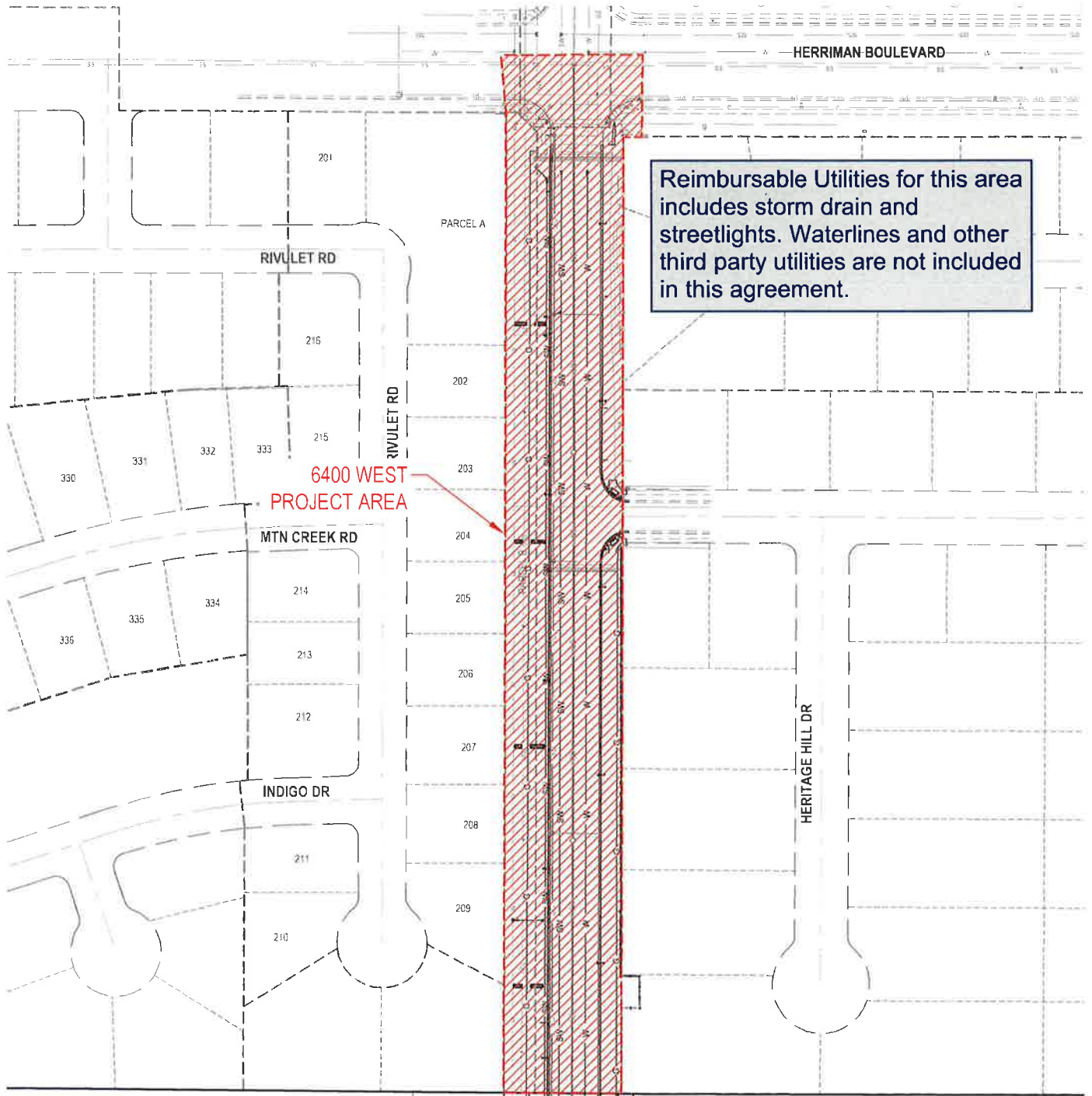
PROJECT MANAGER
RQE

DESIGNED BY
KFW

**6400 WEST IN OLYMPIA
BACKBONE ROADS**
6400 WEST 12700 SOUTH
HERRIMAN, UTAH
6400 WEST DESIGN EXHIBIT

SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529
WWW.ENSGNENG.COM

LAYTON Phone 801.647.1100 TOOELE Phone 435.843.3590 CEDAR CITY Phone 435.855.1455 MICHFIELD Phone 435.804.2983



**6400 WEST IN OLYMPIA
BACKBONE ROADS**
6400 WEST 12700 SOUTH
HERRIMAN, UTAH
6400 WEST DESIGN EXHIBIT

PROJECT NUMBER
11960H

PRINT DATE
2023-10-04

PROJECT MANAGER
RQE

DESIGNED BY
KFW



SANDY
45 W 10000 S, Suite 500
Sandy, UT 84070
Phone: 801.255.0529
WWW.ENSGNENG.COM

LAYTON Phone 801.547.1100 TOOELE Phone 435.842.3530 CEDAR CITY Phone 433.855.1463 RICHFIELD Phone 435.856.2983

ENGINEERS ESTIMATE OF PROBABLE COSTS



PROJECT TITLE: Olympia Phase 1: 6400 West & Herriman Blvd, Herriman, Utah		PROJECT NUMBER: 11960H
LOCATION: Herriman, Utah		DATE: May 2, 2024
CLIENT: Olympia Ranch, LLC		SHEETS: 3 OF 8
ESTIMATED BY: J. Linford	CHECKED BY: J. Gera	APPROVED BY: R. Elder

