THIS AGENDA IS SUBJECT TO CHANGE WITH MINIMUM 24-HOURS NOTICE

CITY COUNCIL AGENDA

Wednesday, April 22, 2015

NOTICE IS HEREBY GIVEN that the Herriman City Council shall assemble for a Meeting in the City Council Chambers, located at 13011 South Pioneer Street (6000 West), Herriman, Utah.

5:00 PM - WORK MEETING: *(Front Conference Room)*

COUNCIL BUSINESS

A. Review of this evening's agenda
B. Administrative Reports
   1. Events Department Report – Danie Bills, Events Manager
   2. Building Department Report – Cathryn Nelson, Chief Building Official
   3. Herriman Hills Initiative Options – John Brems, City Attorney
   4. Discussion regarding right of way property acquisition – Gordon Haight, Assistant City Manager
   5. Discussion of the revised tentative budget – Alan Rae, Finance Director
   6. Other Updates
C. Adjournment

7:00 PM - GENERAL MEETING:

1. CALL TO ORDER
   A. **Invocation and Pledge**
   B. **Approval of the Minutes** April 8, 2015
   C. **Mayor's Comments**
   D. **Council Recognitions**

2. PUBLIC COMMENT: *Audience members may bring any item to the Mayor and Council's attention. Comments will be limited to two or three minutes. State Law prohibits the Council from acting on items that do not appear on the agenda.*

3. REPORTS, PRESENTATIONS AND APPOINTMENTS
   A. Presentation of the Herriman Hills Initiative – Jackie Nostrom, City Recorder

4. CONSENT AGENDA
   A. Approval of the Monthly Financial Report – Alan Rae, Finance Director

5. PUBLIC HEARING AGENDA
   A. Public Hearing and consideration of a resolution to amend the Herriman City 2014-2015 fiscal year budget – Alan Rae, Finance Director

   B. Public Hearing to discuss the adoption of the Parks, Trails, and Open Space Impact Fee Enactment – John Brems, City Attorney

6. DISCUSSION AND ACTION ITEMS

A. Discussion and consideration to approve an ordinance adopting an amendment to the Parks, Trails, and Open Space Master Plan – John Brems, City Attorney

B. Discussion and consideration to approve an ordinance adopting an amendment to the Parks, Trails, and Open Space Impact Fee Facilities Plan – John Brems, City Attorney

C. Discussion and consideration of an ordinance adopting an amendment to the Parks, Trails, and Open Space Impact Fee Analysis – John Brems, City Attorney

D. Consideration of an ordinance adopting the Parks, Trails, and Open Space Impact Fee Enactment – John Brems, City Attorney

E. Discussion and consideration of an ordinance adopting the Herriman Business Center Community Development Project Area Plan dated June 12, 2014 – John Brems, City Attorney

F. Discussion and consideration of a resolution approving an Interlocal Agreement with Salt Lake County for Aerial Imagery – Gordon Haight, Assistant City Manager

G. Discussion and consideration of a resolution approving a Hazard Mitigation Plan – Tina Giles, Operations Administrative Coordinator

H. Discussion and consideration of an ordinance to adjust the City Council voting districts to include recently annexed area – Gordon Haight, Assistant City Manager

7. MAYOR AND COUNCIL COMMENTS

8. CALENDAR

A. **Meetings**

- May 7 – Planning Commission 7:00 p.m.
- May 13 – City Council work meeting 5:00 p.m.; City Council meeting 7:00 p.m.

B. **Events**

- April 24 – Arbor Day
- April 25 – Miss Herriman Pageant 7:00 p.m.; Herriman High School
- April 27 – Community Fishing 6:00 p.m.; Cove @ Herriman Springs
- April 28 & 29 – Farm Field Days 9:30; Butterfield Farm
- May 9 – Enduro Challenge

9. ADJOURNMENT

10. RECOMMENCE TO WORK MEETING (IF NEEDED)

11. CLOSED SESSION (IF NEEDED)

A. *The Herriman City Council may 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*

12. SOCIAL GATHERING (No action will be taken on any items)

A. Social gathering will take place at McDonald's; 5108 West 13400 South, Herriman, UT

In accordance with the Americans with Disabilities Act, Herriman City will make reasonable accommodation for participation in the meeting. To request assistance, contact Herriman City at (801) 446-5323. Please 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.

CITIZEN COMMENT POLICY AND PROCEDURE

During each regular Council meeting there will be a citizen comment time. The purpose of this time is to allow citizen's access to the Council. Citizens requesting to address the Council will be asked to complete a written comment form and present it to Jackie Nostrom, 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.

