



CITY COUNCIL MINUTES

Wednesday, September 24, 2014

Approved October 8, 2014

The following are the minutes of the City Council Meeting of the Herriman City Council. The meeting was held on **Wednesday, September 24, 2014 at 5:00 p.m.** in the Herriman City Community Center Council Chambers, 13011 South Pioneer Street (6000 West), Herriman, Utah. Adequate notice of this meeting, as required by law, was posted in the Community Center, on the City's website, and delivered to members of the Council, media, and interested citizens.

Presiding:

Mayor Carmen Freeman

Council Members Present:

Mike Day, Craig B. Tischner and Coralee Wessman-Moser

Planning Commission Members Present:

Clint Smith, Robyn Shakespear, Blayde Hamilton, Wayne Hill, Wade Thompson, Adam Jacobson, Chris Berbert, Jessica Morton

Staff Present:

Gordon M. Haight II, Interim City Manager
Tami Moody, Interim Assistant City Manager/PIO
John Brems, City Attorney
Bryn McCarty, City Planner
Alan Rae, Finance Director
Danie Bills, Events Manager
Blake Thomas, City Engineer
Dwayne Anjewierden, Chief of Police
Monte Johnson, Operations Director
Clint Smith, Unified Fire Authority Chief
Cathryn Nelson, Chief Building Official

Excused:

Matt Robinson, Councilmember
Brett geo. Wood, City Manager
Jackie Nostrom, City Recorder

5:00 PM - JOINT MEETING with the Planning Commission:

5:09:15 PM COUNCIL BUSINESS

Mayor Freeman called the meeting to order.

2. Planning Discussion – Bryn McCarty – City Planner

a. 5:10:44 PM The Summit

City Planner Bryn McCarty oriented the Council of the Summit project location, and explained that the developer is trying to achieve an approval from the Home Owner's Association (HOA) to allow them to install a road across two parcels. Councilmember Mike Day asked if they were seeking approval from the City. City Planner McCarty noted the request from the developer is to receive City approval to proceed with the project without the HOA approval. Councilmember Coralee Wessman-Moser added that the developer acknowledged an interpretation disagreement with the Code, Covenants, and Restrictions (CC&Rs), and suggested that the developer would legally pursue the discrepancy. Councilmember Day expressed his opinion for the developer to solicit the appropriate approvals prior to seeking City Council consideration. Interim City Manager Gordon Haight explained that the developer would not be able to secure the 67% approval from the HOA. Councilmember Moser expressed her concern that the developer is looking to see if the City would enforce the CC&Rs, and noted her disapproval of the proposal based on the lack of resident support within the neighborhood. Councilmember Day agreed. City Planner McCarty interjected that the developer has been willing to work with the residents.

Planning Commissioner Clint Smith asked if the open space dedication would only be obtained if the project is approved. Interim City Manager Haight offered an additional alternative of purchasing the open space outright. He added that generally under policy the City has been HOA supportive, and expressed his belief in "Rules of Order". Commissioner Smith suggested the City shouldn't have to make decisions conflicting between the developer and the HOA. City Planner McCarty concluded the conversation that the City Council and Planning Commission are supportive of the development after HOA approval has been secured. This was confirmed.

b. 5:18:32 PM Sky Village

Interim City Manager Gordon Haight presented a map of the Sky Village development and acknowledged the open space that would be dedicated to the City, and asked for any fatally flawed concerns from the Council. Mayor Carmen Freeman explained that he would not be in favor of the 30% grade road exception. Councilmember Moser and Councilmember Craig B. Tischner agreed. Councilmember Day expressed his opinion of the positive aspects of the development, and relayed his hesitations towards the development as well. Planning Commissioner Blayde Hamilton indicated that he would like to see the mountain remain as is for future generations to enjoy. Mayor Freeman responded that the decision could not be rendered solely based on that aspect. Commissioner Hamilton agreed.

Commissioner Smith indicated that gaining access to the open space would be phenomenal. Councilmember Day expressed his concern of the utilities and maintenance for the development. City Planner McCarty informed the Council that a public hearing has been scheduled for October 8, 2014. Interim City Manager Haight indicated that he would disseminate the information to the developer clearly.

c. [5:33:24 PM](#) Miller's Crossing

City Planner Bryn McCarty offered an overview of the Miller's Crossing project. Councilmember Moser expressed her concern of the proposed apartments. Councilmember Tischner agreed. Planning Commissioner Blayde Hamilton reported that the current zoning condition would accommodate 6.3 units per acre, and suggested that higher density would be required in order to attract mass transit. Councilmember Tischner disagreed, and questioned the outcome of the development if trax is not brought into the City. Mayor Freeman reviewed the criteria for mass transit. Interim City Manager Haight expressed his optimism that trax will be aligned through Herriman. Councilmember Moser asked about the UTA alignment timeframe. City Planner McCarty responded that the alignment would be determined in about three months. Councilmember Moser stated that it was necessary to have confidence from affected Councils that the alignment would be approved prior to the project consideration. Mayor Freeman reported that he felt confident that trax would align through Herriman.

Mayor Freeman continued the apartment discussion. Planning Commissioner Smith indicated that he is not in favor of high density; however, high density next to the trax would make sense. He noted that the City should plan the best to its ability with the provided information. Mayor Freeman suggested that the Herriman is losing vision of what it could be, and is starting to mirror neighboring communities.

Mr. Lynn Bowler relayed his vision for the development to the audience, and with the apartments, commercial development would be attracted. Interim City Manager Haight informed the Council of the road connection issue, and asked the Council if they would consider using eminent domain for connectivity. Council consensus determined that they did not feel comfortable condemning the property.

Mr. Bowler explained the developers' position to move forward under current zoning, and requested the support of the Council.

1. [6:12:50 PM](#) **Budget Discussion** – Gordon Haight, Interim City Manager
City Engineer Blake Thomas offered a brief update to the Council of some unanticipated budgetary items that would be brought to the Council for consideration.

Mayor Freeman reported that he had been informed that the trax will not be brought down Daybreak Parkway. Councilmember Day asked for their justification. Mayor Freeman responded that it was due to the impact on economic development in Daybreak. He expressed his opinion that the outcome was not preferred; however, encouraged positive dialogue to review four alternative options to achieve a unified front for the project.

3. [6:48:02 PM](#) Adjournment
COUNCILMEMBER MOSER MOVED TO ADJOURN THE CITY COUNCIL WORK MEETING. COUNCILMEMBER DAY SECONDED THE MOTION, AND ALL VOTED AYE.

7:00 PM – CITY COUNCIL GENERAL MEETING:

1. 7:00:20 PM CALL TO ORDER

Mayor Freeman called the meeting to order and welcomed everyone in attendance. He excused Councilmember Matt Robinson from the meeting.

A. 7:01:03 PM Invocation and Pledge

Mr. Cameron Hammond offered the invocation, and Jake Parker with scout troop #1798 led the audience in the pledge of allegiance.

B. 7:03:24 PM Approval of the Minutes

September 10, 2014

COUNCILMEMBER MOSER MOVED TO APPROVE THE MINUTES OF SEPTEMBER 10, 2014 AS WRITTEN. COUNCILMEMBER DAY SECONDED THE MOTION, AND ALL PRESENT VOTED AYE.

C. 7:03:46 PM Mayor's Comments

Mayor Freeman expressed his appreciation to the Events Manager Danie Bills and her staff for the successful "Dig Off". He relayed his admirations for machine operators and the skills they possess. Mayor Freeman also expressed his appreciation to the Unified Police Department and the Events staff for helping facilitate the Senior Social. He thanked the seniors for their contributions to the community.

D. Council Recognitions

There were no Council recognitions.

2. 7:04:43 PM PUBLIC COMMENT

There was no public comment offered.

3. REPORTS, PRESENTATIONS AND APPOINTMENTS

A. 7:05:52 PM Introduction of the Human Resources Manager – Tami Moody, Director of Administration and Communications

Director of Administration and Communications Tami Moody introduced the new Human Resource Manager Travis Dunn, and noted that he will start working for the City on October 6, 2014. Manager Dunn expressed his excitement about working with Herriman City, and offered a brief employment history. Mayor Freeman asked what made him decide to apply for a position with Herriman City. Manager Dunn responded that he was excited to grow and expand along with Herriman City.

4. PUBLIC HEARING AGENDA

A. 7:09:00 PM Public Hearing to discuss the Special Assessment Area – Justun Edwards, Water Director

Interim City Manager Gordon Haight offered an overview of the Special Assessment Area project to allow installation of water infrastructure on the east side of Herriman. He reported that the City has received a lot of interest for development, and the assessment would be the funding mechanism. Interim City Manager Haight displayed a map of the affected parcels by the installation of the infrastructure and outlined the estimated cost of the project. He turned the time over to Zions Bank Representative Johnathan Ward to review the financial aspect of the assessment.

Representative Ward reviewed the financial process for the assessment, and reported key dates to the Council. He informed the Council that if any concessions were granted, that the City would be responsible to cover that portion of the assessment.

Mayor Freeman declared the public hearing portion of the meeting open for comment.

Dan Buckmiller, 16775 South 1825 West, explained where his property is located. This house has been there for 20 years, and has a well located on the property. He requested for the Council to remove his property from the assessment area because the water is not needed on the parcel.

Ken Olson expressed his concern of the financial burden the assessment would put on his family, and explained that the property is only used for agricultural purposes. He suggested that development would not happen in the area for several years, and recommended reviewing alternative funding mechanisms as he requested to be removed from the assessment area.

Carol Sertaro introduced herself, and suggested that the Council should reconsider the assessment area.

COUNCILMEMBER MOSER MOVED TO CLOSE THE PUBLIC HEARING. COUNCILMEMBER DAY SECONDED THE MOTION, AND ALL PRESENT VOTED AYE.

Mayor Freeman expressed his appreciation for the remarks made at the hearing, and noted that their comments will be taken into consideration.

B. 7:36:11 PM Public Hearing to discuss the Parks, Recreation, Open Space and Trails Master Plan – Bryn McCarty, City Planner

City Planner Bryn McCarty turned the time over to Landmark Design Founding Principal Jan Striefel for her presentation. Principal Striefel explained the process that has been followed to date regarding the compilation of the Parks Master Plan. She offered an explanation of the analysis for the current level of service for local, neighborhood, community parks and facilities.

Principal Jan Striefel continued with the needs analysis of the trail systems for paved, unpaved and primitive trails. She relayed respondents concerns of the connection of trails, location of trailheads, and the desire to see length increase of the trails.

Principal Striefel reviewed the recommended development priorities for the park and open space to include the following:

- Develop 80 acres of new neighborhood and community parks to meet the current need.
- Create minimum standards for the local parks, neighborhood parks, and community parks based on the amenities survey respondents indicated were needed in parks.
- Upgrade existing parks to meet the minimum requirements for amenities and park features.

Ms. Striefel observed the existing park map and compared it to the proposed park distribution analysis map. She commended the park coverage for the City's current population, and highlighted the additional need of sports fields. Mayor Freeman questioned the validity of the online survey. Principal Striefel responded that the survey would not be considered statistically valid, but the respondents were individuals who notated they utilize the Herriman City parks and trails.

Mayor Freeman opened the public hearing.

Cameron Hammond volunteered Scout Troop #1798 for any conservation project. Mayor Freeman thanked him for his willingness to help and urged him to contact the City Offices. Councilmember Moser suggested he should contact the Trails Committee Chair to solicit a volunteer project.

COUNCILMEMBER MOSER MOVED TO CLOSE THE PUBLIC HEARING. COUNCILMEMBER TISCHNER SECONDED THE MOTION, AND ALL PRESENT VOTED AYE.

C. [7:50:02 PM](#) Public Hearing to discuss the Parks, Recreation, Open Space and Trails Impact Fee Facilities Plan – Bryn McCarty, City Planner

City Planner Bryn McCarty turned the time over to Zions Bank Public Finance Vice President Susie Becker to conduct the Impact Fee Facilities Plan and Analysis. Vice President Becker reviewed the Utah State Code requirements for the Impact Fees Act, and reviewed the components of the two compiled documents.

Vice President Becker explained the population growth projections determine the additional necessary facilities that should be constructed to accommodate the residents. She offered a brief overview of the proportionate share analysis and impact fee calculations, and noted that the fee would not go into effect until 90 days after passage through the City Council. Mayor Freeman expressed his concern of ensuring that the maintenance of the facilities is covered, and suggested conserving water by planting foliage that would not require high volumes of water.

Mayor Freeman declared the public hearing open for comment.

Darren D'Orlando, 6768 Kyle Earl Lane, expressed his concern of the population essentially doubling within the next ten years, and explained his position of high density within the City. Mayor Freeman explained the constitutional right to develop property. Councilmember Day thanked Mr. D'Orlando for his comments and encouraged him to attend the City Council work meetings as they focus on the vision of Herriman, and debate density issues. Councilmember Tischner added that the work meetings are a public meeting.