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST
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EARTHWORKS

1	Clear and Grub	4824	C.Y.	\$3.40	\$16,401.60
2	Strip and Stockpile Topsoil (Assume 6" Depth)	9648	C.Y.	\$5.00	\$48,240.00
3	Place and Compact Cut Material	3812	C.Y.	\$5.00	\$19,060.00
4	Import Fill Material	1369	C.Y.	\$26.50	\$36,278.50
5	Grade Behind Curb	6016	C.Y.	\$2.00	\$12,032.00
Sub Total					\$132,012.10

SITE WORK

1	Place and Compact 6" Roadbase Trail	16624	S.F.	\$1.20	\$19,948.80
2	30" Curb and Gutter with Base Course	2130	L.F.	\$30.00	\$63,900.00
4	5" Asphalt Pavement- Utility Tie in PG 64-34	60072	S.F.	\$3.49	\$209,651.28
5	10" Untreated Base Course	60072	S.F.	\$1.06	\$63,676.32
6	Mobilization	1	E.A.	\$3,000.00	\$3,000.00
7	Handicap Access Ramp	2	E.A.	\$2,000.00	\$4,000.00
8	Striping and Signage	1	L.S.	\$12,000.00	\$12,000.00
9	Landscaping (From Utah West Landscape Estimate)	1	S.F.	\$502,814.58	\$502,814.58
10	Subgrade Prep Roadway- Road and Trail	60072	S.F.	\$0.14	\$8,410.08
11	8' Wide x 3" Trail Asphalt Paving - PG64-22 1/2" Mix Design	16624	S.F.	\$3.00	\$49,872.00
12	12" Granular Borrow Section	2501	C.Y.	\$26.00	\$65,026.00
13	Trench Spoils- to PUE	5324	C.Y.	\$3.80	\$20,231.20
14	Saw Cut	1	L.S.	\$1,500.00	\$1,500.00
15	Remove Asphalt- Utility Tie In	1655	S.F.	\$1.00	\$1,655.00
16	Grade Pre Cast Wall	1076	L.F.	\$1.75	\$1,883.00
17	8 foot Precast Wall	1076	L.F.	\$137.71	\$148,175.96
Sub Total					\$1,175,744.22

SANITARY SEWER

1	16" SDR 35 PVC San-Swr Pipe	1164	L.F.	\$80.00	\$92,320.00
2	5' SS Manhole	2	E.A.	\$6,400.00	\$12,800.00
3	Sewer Trench Import	2954	C.Y.	\$22.00	\$65,188.00
4	Sewer Tie In	1	E.A.	\$2,500.00	\$2,500.00
5	Manhole Collars	10	E.A.	\$750.00	\$7,500.00
Sub Total					\$160,308.00

STORM DRAINAGE

1	24" Class III RCP Pipe	1073	L.F.	\$76.00	\$81,548.00
2	15" Class III RCP Pipe	162	L.F.	\$60.00	\$9,720.00
3	SD Combo Box	3	E.A.	\$5,500.00	\$16,500.00
4	SD Curb Inlet	3	E.A.	\$3,600.00	\$10,800.00
5	Trench Import	631	C.Y.	\$22.00	\$13,882.00
6	Connect to Storm Drain	1	E.A.	\$1,500.00	\$1,500.00
7	Box Tie Ins	6	E.A.	\$550.00	\$3,300.00
Sub Total					\$137,250.00

ENGINEERS ESTIMATE OF PROBABLE COSTS



PROJECT TITLE: Olympia Phase 1: 6400 West & Herriman Blvd, Herriman, Utah		PROJECT NUMBER: 11960H
LOCATION: Herriman, Utah		DATE: May 2, 2024
CLIENT: Olympia Ranch, LLC		SHEETS: 3 OF 8
ESTIMATED BY: J. Linford	CHECKED BY: J. Gera	APPROVED BY: R. Elder

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT COST	COST
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MISCELLANEOUS ITEMS

Erosion Control					
1	Inlet Protection	6	E.A.	\$80.00	\$480.00
2	Stabilized Construction Entrance	1	E.A.	\$2,100.00	\$2,100.00
3	Silt Fence	1830	L.F.	\$2.50	\$4,575.00
4	SWPPP/Maintenance/Dust Control	1	L.S.	\$9,800.00	\$9,800.00
Sub Total					\$16,955.00
Sub Total					\$1,628,869.32

\$1,461,961.32

MISCELLANEOUS FEES

1	Contingency @ 30% 10%	1	L.S.	\$162,886.93	\$162,886.93
2	Engineering @ 1.5%	1	L.S.	\$73,299.12	\$73,299.12
3	Construction Survey @ 2%	1	L.S.	\$32,577.39	\$32,577.39
4	Construction Management and inspection @ 6%	1	L.S.	\$97,732.16	\$97,732.16
5	Administration @ 3%	1	L.S.	\$48,866.08	\$48,866.08
6	Legal @ 3%	1	L.S.	\$48,866.08	\$48,866.08
7	Construction Testing @ 2%	1	L.S.	\$32,577.39	\$32,577.39
8	Interest (cost to be determined)	1	L.S.		
Sub Total					\$822,579.01
Sub Total					\$553,815.58
TOTAL					\$2,451,448.33

Not to Exceed Value Associated with Option 1 = \$1,690,003.03