Certificate of Posting

I, Jackie Nostrom, the duly appointed, qualified, and acting City Recorder of Herriman City, Utah, do hereby certify that the above and foregoing is a full, true and correct copy of the agenda; it was emailed to at least one newspaper of general circulation within the geographic jurisdiction of the public body. The agenda was also posted at the principal office of the public body. Also posted on the Utah State Public Notice Website http://www.utah.gov/pmn/index.html and on Herriman City's website at www.herriman.org

Posted and Dated this 14th day of April 2015

Jackie Nostrom, CMC
City Recorder

CITY COUNCIL MINUTES

Wednesday, April 8, 2015
Awaiting Formal Approval

The following are the minutes of the Regular City Council Meeting of the Herriman City Council. The meeting was held on **Wednesday, April 8, 2015 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 Pro Tempore Coralee Wessman-Moser

Council Members Present: Mike Day, Matt Robinson, and Craig B. Tischner

Staff Present:
Gordon M. Haight II, Assistant City Manager
Tami Moody, Director of Administration & Communications
Jackie Nostrom, City Recorder
Alan Rae, Finance Director
Danie Bills, Events Manager
Blake Thomas, City Engineer
Clint Smith, Unified Fire Authority Chief
Dwayne Anjewierden, Unified Police Chief
Cathryn Nelson, Chief Building Official
Monte Johnson, Operations Director
Travis Dunn, Human Resource Manager
Heather Upshaw, Planner III

Participating Electronically (Work Meeting):
Carmen Freeman, Mayor
Brett Wood, City Manager
Tami Moody, Director of Administration and Communications
John Brems, City Attorney

5:00 PM - WORK MEETING: *(Front Conference Room)*

5:07:26 PM **COUNCIL BUSINESS**

Mayor Pro Tempore Coralee Wessman-Moser called the meeting to order.

A. **Review of this evening's agenda**
B. **Administrative Reports**
   1. 5:07:52 PM **Discussion pertaining to Health Insurance** – Travis Dunn, Human Resource Manager

Human Resource Manager Travis Dunn introduced Doug Peterson with Gallagher. Mr. Peterson thanked the Council for the opportunity to present the available health insurance options. He offered a brief overview of the City's medical renewal history and explained that every organization will have a bad year once in a while. Mr. Peterson explored other insurance carrier options that have been solicited, and noted that the current provider matched the lowest bid.

C. 5:25:30 PM Closed Session

1. The Herriman City Council may 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 ROBINSON MOVED TO ADJOURN THE CITY COUNCIL WORK MEETING TO CONVENE IN A CLOSED SESSION TO DISCUSS PENDING OR REASONABLE IMMINENT LITIGATION, AND TO DISCUSS 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	Aye
Councilmember Craig B. Tischner	Aye
Councilmember Coralee Wessman-Moser	Aye
Mayor Carmen Freeman	Aye

The motion passed unanimously.

The Council reconvened the work meeting by consensus.

2. 6:42:12 PM **Discussion regarding the Dosdall Property** – Gordon Haight, Assistant City Manager

Assistant City Manager Gordon Haight introduced Mr. Jim Dosdall and explained that he was attending the meeting to present a potential subdivision proposal in Fort Herriman Cove. Mr. Dosdall expressed his appreciation to the Council for the opportunity to speak, and offered a brief background of his property situation. He noted that in order for him to build a home on the property that he would have to cross City property, and would exceed the 30% grade in certain places to access the property. Mr. Dosdall requested feedback from the Council. The Council consensus was that they did not want to set a precedence to allow access across City property, and to keep grading less than 30%. Mr. Dosdall expressed his frustrations to the Council. Mayor Tempore Moser suggested that Mr. Dosdall work directly with staff to come up with a suitable alternative.

D. 6:57:11 PM Adjournment

COUNCILMEMBER TISCHNER MOVED TO ADJOURN THE WORK MEETING AT 5:46 P.M. COUNCILMEMBER ROBINSON SECONDED THE MOTION, AND ALL VOTED AYE.

7:00 PM - GENERAL MEETING:

1. 7:05:51 PM **CALL TO ORDER**

   Mayor Pro Tempore Coralee Wessman-Moser called the meeting to order and welcomed those in attendance. She excused Mayor Carmen Freeman from the meeting as he is attending the League Conference in Saint George.

   A. 7:06:07 PM **Invocation and Pledge**

   Scout DJ Reitz offered the innovation. Scout Troop #1806 led the audience in the Pledge of Allegiance.