COUNCILMEMBER DAY MOVED TO CLOSE THE PUBLIC HEARING. COUNCILMEMBER TISCHNER SECONDED THE MOTION, AND ALL PRESENT VOTED AYE.

D. [8:03:08 PM](#) Public Hearing to discuss the Parks, Recreation, Open Space and Trails Impact Fee Analysis – Bryn McCarty, City Planner

Mayor Freeman opened public hearing.

No public comment was offered.

COUNCILMEMBER DAY MOVED TO CLOSE THE PUBLIC HEARING. COUNCILMEMBER MOSER SECONDED THE MOTION, AND ALL PRESENT VOTED AYE.

5. DISCUSSION AND ACTION ITEMS

A. [8:03:43 PM](#) Discussion and consideration of an Ordinance to appoint temporary judges to the Herriman Justice Court – John Brems, City Attorney

City Attorney John Brems informed the Council that this Ordinance is a simple procedure to create a process and outline temporary judges to the Herriman City Justice Court.

COUNCILMEMBER MOSER MOVED TO APPROVE ORDINANCE NO. 14-38 APPOINTING TEMPORARY JUDGES TO THE HERRIMAN CITY JUSTICE COURT. COUNCILMEMBER TISCHNER SECONDED THE MOTION, AND ALL PRESENT VOTED AYE.

The vote is recorded as follows:

Councilmember Mike Day	Aye
Councilmember Matt Robinson	Absent
Councilmember Craig B. Tischner	Aye
Councilmember Coralee Wessman-Moser	Aye
Mayor Carmen Freeman	Aye

The motion passed unanimously with Councilmember Robinson being absent.

B. [8:04:27 PM](#) Discussion and consideration of an Ordinance to rezone 5350 West Anthem Park Blvd from R-2-10 (Medium Density Residential) to R-M (Multi-Family Residential) (File No. 12Z14) – Bryn McCarty, City Planner

City Planner Bryn McCarty explained that this ordinance is to rezone a portion of the Anthem Planned Unit Development to multi-family. The Planning Commission conducted a public hearing, and recommended approval of the rezone. She turned the time over to the applicant for his presentation.

Mr. Tim Soffe offered a brief preface for the development, and noted that the rezone is for a small portion of a much larger picture. He offered his opinion that the requested density has been appropriately placed, and that the proposed project is not tax dependent. Mr. Soffe offered an overview of the apartments and the factors that play into the project. He turned the time over to Mr. Doug Young.

Mr. Young expressed his appreciation to the Council for their consideration of the proposal. He indicated that this project is in line with the Master Plan and relayed his vision for the project. He indicated that with the ability to progress with the project the benefits that would be offered to the City including connectivity and commercial shopping center. Councilmember Tischner asked why the road could not be connected under the current zoning designation. Mr. Young explained that the rezone would be to

entice trax to plan their route through the development. Councilmember Tischner expressed his concern of planning a Transit Oriented Development (TOD) without the trax having an approved route. Mr. Young confirmed. Councilmember Moser asked for a map to distinguish between the original and final density requests. Mr. Young responded that the reduction in density is because of larger lots being designated, and committed to bring an updated map back to the City Council for their review.

Mayor Freeman opened the public hearing.

Jared Henderson expressed his opinion that Herriman City is a unique place to live. He explained the collaborative working relationship between the developer, City, and residents. Mr. Henderson acknowledged that development is inevitable, and explained that this particular project received approvals for the density a long time ago. He expressed his support for the rezone, and added that they have logically placed the apartments.

Darren D'Orlando requested to see what concessions were offered with the project.

COUNCILMEMBER MOSER MOVED TO CONTINUE THE ORDINANCE TO REZONE 5350 WEST ANTHEM PARK BLVD FROM R-2-10 (MEDIUM DENSITY RESIDENTIAL) TO R-M (MULTI-FAMILY RESIDENTIAL). COUNCILMEMBER TISCHNER SECONDED THE MOTION.

The vote is recorded as follows:

Councilmember Mike Day	Aye
Councilmember Matt Robinson	Absent
Councilmember Craig B. Tischner	Aye
Councilmember Coralee Wessman-Moser	Aye
Mayor Carmen Freeman	Nay

The motion passed with a vote of 3:1, and Councilmember Robinson being absent.

6. MAYOR AND COUNCIL COMMENTS

7. CALENDAR

A. Meetings

- October 2 – Planning Commission 7:00 p.m.
- October 8 – City Council Work Meeting 5:00 p.m.; City Council 7:00 p.m.
- October 18 – Planning Commission 7:00 p.m.

B. Events

- October 11 – Pumpkin Festival
- October 13 – Columbus Day; Halloween Concert

8. ADJOURNMENT

9. RECOMMENCE TO WORK MEETING (IF NEEDED)

10. 8:42:38 PM CLOSED SESSION (IF NEEDED)

COUNCILMEMBER MOSER MOVED TO ADJOURN 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 DAY SECONDED THE MOTION.

The vote is recorded as follows:

Councilmember Mike Day	Aye
Councilmember Matt Robinson	Absent
Councilmember Craig B. Tischner	Aye
Councilmember Coralee Wessman-Moser	Aye
Mayor Carmen Freeman	Aye

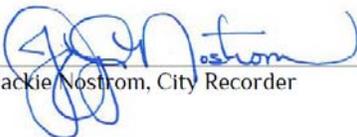
The motion passed unanimously with Councilmember Robinson being absent.

11. SOCIAL GATHERING (No Action will be taken on any items)

A. Social gathering will be at Cafe Río 5506 West 13400 South, Herriman, Utah

*This document constitutes the official minutes for the
Herriman City Council Meeting held on Wednesday, September 24, 2014*

I, Jackie Nostrom, do hereby certify that I am the duly appointed, qualified, and acting City Recorder for Herriman City, of Salt Lake County, State of Utah. I do hereby certify that the foregoing minutes represent a true and accurate, and complete record of this meeting held on Wednesday, September 24, 2014.


Jackie Nostrom, City Recorder



City Council

September 10, 2014

The Summit

- 8 lots adjacent to Lookout Ridge
- HOA is requesting they amend the CC&R's, which require 67% of the lot owners approval.
- Will the City support them moving forward without HOA approval?



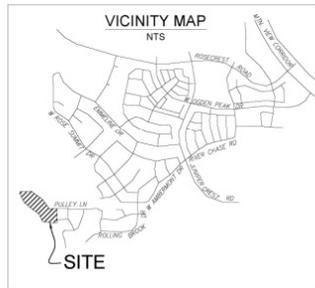
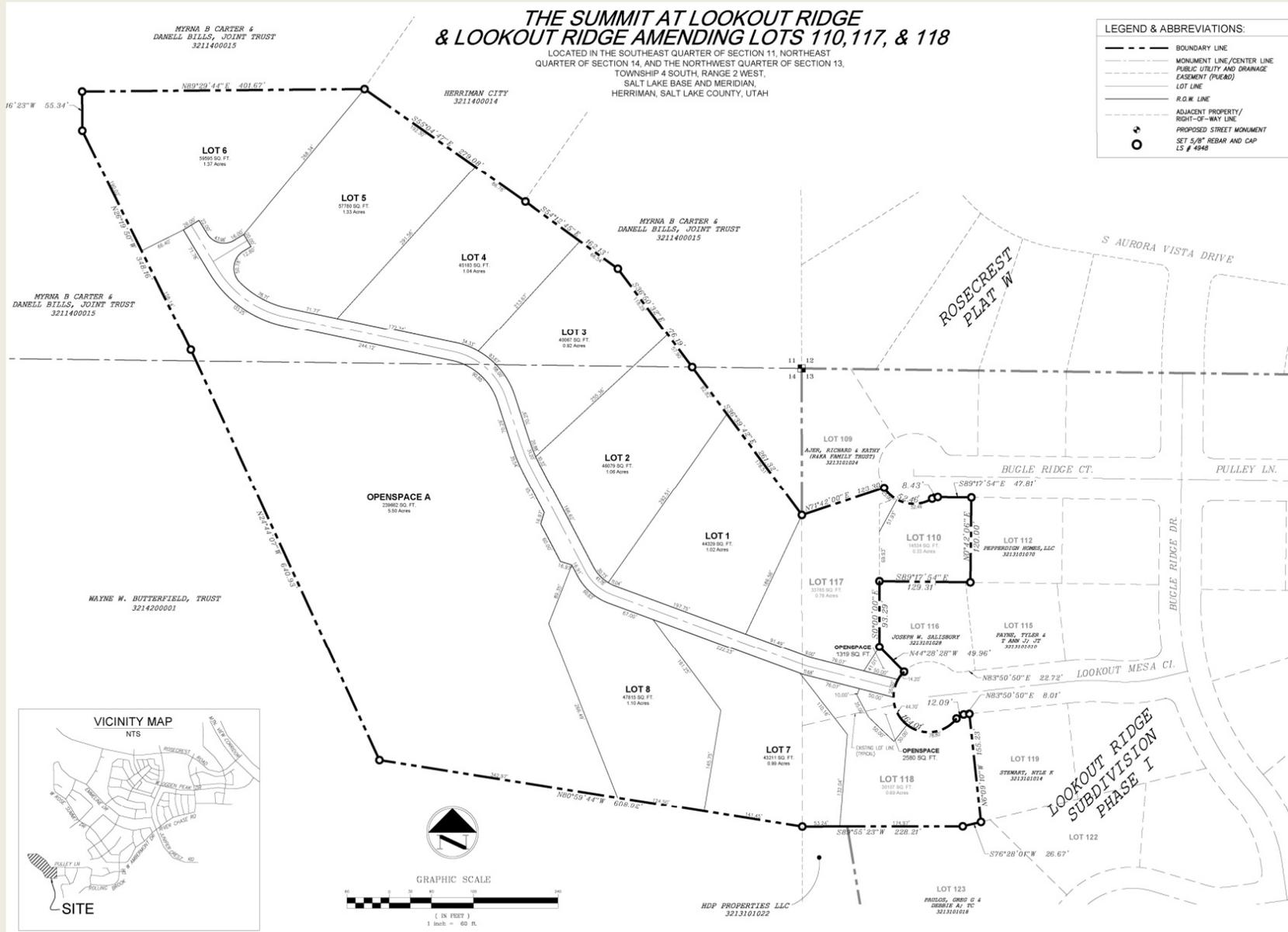
The Summit

THE SUMMIT AT LOOKOUT RIDGE & LOOKOUT RIDGE AMENDING LOTS 110, 117, & 118

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11, NORTHEAST
QUARTER OF SECTION 14, AND THE NORTHWEST QUARTER OF SECTION 13,
TOWNSHIP 4 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN,
HERRIMAN, SALT LAKE COUNTY, UTAH

LEGEND & ABBREVIATIONS:

- BOUNDARY LINE
- - - MONUMENT LINE/CENTER LINE
- - - PUBLIC UTILITY AND DRAINAGE EASEMENT (PUEAD)
- LOT LINE
- R.O.W. LINE
- - - ADJACENT PROPERTY/RIGHT-OF-WAY LINE
- PROPOSED STREET MONUMENT SET 5/8" REBAR AND CAP LS # 4048

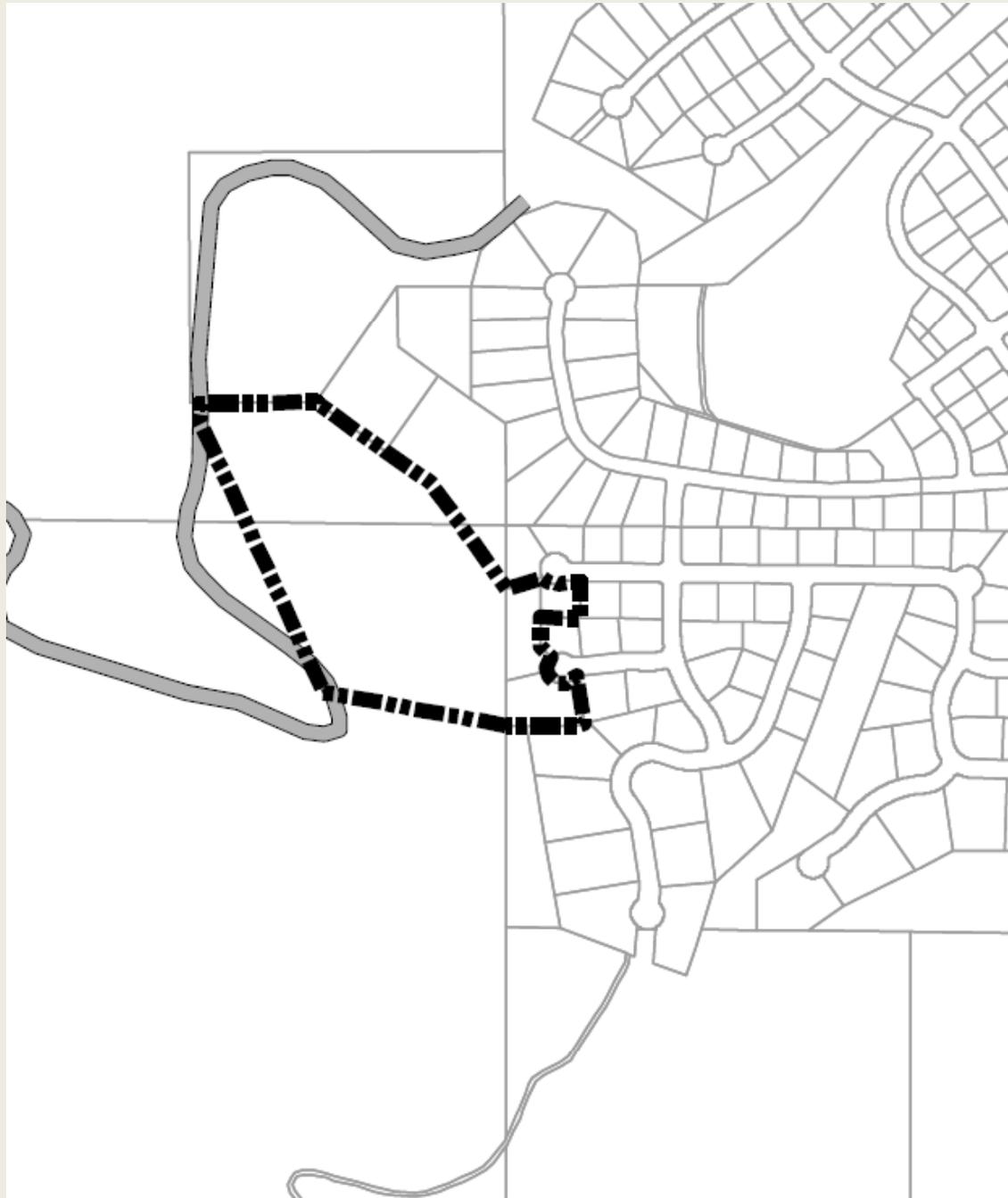


GRAPHIC SCALE

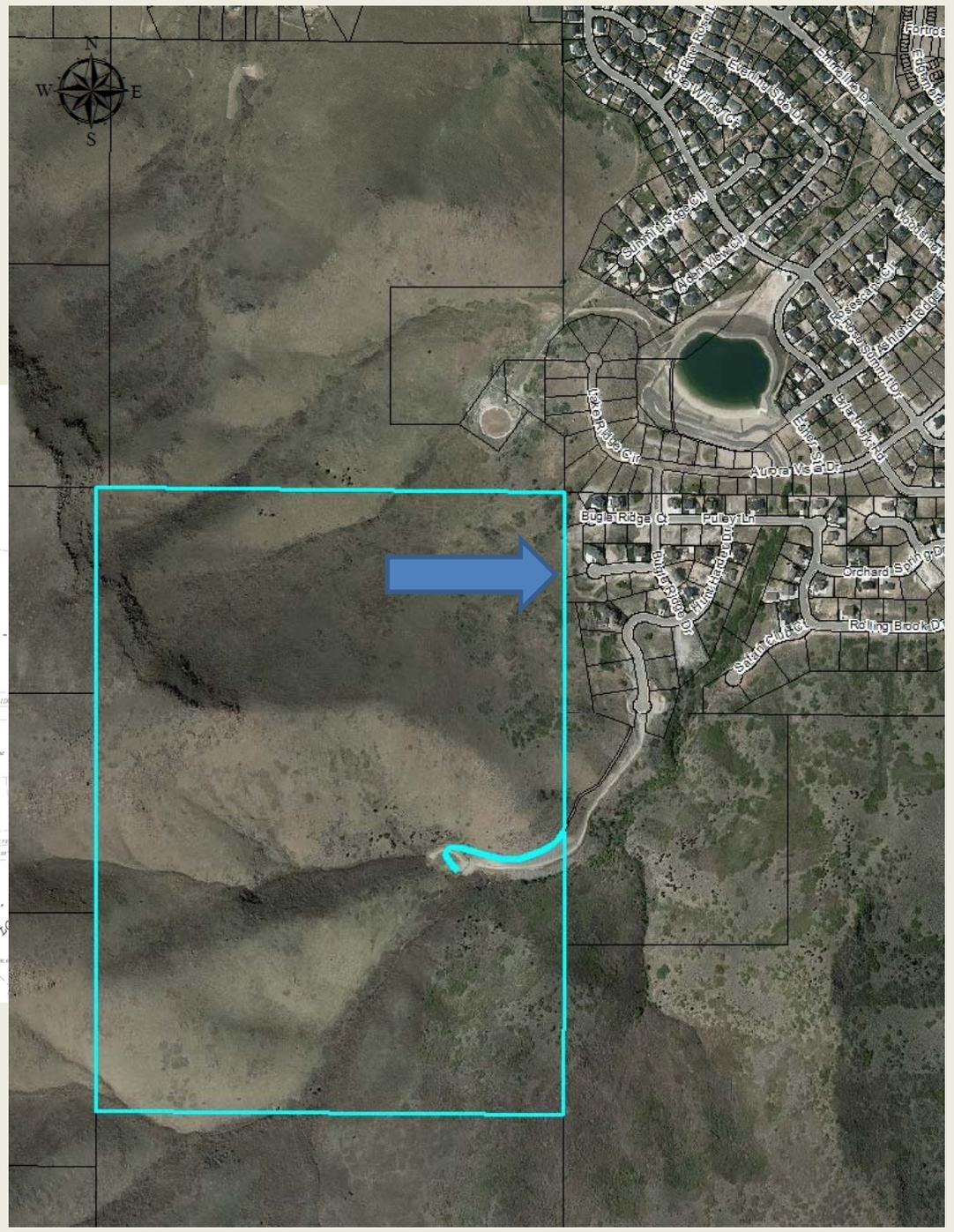
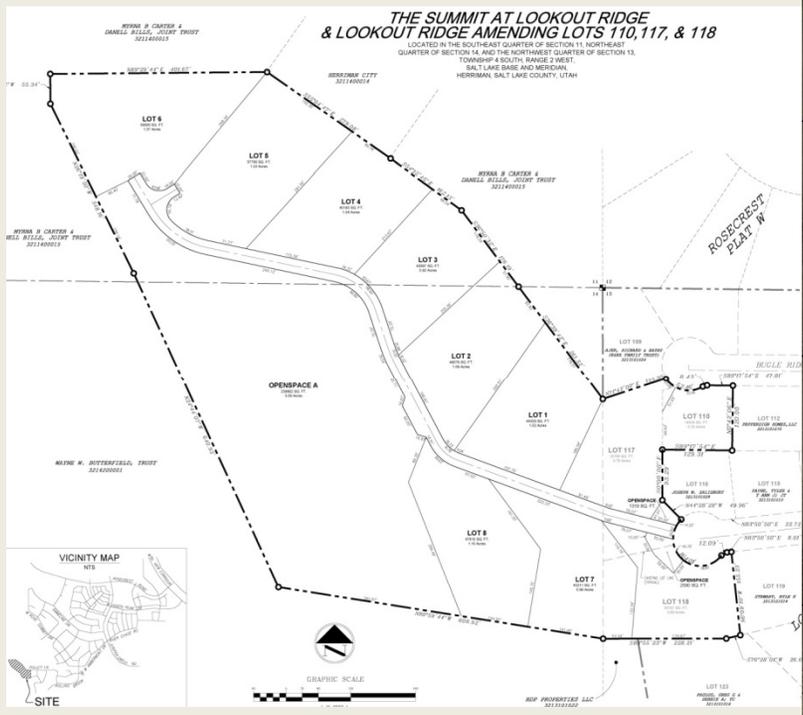