   B. 7:08:24 PM **Approval of the Minutes February 25, 2015 & March 11, 2015**

   COUNCILMEMBER DAY MOVED TO APPROVE THE MINUTES OF FEBRUARY 25, 2015 AND MARCH 11, 2015 AS WRITTEN. COUNCILMEMBER ROBINSON SECONDED THE MOTION, AND ALL VOTED AYE.

   C. **Mayor's Comments**

   There were no comments.

   D. **Council Recognitions**

   There were no recognitions.

2. 7:08:42 PM **PUBLIC COMMENT**

   Mayor J. Lynn Crane, informed the Council that the Jordan School District Board of Education passed a resolution to express appreciation to the legislators within Jordan District Boundaries and to the City Councils of Bluffdale, Herriman, Riverton, South Jordan and West Jordan. He quoted the resolution.

   Tracy Barlow, 12607 Sondrio Street, suggested that the Council revisit the Animal Control Ordinance, and she offered a short anecdote to explain her concern of the ordinance.

   Bruce Ingleby, 4868 Red Mountain Circle, Riverton, expressed his appreciation to the Council for their consideration of the Interlocal Agreement to maintain access of Bobcat Drive, and encouraged approval of the resolution.

3. **REPORTS, PRESENTATIONS AND APPOINTMENTS**

   A. 7:19:34 PM **Arbor Day 2015 Proclamation** – Jacob Ernest, Parks Technician

   Parks Technician Jake Ernest introduced himself to the Council and highlighted the accomplishments of the department that allowed the City to receive the title of Tree City USA. Technician Ernest recited the 2015 Arbor Day Proclamation.

   COUNCILMEMBER DAY MOVED TO APPROVE THE 2015 ARBOR DAY PROCLAMATION. COUNCILMEMBER ROBINSON SECONDED THE MOTION, AND ALL VOTED AYE.

   B. 7:22:17 PM **Fair Housing Month Proclamation** – Bryn McCarty, City Planner

   Assistant City Manager Gordon Haight offered a brief history of the Fair Housing Month Proclamation and recommended support of the proclamation.

   COUNCILMEMBER ROBINSON MOVED TO APPROVE THE FAIR HOUSING MONTH PROCLAMATION. COUNCILMEMBER DAY SECONDED THE MOTION, AND ALL VOTED AYE.

4. 7:23:06 PM CONSENT AGENDA
   A. **Approval of an extension to the Salt Lake County Animal Service contract** – John Brems, City Attorney
   B. **Approval of an extension to the Salt Lake County Public Works contract** – John Brems, City Attorney

   COUNCILMEMBER ROBINSON MOVED TO APPROVE THE CONSENT AGENDA AS WRITTEN. COUNCILMEMBER TISCHNER SECONDED THE MOTION.

   The vote is recorded as follows:

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

   The motion passed unanimously with Mayor Freeman being absent.

5. DISCUSSION AND ACTION ITEMS
   A. 7:23:32 PM **Discussion and consideration of an ordinance rezoning 12626 Herriman Main Street from A-1 (Agricultural) to C-2 (Commercial)** – Bryn McCarty, City Planner
   City Planner Bryn McCarty offered a brief overview of the proposed rezone and reviewed the Zoning Conditions that were recommended by the Planning Commission. She relayed the hesitation of the applicant limiting the businesses that could be placed at the proposed location. Planner McCarty suggested that the Council could prohibit uses at the location instead of having approved uses. Councilmember Robinson expressed his hesitation to prohibit uses and how that could be negatively portrayed. Mayor Pro Tempore Moser suggested approving the rezone with the acceptable uses, and amending the list at a later date if necessary.

   COUNCILMEMBER DAY MOVED TO APPROVE ORDINANCE NO. 2015-05 TO REZONE 12626 SOUTH HERRIMAN MAIN STREET FROM A-1 (AGRICULTURAL) TO C-2 (COMMERCIAL). COUNCILMEMBER TISCHNER SECONDED THE MOTION.

   The vote is recorded as follows:

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

   The motion passed unanimously with Mayor Freeman being absent.

   B. 7:28:28 PM **Discussion and consideration of an ordinance amending section 10-6-1 of the Herriman City Code relating to the noticing requirements for a rezone** – Bryn McCarty, City Planner
   City Planner Bryn McCarty reviewed the policy for posting notice on properties, and explained that the amendment would be to require a sign to be placed on every property for ten days prior to a rezone. Councilmember Day expressed his appreciation to staff for the change.

COUNCILMEMBER DAY MOVED TO APPROVE ORDINANCE NO. 2015-06 AUTHORIZING A TEXT CHANGE TO SECTION 10-6-1 OF THE LAND USE ORDINANCE REGARDING NOTICES FOR A REZONE. COUNCILMEMBER ROBINSON SECONDED THE MOTION.

The vote is recorded as follows:

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

The motion passed unanimously with Mayor Freeman being absent.

C. 7:30:43 PM **Discussion and consideration of an ordinance to rezone 14979 South Juniper Crest Road from A-1 (Agricultural) to R-1-15 (Residential)** – Bryn McCarty, City Planner
City Planner Bryn McCarty oriented the council of the rezone proposal. She explained that the development would have quarter and third acre lots. Mayor Pro Tempore Moser asked about the density recommendation of 2.6 units to the acre. Planner McCarty explained that the condition could be less if set by the Council.

COUNCILMEMBER TISCHNER MOVED TO APPROVE ORDINANCE NO. 2015-07 TO REZONE 14979 SOUTH JUNIPER CREST ROAD FROM A-1 (AGRICULTURAL) AND FR-2.5 TO R-1-15 WITH A ZC 1.7 UNITS PER ACRE. COUNCILMEMBER DAY SECONDED THE MOTION.

The vote is recorded as follows:

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

The motion passed unanimously with Mayor Freeman being absent.

D. 7:37:00 PM **Discussion and consideration of a text change to remove Planned Unit Development (PUD) as a conditional use in the FR zones** – Bryn McCarty, City Planner
City Planner Bryn McCarty relayed the Planning Commission recommendation to remove the Planned Unit Development as a conditional use in all of the FR zones. She explained that projects that had been approved prior to the text change would be considered legal nonconforming. Councilmember Day explained that the removal of the conditional use would not inhibit developers from implementing a Planned Unit Development, and that they would have to follow the proper process to rezone the property to a zone that would allow that specific condition. This was verified. Mayor Pro Tempore Moser informed the audience of what a Planned Unit Development entailed.

Assistant City Manager Gordon Haight explained that the reasoning behind the removal is to not change the characters of surrounding areas, and added that development further west should typically be less dense. Assistant City Manager Haight reiterated that the City is not indicating that property cannot be developed, but that that it outlines a process for approval. The Council agreed.

COUNCILMEMBER ROBINSON MOVED TO APPROVE ORDINANCE NO. 2015-08 AMENDING THE LAND USE ORDINANCE TO REMOVE PLANNED UNIT DEVELOPMENTS AS A CONDITIONAL USE IN THE FR ZONE. COUNCILMEMBER TISCHNER SECONDED THE MOTION.

The vote is recorded as follows:

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

The motion passed unanimously with Mayor Freeman being absent.

E. 7:43:20 PM **Discussion and consideration of an Interlocal Agreement with Riverton City to maintain access along Bobcat Drive** – Blake Thomas, City Engineer

City Engineer Blake Thomas offered a brief background of Bobcat Drive, and outlined the Interlocal Agreement with Riverton City to realign Bobcat Drive. He explained that the road will still be temporary, but will remain in place until Berry Creek Drive is constructed to alleviate any secondary access problems.

COUNCILMEMBER DAY MOVED TO APPROVE RESOLUTION NO. R08-2015 APPROVING AN INTERLOCAL AGREEMENT WITH RIVERTON CITY FOR THE RECONSTRUCTION OF BOBCAT DRIVE. COUNCILMEMBER TISCHNER SECONDED THE MOTION.

The vote is recorded as follows:

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

The motion passed unanimously with Mayor Freeman being absent.

6. 7:48:27 PM **MAYOR AND COUNCIL COMMENTS**

Mayor Pro Tempore Moser expressed her appreciation to staff and dedicated volunteers for the successful Easter Egg Hunt that was held.

Councilmember Robinson expressed his admiration to the Boy Scouts that attended the meeting and conducted the Flag Ceremony in a professional manner.

7. 7:49:31 PM **CALENDAR**

A. **Meetings**

- April 16 – Planning Commission 7:00 p.m.
- April 22 – City Council work meeting 5:00 p.m.; City Council 7:00 p.m.

B. **Events**

- April 13 – Community Fishing 6:00 p.m.; Cove @ Herriman Springs
- April 20 – Community Fishing 6:00 p.m.; Cove @ Herriman Springs
- April 24 – Arbor Day
- April 25 – Miss Herriman Pageant 7:00 p.m.; Herriman High School

8. 7:50:07 PM **ADJOURNMENT**

COUNCILMEMBER ROBINSON MOVED TO ADJOURN THE CITY COUNCIL MEETING AND CONVENE IN THE COMMUNITY DEVELOPMENT RENEWAL AGENCY OF HERRIMAN CITY MEETING. COUNCILMEMBER DAY SECONDED THE MOTION, AND ALL VOTED AYE.