HDP PROPERTIES LLC
3213101022

LOT 123
PAULSON, GREG G &
BERNARD, MARY MC
3213101018

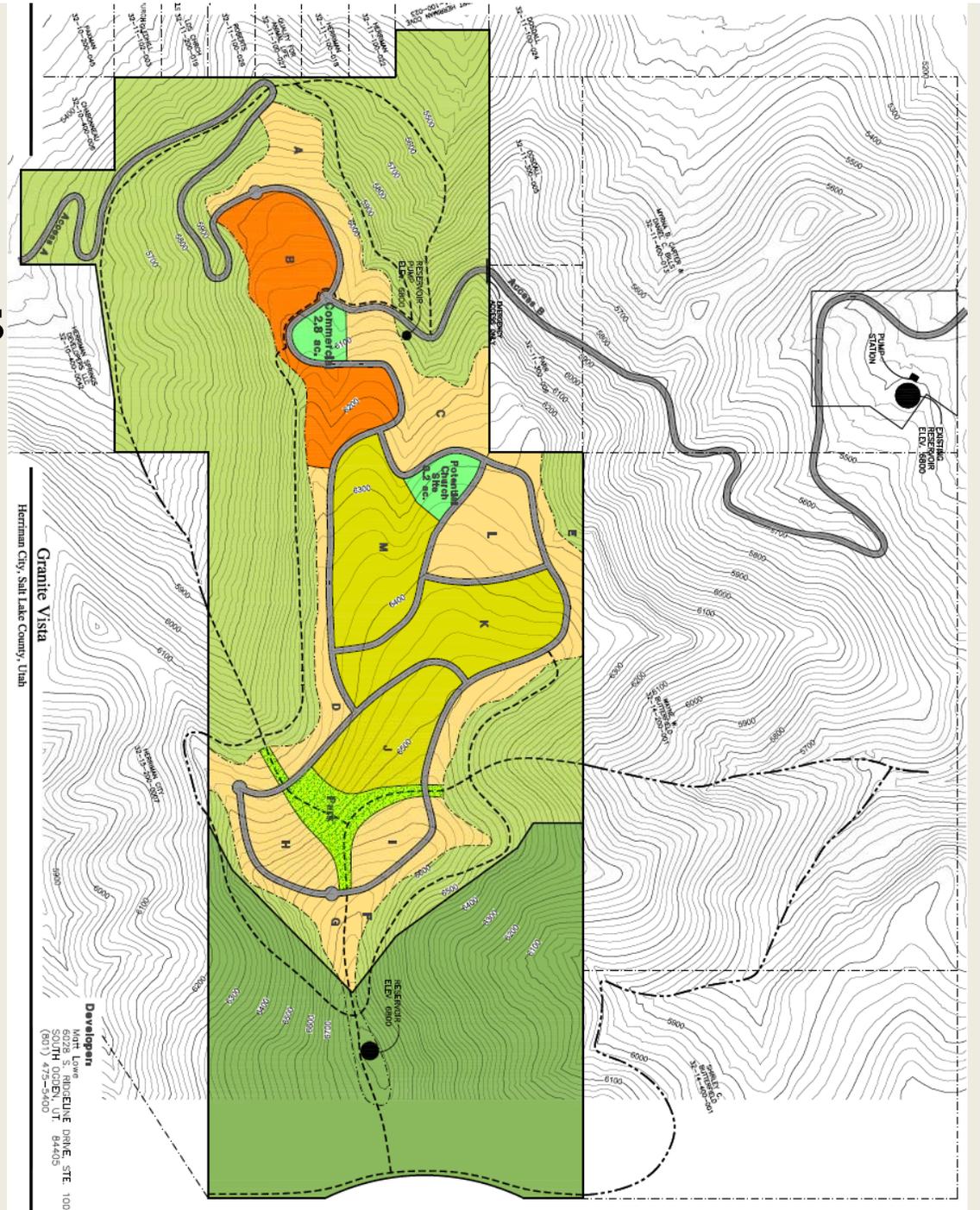


The Summit



Sky Village

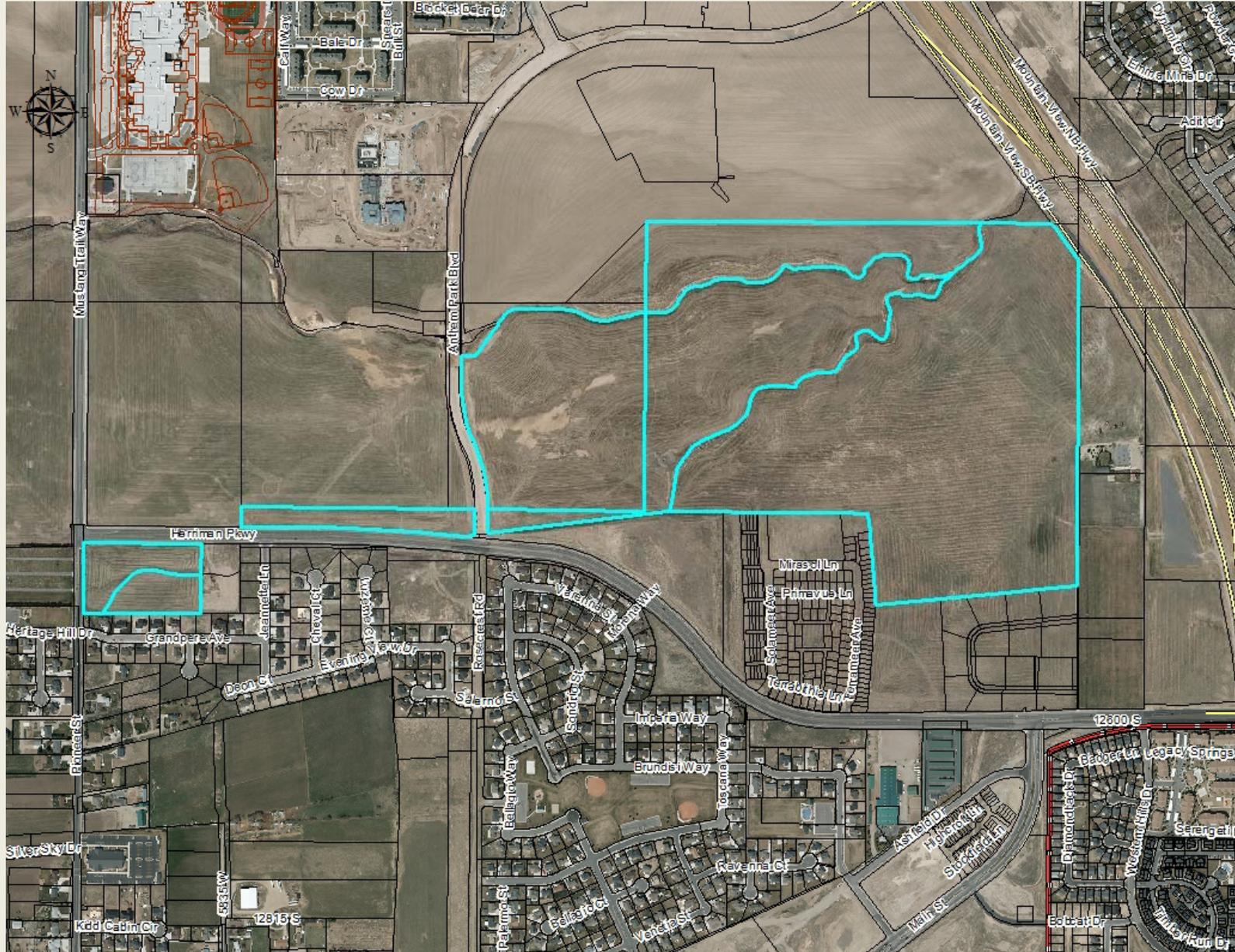
- 496 Acres/496 units
- Is density of one unit per acre acceptable?
- How many accesses will be required?
- Will we allow access across the City property?
- Will we allow roads to cross 30% slopes



Miller Crossing

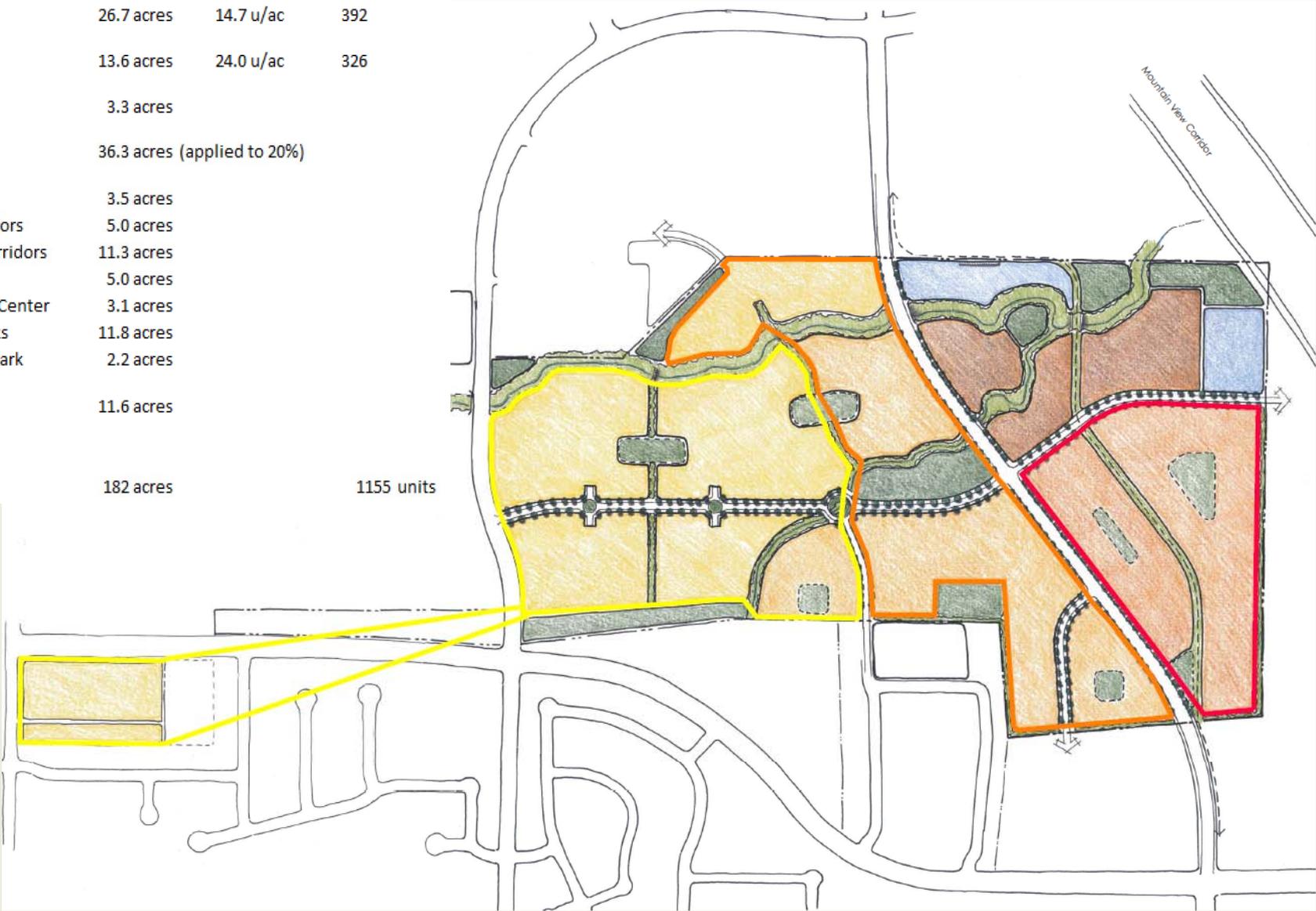
- How should they allocate the overall density of 6.3 units per acre?
- Would the Council consider rezoning a portion for apartments?
- Will the Council consider using eminent domain for the connection to Main Street?
- Does the Council want a Commercial component added?

Miller Crossing

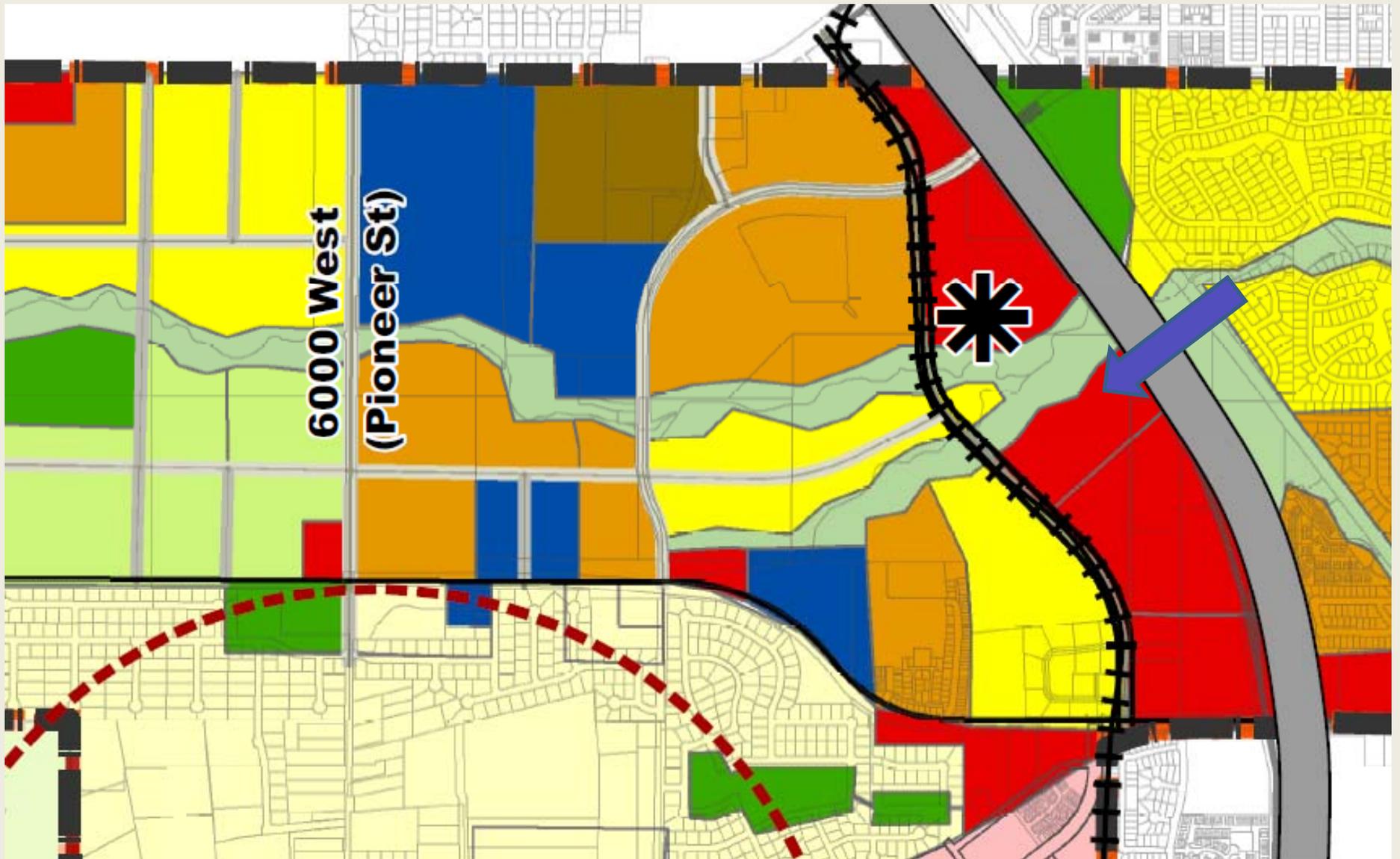


Miller Crossing

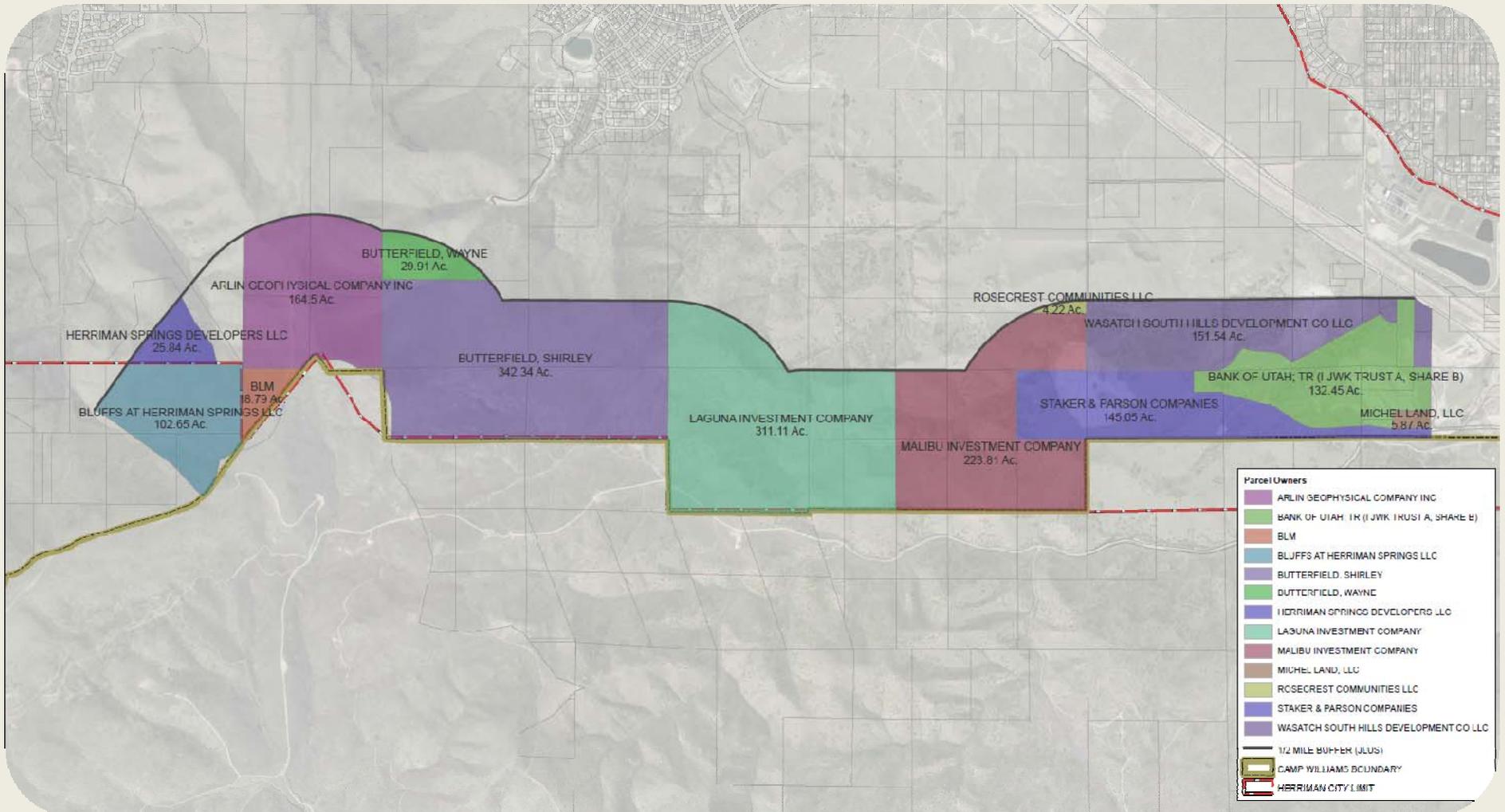
Land Use	Acres	Max Density	Units
Single Family (Large Lot)	51.2 acres	3.0 u/ac	154
Single Family (Small lot)	34.0 acres	8.3 u/ac	282
Townhomes	26.7 acres	14.7 u/ac	392
Apartments	13.6 acres	24.0 u/ac	326
Church	3.3 acres		
Open Space	36.3 acres (applied to 20%)		
Trax Station	3.5 acres		
Trails/Corridors	5.0 acres		
Drainage Corridors	11.3 acres		
Parks	5.0 acres		
Community Center	3.1 acres		
Pocket Parcks	11.8 acres		
Detention/Park	2.2 acres		
Roads	11.6 acres		
Totals	182 acres		1155 units