9. RECOMMENCE TO WORK MEETING (IF NEEDED)

3. 8:17:59 PM **Planning Update** – Bryn McCarty, City Planner

City Planner Bryn McCarty offered an update of recently approved projects from the Planning Commission, and observed upcoming text changes. She reminded the Council that there would be a joint Planning Commission/City Council meeting on April 30th.

4. 8:37:37 PM **Engineering Update** – Blake Thomas, City Engineer

City Engineer Blake Thomas offered capital project update of current projects that are in construction, in design, and observed ongoing items.

5. 9:08:35 PM **Presentation of the Tentative Budget** – Alan Rae, Finance Director

Finance Director Alan Rae reviewed the process to approve the tentative budget, and distributed a draft of the tentative budget. He explained that over the next four weeks, the budget would be modified and at the discretion of the Council. Director Rae offered a brief overview of the account structure and noted separated budgets. He continued with a brief synopsis of the overall budget. Mayor Pro Tempore Moser asked if budget increases were supported by department directors and administration. Director Rae responded that the presented budget was compiled of proposed changes from Managers, and would still be reviewed internally for any needed adjustments. Councilmember Tischner thanked Director Rae for the report.

6. **Other Updates**

E. 9:36:23 PM **Adjournment**

COUNCILMEMBER TISCHNER MOVED TO ADJOURN THE WORK MEETING. COUNCILMEMBER DAY SECONDED THE MOTION, AND ALL VOTED AYE.

10. SOCIAL GATHERING (No action will be taken on any items)

A. Social gathering will take place at McDonald's; 5108 West 13400 South, Herriman, UT

This document constitutes the official minutes for the
Herriman City Council Meeting held on Wednesday, April 8, 2015

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, April 8, 2015.

Jackie Nostrom, City Recorder

S T A F F R E P O R T

DATE: **April 15, 2015**

TO: The Honorable Mayor and City Council

FROM: Jackie Nostrom, City Recorder

SUBJECT: **Presentation of the Herriman Hills Initiative**

RECOMMENDATION:

Acceptance of the Herriman Hills Initiative.

BACKGROUND:

On January 26, 2015 the Trails Committee submitted an application for a local initiative to establish an open space fee to be held in an open space fund to purchase unimproved real property knows as the "Herriman Hills" to preserve, protect, maintain, and operate the property for the benefit of the community and to protect against encroachment of residential and commercial development. The proposal would charge an open space fee of $7.00 per month to each residence and commercial property located within Herriman City boundaries effective beginning January 1, 2016 and ending December 31, 2036.

DISCUSSION:

On April 14, 2014 the petition was evaluated and marked "sufficient". In accordance with Utah Code Ann. §20A-7-501(2) the proposed law will be delivered to the City Council on April 22, 2015.

FISCAL IMPACT:

The 2015 municipal election will go from a two district election to a city-wide election due to the initiative petition. The difference in the election cost is $22,132.32, and the cost to publish and distribute the required voter information pamphlet is approximately $5,500.00 for a total increase of $27,632.32.

Jackie Nostrom
City Recorder

City Council Meeting
April 22, 2015

TITLE

HERRIMAN HILLS OPEN SPACE INITIATIVE

TEXT

HERRIMAN CODE OF ORDINANCES 1-14-1 THROUGH 1-14-9
OPEN SPACE FEE

1.14.1. Purpose.

It is the intent of this chapter to establish an open space fee to be held in an open space fund to purchase unimproved real property commonly known as Herriman Hills or South Mountain, preserve, protect, maintain, and operate the property for the benefit of current and future generations, and protected against encroachment of residential and commercial development.

1.14.2. Definitions.

A. "Residential unit" or "residence" means any house, condominium, apartment, or similar dwelling unit, which serves as a dwelling for a person, group of persons, or a family, including each separate apartment dwelling of a duplex, triplex, fourplex or apartment building and any upstairs, basement, garage or detached apartment or housing unit located within the municipal boundaries of Herriman.

B. "Commercial property" means any office, business, professional, or other building, school, or church located within the municipal boundaries of Herriman that is not a residential unit or residence within the municipal boundaries of Herriman.

C. "Open space fee" means the fee imposed pursuant to Section 1.14.3.

D. "Open space" for purposes of this chapter means unimproved real property that includes the area generally described on the attached description and map and commonly known as Herriman Hills or South Mountain.