2025 General Plan



Army Compatible Use Buffer (ACUB)



Parks Survey

SUMMARY OF COMMENTS FROM INFORMAL INTERNET SURVEY

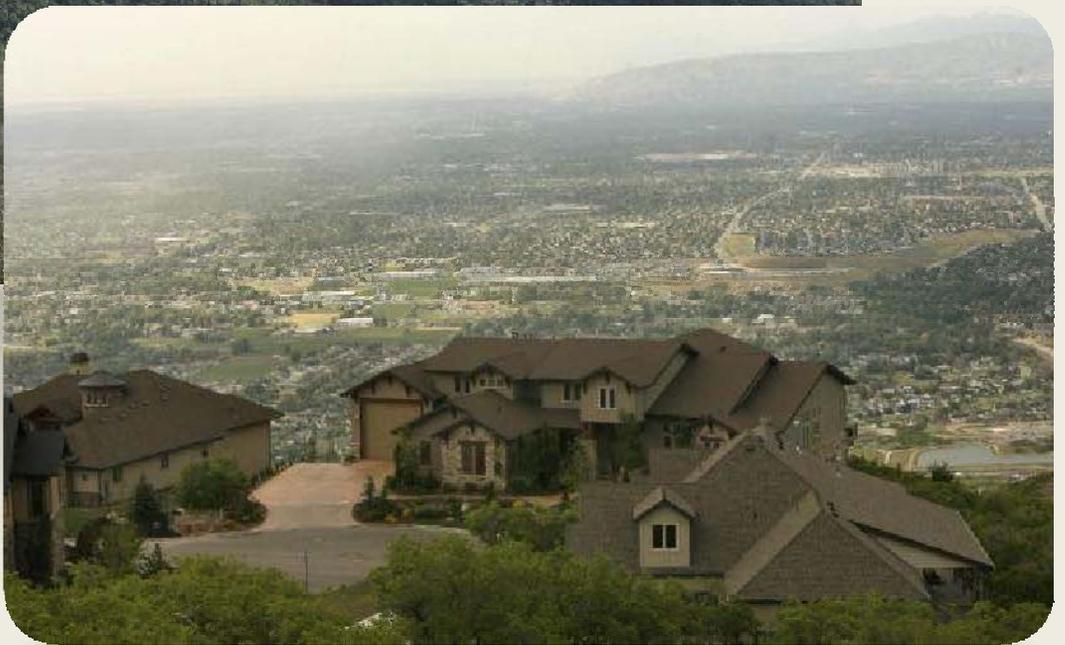
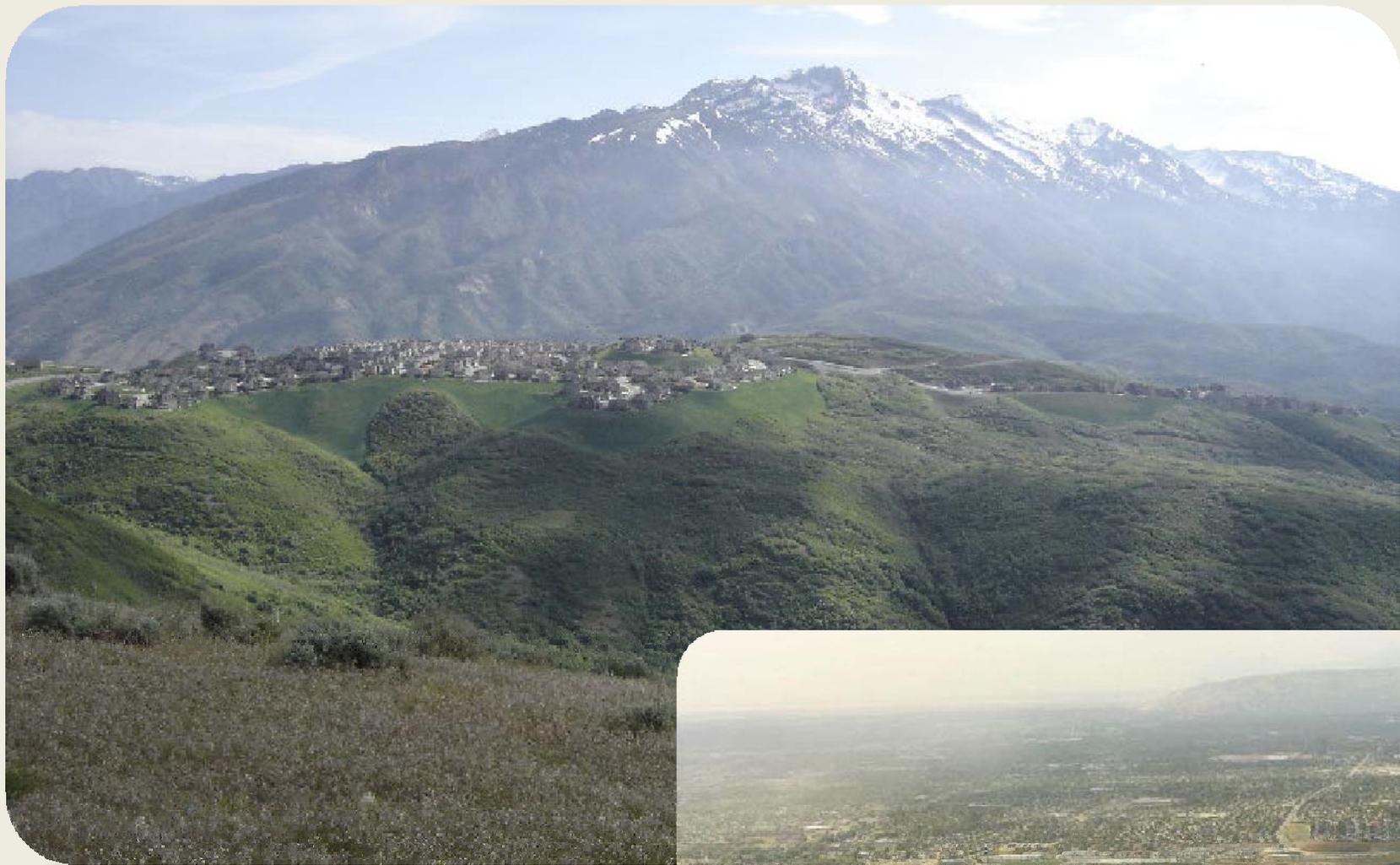
Following is a summary of comments received via the informal internet survey document . The results are not statistically valid, but the information received does indicate general issues, preferences, and comments. Written comments in response to "other" are not included.

Please list three choices regarding how your household leisure and recreational needs are met?		
Church	139	13.04%
Public lands (forest service, ski resorts, trails and roadways, BLM)	173	16.23%
Herriman City parks, open spaces and trails	289	27.11%
At home gym	72	6.75%
Private fitness clubs	71	6.66%
HOA facilities – Private parks	39	3.66%
Programs offered by other cities	48	4.50%
Needs are not met	38	3.56%
Herriman City programs	85	7.97%
Golf course	43	4.03%
Programs by schools or community groups	69	6.47%
RESULTS/total for %	1066	100.00%

What type of parks are most needed in Herriman City?		
(1) Very large natural open space reserves	103	15.82%
(2) Large community parks for multi-use	0	0.00%
(3) Park land for sports fields	83	12.75%
(4) Neighborhood parks	154	23.66%
(5) Linear parks along rivers, drainages and washes	62	9.52%
(6) Specialty parks, i.e. dog, skate board, BMX, etc.	112	17.20%
(7) Trail-head parks	137	21.04%
RESULTS/total for %	651	100.00%

Would you support an increase to the Parks Fee to help fund these on-going costs?		
(1) _____ Yes	230	62.16%
(2) _____ No	140	37.84%
RESULTS/total for %	370	100.00%













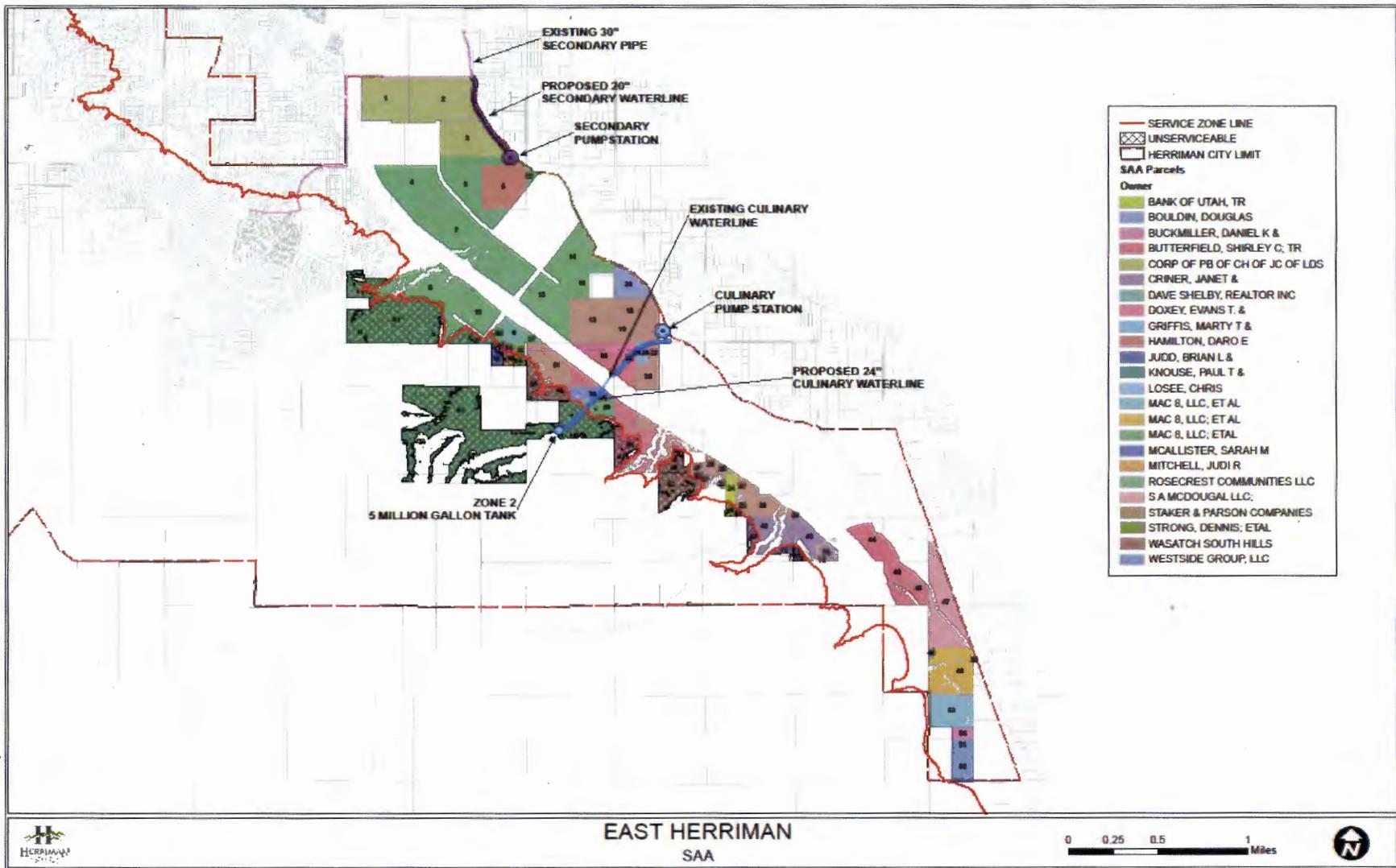


**South Herriman Water
Infrastructure SAA**

September 24, 2014

Improvements

- **Secondary Pump Station**
- **20'' Secondary Transmission Line**
- **Culinary Pump Station**
- **5 Million Gallon Culinary Water Tank**
- **24'' Culinary Water Line**



Map of Area & Improvements

Estimated Improvement Costs

Project	Cost
➤ Secondary Pump Station	» \$4,970,000
➤ 20" Secondary Transmission Line	» \$530,000
➤ Culinary Pump Station	» \$4,900,000
➤ 5MG Culinary Water Tank	» \$4,450,000
➤ 24" Culinary Transmission Line	» \$2,150,000
➤ Design Cost	» \$350,000
➤ Total Cost	» \$17,350,000

Other Associated Costs

Project

Cost

- | | |
|---|---------------------|
| ➤ Estimated Improvement Costs | » \$17,350,000 |
| ➤ Estimated Cost of Issuance | » \$475,000 |
| ➤ Debt service Reserve Fund | » \$1,703,160 |
| ➤ \$840.00 For Rounding to an even \$1,000.00 | » \$840.00 |
| ➤ Total Cost of Bond- | \$19,529,000 |

Calendar of Events

- **8/14/2014- Adopted Intent Resolution-** Regular City Council Meeting to consider adopting an Intent of the governing body to designate an Assessment Area & calls for a Public Hearing.
- **8/20/2014- “Notice of Intent”-** Mailed to each property owner.
- **8/20/2014- First publication of the “Notice of Intent”-** Published in the Salt Lake Tribune.
- **8/27/2014- Second publication of the “Notice of Intent”-** Published in the Salt Lake Tribune
- **9/3/2014- Third publication of the “Notice of Intent”-** Published in the Salt Lake Tribune.
- **9/10/2014- Fourth publication of the “Notice of Intent”-** Published in the Salt Lake Tribune.
- **9/24/2014- Public Hearing.**
- **11/24/2014- 60-day contest period expires.**
- **12/10/2014- Regular City Council Meeting-** To consider adopting a resolution designating Special Assessment Area 1, & authorizing the publication of a **“Notice of Construction Bids”**

Tentative Dates If Resolution Passes

- ❑ **12/17/2014- “Notice of Construction Bids”**- Published by this date. (Required at least 15 days in advance of bid due date).
- ❑ **1/13/2015**- Construction Bids are due.
- ❑ **2/6/2015**- City distributes final assessment amounts to property owners showing total assessment & interest if not prepaid & total assessment if prepaid.
- ❑ **2/11/2015**- Governing body adopts a resolution appointing a Board of Equalization & review.
- ❑ **2/18/2015**- “Notice of Board of Equalization”.
- ❑ **3/17/2015**- First meeting of the Board of Equalization & Review.
- ❑ **3/18/2015**- Second meeting of the Board of Equalization & Review.
- ❑ **3/19/2015**- Third meeting of the Board of Equalization & Review.
- ❑ **4/8/2015- Regular City Council Meeting**- To receive findings & recommendations from the Board of Equalization & Review & to consider adopting the Assessment Ordinance & Bond Resolution.
- ❑ **4/15/2015**- City publishes the Assessment Ordinance & “Notice of Bonds to be issued”

❑ Estimated cost of assessment per acre- \$17,435.00

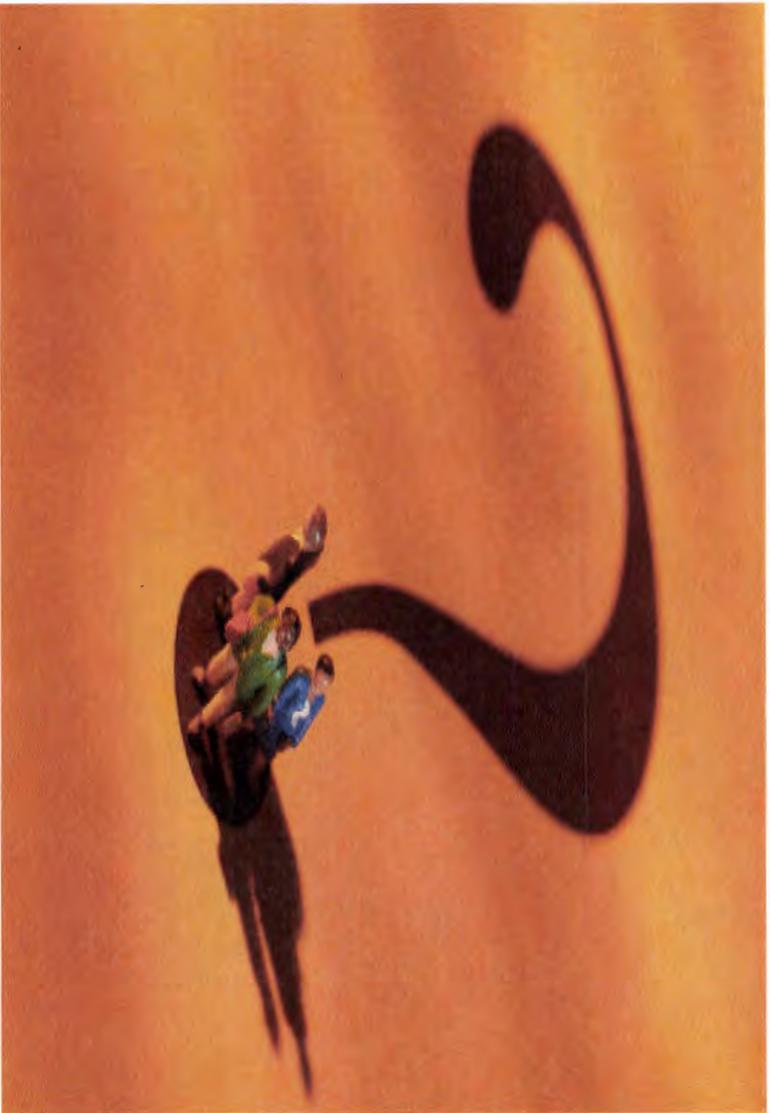
- Actual cost of assessment will be determined once construction bids are received (Approx January 19th).

❑ Assessments may be paid by property owners in 20 annual principal installments with interest on the unpaid balance.

❑ Property Owners may also prepay the whole or any part of an assessment without interest within 25 days after the ordinance levying the assessment (Approx April 8th)

Assessment

QUESTIONS ???



HERRIMAN CITY PARKS, RECREATION, OPEN SPACE, AND TRAILS MASTER PLAN



**Herriman City Council Public Hearing – DRAFT PLAN
September 24, 2014**



Analysis of Need - Parks

Current Herriman City Standards for Level of Service for Parks

Type of Facility	Service area	Recommended standard
Local Park	¼ mile radius	0.5 acres per 1,000 people
Neighborhood Park	½ mile radius	2.5 acres per 1,000 people
Community Park	1 mile radius	5 acres per 1,000 people
All Parks Combined		8 acres per 1,000 people

There is a need for more Community Parks – Now and to Meet Future Needs.

**73 acres now
276 by 2025**

The Draft Plan proposes 340 acres of new park land of which 20 to 25 percent will be designated as Open Space and will not count as a Developed Park.

Current Levels of Service for Local, Neighborhood and Community Parks and All Parks Combined

PARK LAND NEEDS ANALYSIS - 2014 LOCAL PARKS					
			CURRENT	ACRES	TOTAL
		EXISTING	PARK ACRES PER	NEEDED TO	ACRES
YEAR	POPULATION*	ACRES	1000 POPULATION	MAINTAIN 8/1000	NEEDED
2014	30,148	20.10	0.67	15.07	-5.03
2025	55,607	20.10	0.36	27.80	7.70

Source: Herriman City Impact Fee Facilities Plan, 2011.

PARK LAND NEEDS ANALYSIS - 2014 NEIGHBORHOOD PARKS					
			CURRENT	ACRES	TOTAL
		EXISTING	PARK ACRES PER	NEEDED TO	ACRES
YEAR	POPULATION*	ACRES	1000 POPULATION	MAINTAIN 8/1000	NEEDED
2014	30,148	74.75	2.48	75.37	0.62
2025	55,607	74.75	1.34	139.02	64.27

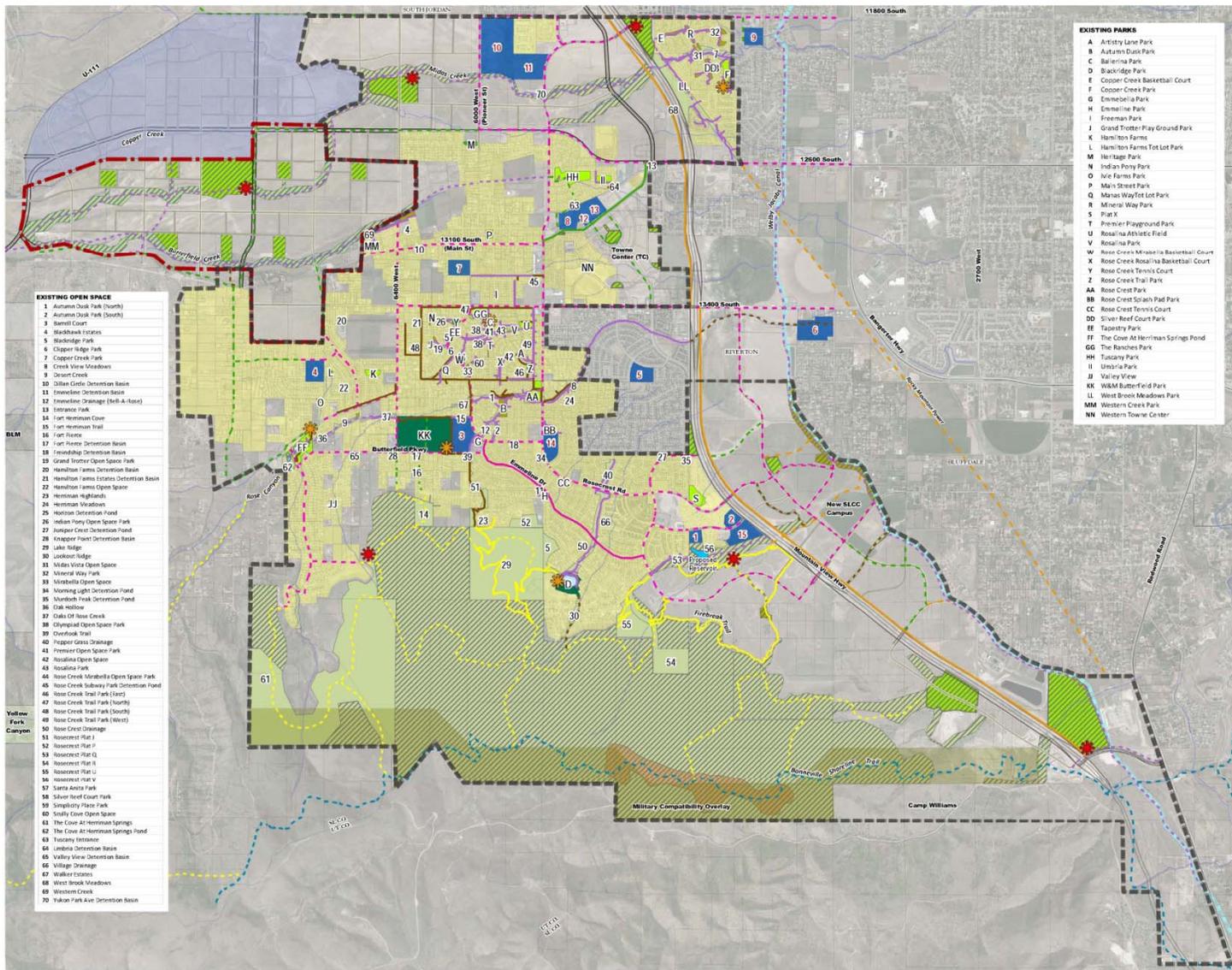
Source: Herriman City Impact Fee Facilities Plan, 2011.

PARK LAND NEEDS ANALYSIS - 2014 COMMUNITY PARKS					
			CURRENT	ACRES	TOTAL
		EXISTING	PARK ACRES PER	NEEDED TO	ACRES
YEAR	POPULATION*	ACRES	1000 POPULATION	MAINTAIN 8/1000	NEEDED
2014	30,148	73.71	2.44	150.74	77.03
2025	55,607	73.71	1.33	278.04	204.33

Source: Herriman City Impact Fee Facilities Plan, 2011.