1.14.3. Open space fee.

An open space fee of $7.00 per month shall be charged to the owner of each residence, residential unit, or commercial property located within the municipal boundaries of Herriman.

1.14.4. Responsibility for payment.

The owner or owners of any residence, residential unit, or commercial property shall be responsible for payment of the open space fee.

1.14.5. Creation of open space fund.

There is hereby created a restricted special revenue fund entitled the "Herriman Open Space Fund" to be:

A. funded by the open space fee as provided in Section 1.14.3;
B. used for the restricted purpose of acquiring open space;
C. appropriated only for reimbursement, matching, acquisition, improvement, operation, and maintenance of open space;
D. restricted from use for residential or commercial development; and
E. operated in compliance with Utah Code Ann. Section 51-2a-101 et seq., Accounting Reports for Political Subdivisions, Interlocal Organizations, and Other Local Entities Act; and

1.14.6. Method of collection.

The City shall include the open space fee on the water bill for any residence, residential units, and commercial properties that are billed by the City for water service. The open space fee shall be a separate line item and be collected simultaneously with the water bill. Any payments received by the City pursuant to the water bill shall be allocated first to pay the open space fee and the remainder to pay for water service. The City shall collect the open space fee from any owner of residence, residential units, or commercial property located in the City that is not billed by the City for water service.

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1.14.7. Open space fee exemption and adjustments.

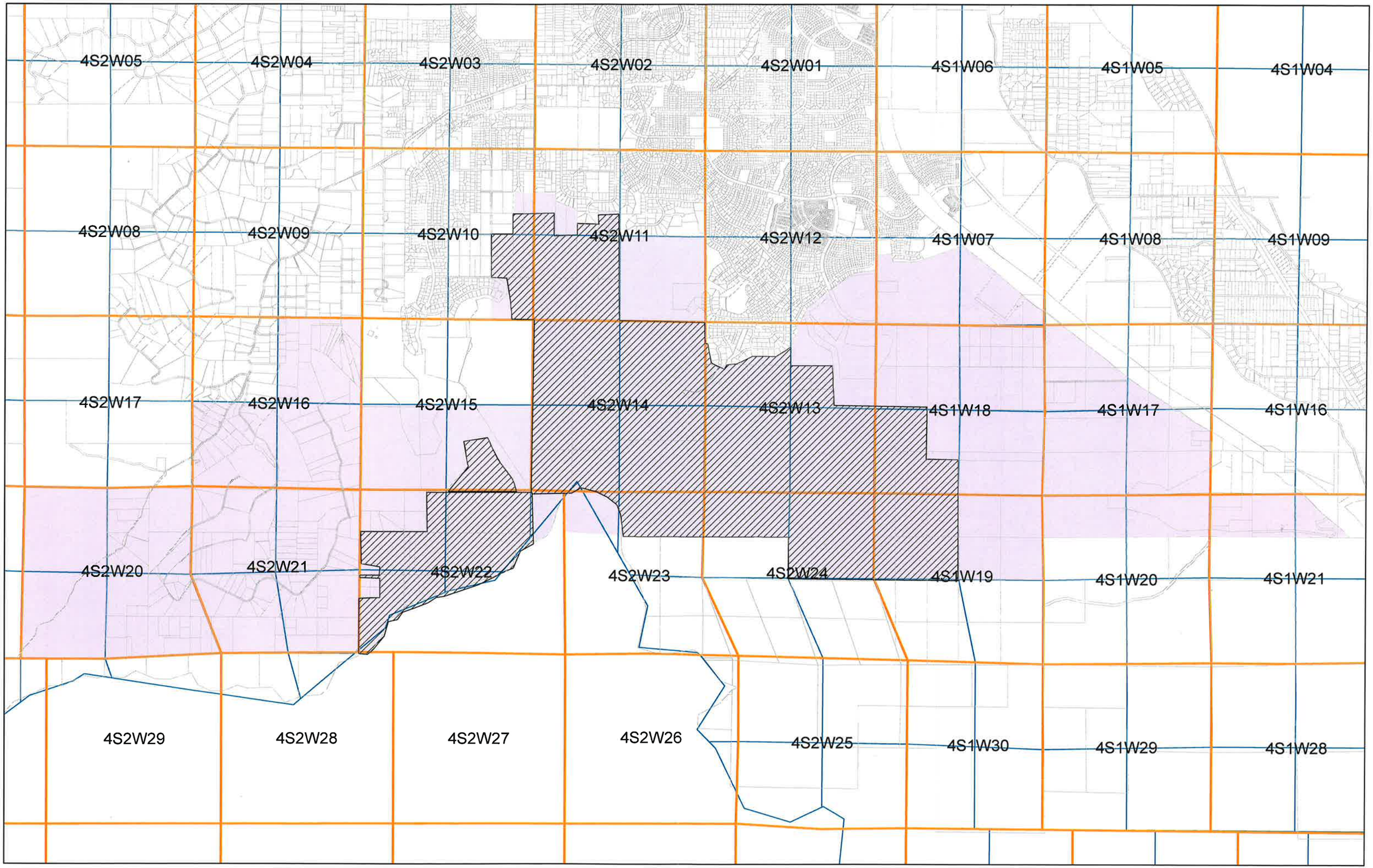
Residents who qualify for Salt Lake County's Circuit Breaker tax abatement program or Salt Lake County's Indigent or Hardship tax abatement program shall also qualify for a reduction in the open space fee. Residents who qualify for Circuit Breaker program credit or Indigent or Hardship program credit in amount equal to or greater than $500 shall be relieved of the obligation to pay the open space fee for the following calendar year.