PARK LAND NEEDS ANALYSIS - 2014 ALL PARKS					
			CURRENT	ACRES	TOTAL
		EXISTING	PARK ACRES PER	NEEDED TO	ACRES
YEAR	POPULATION*	ACRES	1000 POPULATION	MAINTAIN 8/1000	NEEDED
2014	30,148	168.56	5.59	241.18	72.62
2025	55,607	168.56	3.03	444.86	276.30

Source: Herriman City Impact Fee Facilities Plan, 2011.



MAP 1 Existing Parks & Open Space

- Herriman City Boundary
- 2025 Annexation Area
- Future Annexation Area

- Parks**
- Existing Local Park (2 acres or less)
 - Existing Neighborhood Park (2-20 acres)
 - Existing Community Park (more than 20 acres)
 - Proposed Park
 - Proposed Resort Recreational

- Open Space**
- Existing Open Space (Maintained)
 - Existing Open Space (Natural)
 - Proposed Open Space (Maintained)
 - Proposed Open Space (Natural)

- Trails**
- Existing Paved Trail
 - Existing Unpaved Trail
 - Existing Primitive Trail
 - Existing Separated, Shared Use Bike Path
 - Existing On-Street, Striped Bike Lane
 - Existing On-Street, Signed Bike Route
 - Proposed Paved Trail
 - Proposed Unpaved Trail
 - Proposed Primitive Trail
 - Proposed Separated, Shared Use Bike Path
 - Proposed On-Street, Striped Bike Lane
 - Proposed On-Street, Signed Bike Route
 - Proposed Bonneville Shoreline Trail
- Trailheads**
- Existing Trailhead
 - Future Trailhead
- Other**
- Existing Residential
 - Schools & Public Facilities

Herriman City Parks, Recreation, Open Space & Trails Master Plan

0 0.5 1 Miles

June 2014

MAP 4 Proposed & Existing Park Distribution Analysis

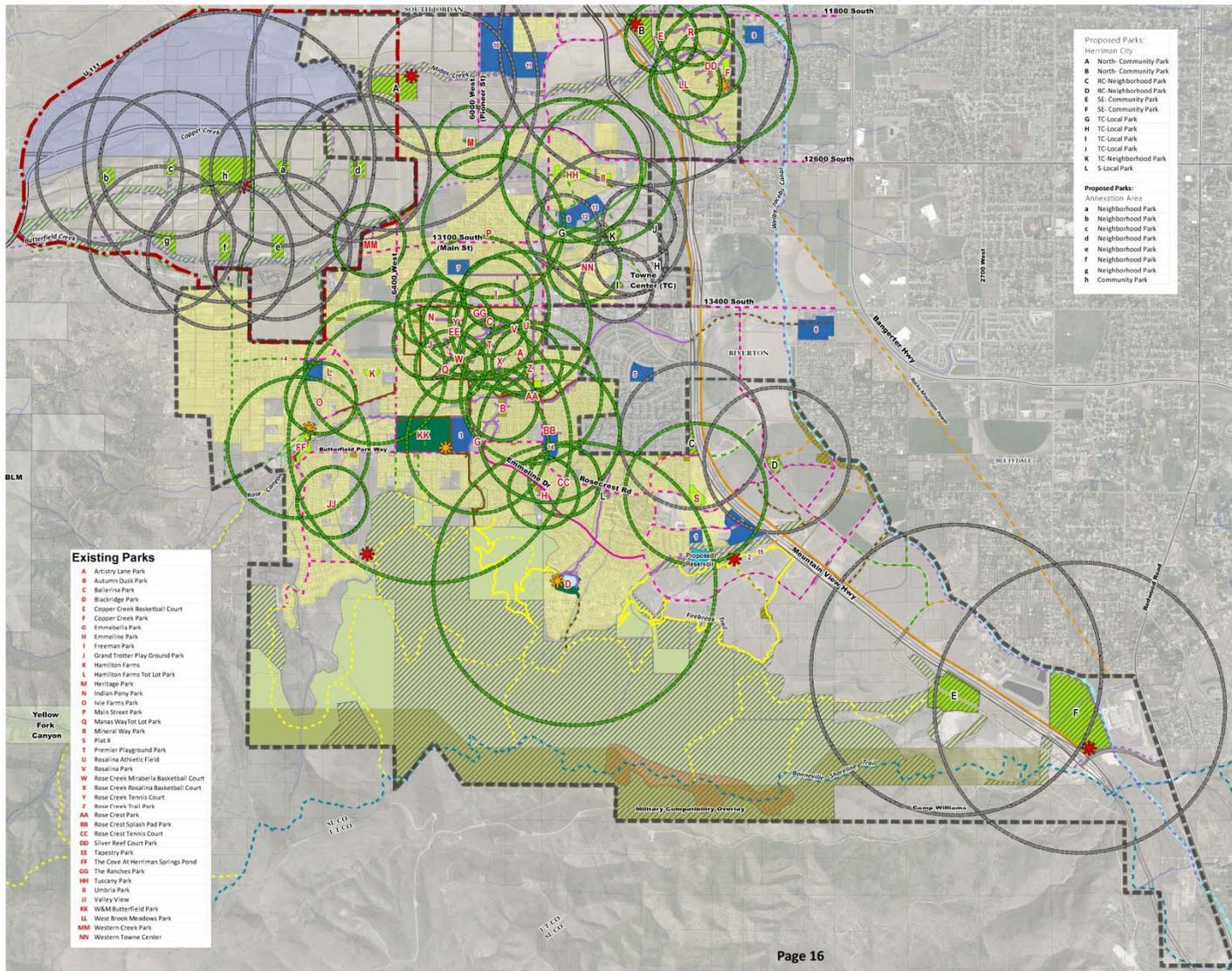
- Herriman City Boundary
 - 2025 Annexation Area
 - Future Annexation Area
- ### Parks
- Existing Community Park (One Mile Service Area)
 - Existing Neighborhood Park (Half Mile Service Area)
 - Existing Local Park (Quarter Mile Service Area)
 - Proposed Parks
 - Proposed Resort Recreational
 - Proposed Park Service Area
 - Community Park (1 mile radius)
 - Neighborhood Park (1/2 mile radius)
 - Local Park (1/4 mile radius)
 - Existing Park Service Area
- ### Open Space
- Existing Open Space (Maintained)
 - Existing Open Space (Natural)
 - Proposed Open Space (Maintained)
 - Proposed Open Space (Natural)
- ### Trails
- Existing Paved Trail
 - Existing Unpaved Trail
 - Existing Primitive Trail
 - Existing Separated, Shared Use Bike Path
 - Existing On-Street, Striped Bike Lane
 - Existing On-Street, Signed Bike Route
 - Proposed Separated, Shared Use Bike Path
 - Proposed Paved Trail
 - Proposed Unpaved Trail
 - Proposed Primitive Trail
 - Proposed On-Street, Striped Bike Lane
 - Proposed On-Street, Signed Bike Route
 - Proposed Bonneville Shoreline Trail
 - Existing Trailhead
 - Future Trailhead
- ### Existing Residential
- Schools & Public Facilities

- | | |
|--------------------------------------|------------------------------------|
| 1 Providence Hall Elementary | 9 Midas Creek Elementary |
| 2 Providence Hall Junior High School | 10 Herriman High School |
| 3 Fort Herriman Middle School | 11 Copper Mountain Middle School |
| 4 Butterfield Canyon Elementary | 12 Herriman Library |
| 5 Foothills Elementary | 13 J.L. Sorenson Recreation Center |
| 6 South Hills Middle School | 14 Blackridge Elementary |
| 7 Herriman Elementary | 15 Providence High School |
| 8 Clear Creek Elementary | |

Herriman City Parks, Recreation, Open Space & Trails Master Plan

0 0.5 1 Miles

June 2014



- ### Existing Parks
- A Artistry Lane Park
 - B Autumn Quack Park
 - C Ballerina Park
 - D Blackridge Park
 - E Copper Creek Basketball Court
 - F Copper Creek Park
 - G Emmabella Park
 - H Emmetia Park
 - I Freeman Park
 - J Grand Trotter Play Ground Park
 - K Hamilton Farms
 - L Hamilton Farms Tot Lot Park
 - M Heritage Park
 - N Indian Play Park
 - O Ivie Farms Park
 - P Main Street Park
 - Q Moon Way Tot Lot Park
 - R Mineral Way Park
 - S Plat X
 - T Premier Playground Park
 - U Rosalina Athletic Field
 - V Rosalina Park
 - W Rose Creek Emmabella Basketball Court
 - X Rose Creek Rosalina Basketball Court
 - Y Rose Creek Tennis Court
 - Z Rose Creek Trail Park
 - AA Rose Creek Park
 - BB Rose Creek Splash Pad Park
 - CC Rose Creek Tennis Court
 - DD Silver Reef Court Park
 - EE Tapestry Park
 - FF The Cove At Herriman Springs Pond
 - GG The Ranches Park
 - HH Tuscan Park
 - II Umbria Park
 - JJ Valley View
 - KK W&M Butterfield Park
 - LL West Brook Meadows Park
 - MM Western Creek Park
 - NN Western Towne Center

Analysis of Need - Facilities

1	2	3	4	5	6	7	8	9	10
Facility	Public Quantity	School or Private Facility with Public Use	Total Supply	NRPA recommended supply (1 per population of)	Herriman desired supply (1 per population of)	Recommended 2014 Supply based on Population of 30,148	Plus or Minus	Recommended 2025 Supply based on Population of 55,607	Plus or Minus
Softball/Baseball fields	8	1	9	5,000	2,500	12	-3	22	-13
Soccer/Football/LaCrosse	12	2	14	5,000	2,500	12	2	22	-8
Indoor Basketball	4	4	8	5,000	5,000	6	2	11	-3
Basketball	5	0	5	5,000	5,000	6	-1	11	-6
Indoor Tennis	0	0	0	2,000	2,000	15	-15	28	-28
Tennis	2	8	10	2,000	2,000	15	-5	28	-18
Indoor Volleyball	4	0	4	5,000	10,000	3	1	6	-2
Volleyball	8	1	9	5,000	10,000	3	6	6	3
Indoor Pool	2	0	2	20,000	20,000	2	0	3	-1
Swimming Pools	0	0	0	20,000	20,000	2	-2	3	-3
Splash Pad	3	0	3	no standard	20,000	2	1	3	0
Golf	0	0	0	50,000	50,000	1	-1	1	-1
Skate Park	1	0	1	50,000	50,000	1	0	1	0
Trails (paved miles)	18	0	18	2,000	2,000	15	3	28	-10
Running Track	1	1	2	no standard	n/a	n/a	n/a	n/a	n/a
Equestrian Arena	4	0	4	no standard	n/a	n/a	n/a	n/a	n/a

There is a 2014 Need For:

- Softball/Baseball Fields
- Indoor and Outdoor Tennis Courts
- Swimming Pools
- Basketball Courts
- Golf Course

Analysis of Need – Trails

Current Levels of Service for Paved, Unpaved, Primitive Trails

Current Herriman City Standards for Level of Service for Parks for Unpaved, Paved, and Primitive Trails

0.5 mile per 1,000 population

Recommend Level of Service Standard for Bicycle Paths and Routes

0.5 mile per 1,000 population

There is a current need for about 8 more Unpaved and Primitive Trails and a future need for an additional 20 miles of each. 50 new miles are shown on the Trails Map.

With the new standard for Bicycle Paths and Routes, there is a current need for about 6 miles and a future need of about 19 new miles.

42 miles are shown on the Trails Map

NEEDS ANALYSIS - PAVED TRAILS				
YEAR	POPULATION*	EXIST. MIILES	CURRENT TRAIL MILES PER 1,000 POPULATION	MILES NEEDED TO MAINTAIN 0.5/1,000
2014	30,148	14.7	0.49	0.37
2025	55,607	14.7	0.26	13.10

Source: Herriman City Impact Fee Facilities Plan, 2011.

NEEDS ANALYSIS - UNPAVED TRAILS				
YEAR	POPULATION*	EXIST. MIILES	CURRENT TRAIL MILES PER 1,000 POPULATION	MILES NEEDED TO MAINTAIN 0.5/1,000
2014	30,148	7.4	0.25	7.67
2025	55,607	7.4	0.13	20.40

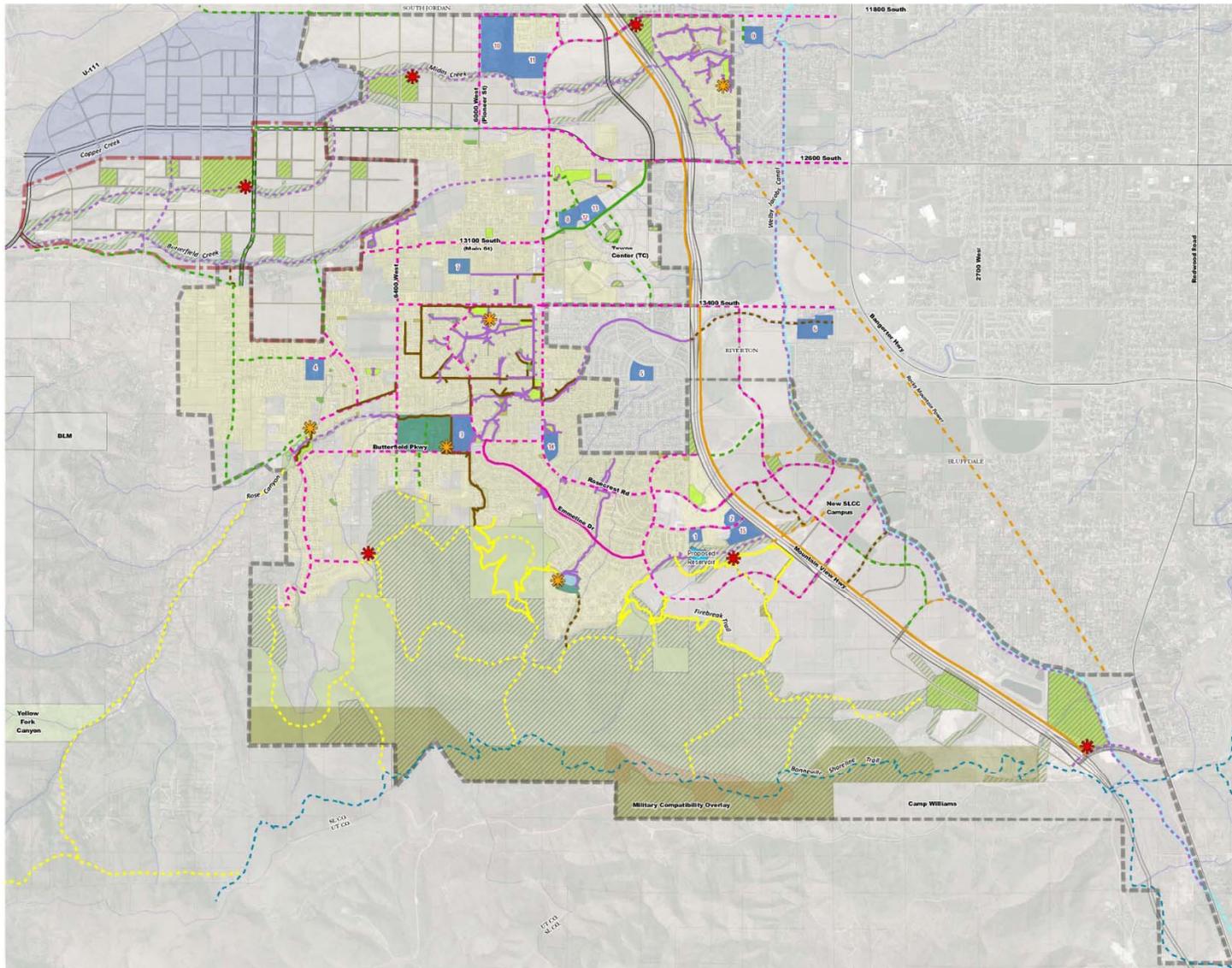
Source: Herriman City Impact Fee Facilities Plan, 2011.

NEEDS ANALYSIS - PRIMITIVE TRAILS				
YEAR	POPULATION*	EXIST. MIILES	CURRENT TRAIL MILES PER 1,000 POPULATION	MILES NEEDED TO MAINTAIN 0.5/1,000
2014	30,148	7.21	0.24	7.86
2025	55,607	7.21	0.13	20.59

Source: Herriman City Impact Fee Facilities Plan, 2011.

SERVICE ANALYSIS - BIKE PATHS/ROUTES				
YEAR	POPULATION*	EXIST. MIILES	CURRENT TRAIL MILES PER 1,000 POPULATION	MILES NEEDED TO MAINTAIN 0.5/1,000
2014	30,148	9.11	0.30	5.96
2025	55,607	9.11	0.16	18.69

Source: Herriman City Impact Fee Facilities Plan, 2011.



MAP 5 Existing and Proposed Trails & Bike Paths

- HERRIMAN CITY BOUNDARY
- 2025 ANNEXATION AREA
- FUTURE ANNEXATION AREA

- ### Trails
- Existing Paved Trail
 - Existing Unpaved Trail
 - Existing Primitive Trail
 - Existing Separated, Shared Use Bike Path
 - Existing On-Street, Striped Bike Lane
 - Existing On-Street, Signed Bike Route
 - Proposed Separated, Shared Use Bike Path
 - Proposed Paved Trail
 - Proposed Unpaved Trail
 - Proposed Primitive Trail
 - Proposed On-Street, Striped Bike Lane
 - Proposed On-Street, Signed Bike Route
 - Proposed Bonneville Shoreline Trail
 - Existing Trailhead
 - Future Trailhead

- ### Parks
- Existing Community Park
 - Existing Neighborhood Park
 - Existing Local Park
 - Proposed Park
 - Proposed Resort Recreational

- ### Open Space
- Existing Open Space (Maintained)
 - Existing Open Space (Natural)
 - Proposed Open Space (Maintained)
 - Proposed Open Space (Natural)
 - Existing Residential

- ### Schools & Public Facilities
- | | |
|--------------------------------------|----------------------------------|
| 1 Providence Hall Elementary | 9 Midas Creek Elementary |
| 2 Providence Hall Junior High School | 10 Herriman High School |
| 3 Fort Herriman Middle School | 11 Cooper Mountain Middle School |
| 4 Butterfield Canyon Elementary | 12 Herriman Library |
| 5 Rossville Elementary | 13 J. Sorenson Recreation Center |
| 6 South Hill Middle School | 14 Bladedge Elementary |
| 7 Herriman Elementary | 15 Providence High School |
| 8 Silver Creek Elementary | |

Herriman City Parks, Recreation, Open Space & Trails Master Plan

0 0.5 1 Miles

June 2014

Park and Open Space Development Priorities

Develop 80 acres of new parks to meet the current 2014 need: Neighborhood and Community Parks primarily, and a Local Park in the Blackridge neighborhood (Planning Commission recommendation.)

Create minimum standards for all three types of parks based on the amenities survey respondents indicated were needed in parks. The following are recommended:

Local Parks should include, space permitting, at least the following amenities.

- **Playground equipment with swings.**
- **Trees and shade.**
- **Trails and paths (measured).**
- **Lighting and safety features; consider Crime Prevention Through Environmental Design (CPTED) guidelines.**
- **Picnic tables and benches.**
- **Pavilion**
- **Bike racks**
- **Drinking fountain**

Neighborhood Parks should include, space permitting, at least the following amenities.

- **All of the elements found in Local Parks.**
- **Sports courts and fields.**
- **Additional special feature (splash pad, skate park, etc.)**

Community Parks should include, space permitting, at least the following amenities.

- **All of the amenities found in Local and Neighborhood Parks.**
- **Specialty complex or feature (pool, sports complex, etc.)**

Upgrade existing parks to meet the above minimum requirements for amenities and features in parks.

Increase the Park Fee and update Impact Fees.

Recreation Facilities Development Priorities

Fill the identified deficiencies in recreation facilities including the following which are listed generally in order of priority.

- Softball/baseball fields – a four-plex baseball complex, and two softball diamonds
- Soccer, football, and lacrosse fields
- Outdoor swimming pool
- Outdoor basketball courts
- Indoor tennis courts
- Golf course

Herriman City as a Recreation Destination

Prepare a environmental study and master plan that identifies various activity areas and basic circulation systems to use as a guide for more detailed planning and design. The following potential activities/elements have been preliminarily identified by the public.

- Golf course
- Amphitheater
- Dog parks
- Fishing pond
- Ice rink
- Campgrounds
- Zip line
- Large pavilion to accommodate at least 250 people
- Community gardens
- Outdoor pool
- Mountain bike park
- Nature park
- Gun club/shooting range
- Additional trails and trailheads that access regional trails
- Rock climbing and rock scrambling courses
- Regional sports complex and specific sporting venues suited to a mountain environment
- Equestrian facilities
- BMX track
- Motocross track and Pump track
- ATV area/Jeep course

Trails and Bike Paths/Routes Development Priorities

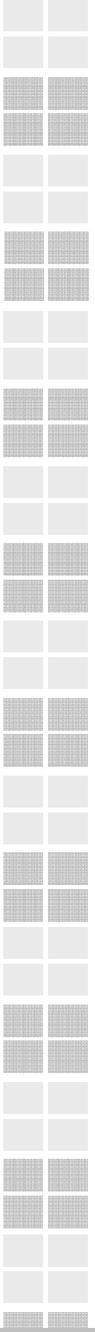
Trail and path priorities include:

- **Finish the Fire Break primitive trail.**
- **Develop trail heads as soon as property becomes available and assure that they are visible and accessible.**
- **Connect gaps in trails and connect trails to neighborhoods.**
- **Align trails to connect with important destinations and features, i.e. parks, attractions, commercial areas, etc.**
- **Provide shade along trails, which may include trees and/or shade structures.**
- **Assure that trails are wide enough to accommodate a mix of users safely.**
- **Establish a standard for bike paths and routes; it is suggested to use the same standard as for unpaved and primitive trails which is 0.5 mile of trails per each 1,000 residents.**
- **Incorporate bike paths and routes on all major collector and arterial roadways, and coordinate with the Transportation Plan.**
- **Provide trail and path information and maps.**
- **Institutionalize a review process that include the Healthy Herriman Committee.**

Parks, Recreation and Trails Impact Fees Analysis

Herriman City

September 24, 2014



Utah Code Requirements

- Impact Fees Act is found in Utah Code §11-36a
- Impact Fee Facilities Plan
 - Must identify existing and proposed service levels
 - Must identify any excess capacity in system (“system” improvements only)
 - Show demand created by new development and how demand will be met (i.e., consumption of excess capacity and facilities needed)
 - Identify facilities and cost for 6 to 10-year time period (funds must be spent within 6 years)
 - Discuss funding options
- Impact Fee Analysis
 - Proportionate share analysis
 - “Buy-In” excess capacity component
 - New facilities required
 - Other costs – engineering, financial, fund balances
 - Financing and credits



Population Growth Projections

Year	Population	Population Growth
2014	30,148	-
2015	32,083	1,935
2016	34,035	1,952
2017	36,020	1,985
2018	38,109	2,089
2019	40,261	2,152
2020	42,506	2,245
2021	44,861	2,355
2022	47,347	2,486
2023	49,974	2,627
TOTAL		19,826

Source: Herriman City

Parks – System Parks

Park Name	Acres
Copper Creek	8.04
Emmebella Park	2.05
Hamilton Farms	2.66
Main Street Park	1.99
Plat X	6.52
Rosalina Athletic Field	2.94
Rosalina Park	2.13
Rose Crest Park	10.42
Rose Crest Splash Pad Park	3.73
The Cove at Herriman Springs Pond	12.83
The Ranches Park	6.44
Tuscany Park	11.45
Umbria Park	3.55
Blackridge Park	13.48
W & M Butterfield Park (equestrian)	40.22
W & M Butterfield Park	20
TOTAL	148.45
Total NOT Gifted	70.33



Trails

Trail Type	Miles	Cost per Mile	Total Cost
Paved/Urban Trails	14.7	\$215,000	\$3,160,500
Unpaved Trails	7.4	\$100,000	\$740,000
Primitive Trails	7.21	\$70,000	\$504,700
TOTAL	29.31		\$4,405,200

Level of Investment

Summary of Investment LOS	Existing	Proposed	Excess Capacity
Park land per 1,000 persons	\$286,937	\$286,937	\$0
Park improvements per 1,000 persons	\$134,762	\$134,762	\$0
Park mowed acres per 1,000 persons	\$172,055	\$172,055	\$0
Subtotal Parks per 1,000 persons	\$593,755	\$593,755	
Equestrian center per 1,000 persons	\$28,408	\$8,564	\$19,844
Trail miles per 1,000 persons	\$146,119	\$146,119	\$0
Trail structures per 1,000 persons	\$45,608	\$45,608	\$0

Proportionate Share Analysis, 2014-2023

	Total Cost	Demand Units	Fee per Capita
Parks	\$11,771,779	19,826	\$593.75
Park Buy-In Costs	\$856,436	100,004	\$8.56
Trail Miles	\$2,896,958	19,826	\$146.12
Trail Structures	\$904,230	19,826	\$45.61
Plan Preparation	\$5,000.00	19,826	\$0.25
Impact Fee Fund Balance	(\$926,671)	19,826	(\$46.74)
Fee per Capita			\$747.56



Impact Fee Calculations

	HH Size	Maximum Fee per Household
Single-Family HH Size	3.96	\$2,960.33
Multi-Family HH Size	3.73	\$2,788.39