1.14.8. Effective dates of the open space fee.

The open space fee shall be charged for a period beginning January 1, 2016, and ending December 31, 2036. The open space fee shall be included as part of the first water billing period beginning on or after January 1, 2016.

1.14.9. Severability Clause.

If any provision of this chapter or the application of any provision to any person or circumstance is held invalid, the remainder of this chapter shall be given effect without the invalid provision or application.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Properties to purchase

A property in Salt Lake County, Salt Lake Base and Meridian, described as sections or portions thereof;

Township 4 South Range 2 West Section 20 (4S2W20)
This section's North and West border being adjacent to the Salt Lake County Yellow Fork Recreation Area
4S2W21
4S2W22
Less and excepting property of Camp W G Williams
4S2W23
North half of the North half
Less and excepting property of Camp W G Williams
4S2W24
North half of the Northwest quarter
Northeast quarter
4S1W19
North half
4S1W20
North half of North half
4S1W21
North half of North half
South of Mountain View Highway
4S2W16
South half of Southwest quarter
Southeast quarter
South half of Northeast quarter
4S2W15
South half
4S2W14
4S2W13
Less and excepting established subdivisions of legal building lots
4S1W18
4S1W17
South of Mountain View Highway
4S2W10
South half of Southeast quarter
East half of Southeast quarter of Southeast quarter
4S2W11
South half
South half of Northwest quarter
Less and excepting established subdivisions of legal building lots
4S2W12
South half of Southeast quarter
Less and excepting established subdivisions of legal building lots
4S1W07
South of Mountain View Highway
Less and excepting established subdivisions of legal building lots

HERRIMAN CITY

Mayor and Council

Monthly Financial Summary

Attached is the March financial report, all of the figures are through March 31, 2015. I have presented the information in summary format, please contact me with any questions or concerns.

General Fund

The general fund has revenues exceeding expenditures through March 31, 2015 in the amount of $1,706,683, this represents an increase in fund balance. This increase is a temporary condition as many of our budgeted expenditures will happen in the spring. Our budget actually calls for us to use $619,817 of fund balance.

Street Light Fund, Street Sign Fund and Herriman CDA/SAA

Each of these funds have had revenues in excess of the budgeted amounts and corresponding expenditures have also exceeded budget. These items are all addressed in our proposed year end budget.

The budget amounts represent previously approved budgets and do not yet use the proposed budget submitted at the last meeting..

Alan W Rae
Director of Finance

13011 S. Pioneer Street • Herriman, Utah 84096
(801) 446-5323 office • (801) 446-5324 fax • herriman.org

GENERAL FUND

	3/31/2015	Budget	% of Budget
REVENUE			
TAXES			
Property Tax	530,430	525,481	100.94%
Sales & Use Tax	2,202,881	2,780,205	79.23%
Franchise Tax	1,210,317	1,407,378	86.00%
	3,943,628	4,713,064.00	83.67%
LICENSES & PERMITS			
Business Licenses and Permit	40,215	53,310	75.44%
Building & Development Revenue	2,998,712	3,789,033	79.14%
	3,038,927	3,842,343	79.09%
INTERGOVERNMENTAL REVENUE			
Class "C" Road Fund Allotm	646,277	845,000	76.48%
Other Intergovernmental Revenue	27,585	26,380	104.57%
	673,862	871,380.00	77.33%
OTHER REVENUE			
Parks/Rec Special Service District Fees	378,083	478,121	79.08%
Courts	136,639	110,000	124.22%
Sales of Fixed Assets	147,881	-	
Miscellaneous Revenue	879,123	1,460,067	60.21%
	1,541,726	2,048,188	75.27%
TOTAL GENERAL FUND REVENUE	9,198,143	11,474,975	80.16%
EXPENDITURES			
Governmental Activities			
Legislative	111,107	146,616	75.78%
Planning Commission	14,876	24,000	61.98%
Legal	268,354	291,416	92.09%
Administration			
Administration	954,493	1,361,875	70.09%
Communications	72,118	104,500	69.01%
Courts	113,180	159,292	71.05%
Human Resources	153,924	332,725	46.26%
Recorder	27,816	13,500	206.04%
Finance			
Finance	71,253	39,000	182.70%
Information Technology	514,295	946,586	54.33%
Operations			
Facilities	254,655	379,140	67.17%
Enforcement/Emergency	226,655	210,393	107.73%
Fleet Management	130,889	217,912	60.06%
Streets	423,784	768,755	55.13%
Snow Removal	30,530	132,700	23.01%
Storm Drain	122,255	242,487	50.42%
Street Signs	70,403	94,529	74.48%

Street Lights	267,043	400,424	66.69%
Events	301,332	674,360	44.68%
Arts & Cultural Development	37,225	81,850	45.48%
Parks & Cemetery	1,153,337	1,913,581	60.27%
Planning & Development			
Building	426,608	629,535	67.77%
Economic Development	56,058	99,757	56.19%
Engineering	698,076	862,865	80.90%
GIS	20,361		#DIV/0!
Planning	299,868	430,742	69.62%
Debt Service	190,304	195,151	97.52%
Transfers	875,000	875,000	100.00%
TOTAL GENERAL FUND EXPENDITURES	7,491,460	11,166,659	67.09%
CHANGE IN FUND BALANCE	1,706,683		

	3/31/2015	Budget	% of Budget
PARK IMPACT FEE FUND			
Revenue	545,098	1,102,585	49.44%
Expenditures	427,201	1,102,885	38.73%
Change in Fund Balance	117,898		
STORM DRAIN IMPACT FEE FUND			
Revenue	302,603	300,000	100.87%
Expenditures	130,269	300,000	43.42%
Change in Fund Balance	172,334		
ROAD IMPACT FEE FUND			
Revenue	1,030,619	1,050,800	98.08%
Expenditures	1,062,713	1,050,800	101.13%
Change in Fund Balance	(32,094)		
NEW DEVELOPMENT STREET LIGHTS			
Revenue	384,600	135,000	284.89%
Expenditures	551,365	132,000	417.70%
Change in Fund Balance	(166,765)		
PUBLIC SAFETY FUND			
Revenue	-	-	#DIV/0!
Expenditures	7,904	-	#DIV/0!
Change in Fund Balance	(7,904)		
NEW DEVELOPMENT STREET SIGNS			
Revenue	52,940	30,000	176.47%
Expenditures	70,074	25,000	280.30%
Change in Fund Balance	(17,134)		
HERRIMAN PARKWAY			
Revenue	-	-	#DIV/0!
Expenditures	650	-	#DIV/0!
Change in Fund Balance	(650)		
HERRIMAN CDA/SAA			
Revenue	2,733,864	1,596,533	171.24%
Expenditures	2,972,381	735,000	404.41%
Change in Fund Balance	(238,517)		
CAPITAL PROJECTS			
Revenue	1,556,043	1,250,000	124.48%
Expenditures	1,586,371	2,075,000	76.45%
Change in Fund Balance	(30,328)		

WATER FUND

	3/31/2015	Budget	% of Budget
REVENUE			
Operating Income			
Water Sales	5,092,799	5,476,926	92.99%
Secondary Water Sales	269,591	225,000	119.82%
Connection Fees	162,298	150,000	108.20%
Other Operating Income	183,134	154,250	118.73%
Total Operating Income	5,707,822	6,006,176	95.03%
Operating Expenses			
Administration	3,317,618	6,088,939	54.49%
Maintenance	1,998,706	3,619,623	55.22%
Blue Stakes	47,540	42,636	111.50%
Secondary Water	180,771	311,654	58.00%
Total Operating Expenses	5,544,635	10,062,852	55.10%
Total Income from Operations	163,187	(4,056,676)	-4.02%
Non-Operating Revenue	3,136,330	2,784,400	112.64%
Non-Operating Expenses	406,030	3,875,724	10.48%
Total Income or (Expense)	2,893,488		

S T A F F R E P O R T

DATE: **April 14, 2015**

TO: The Honorable Mayor and City Council

FROM: Bryn McCarty, City Planner

SUBJECT: **Parks Recreation, Open Space, and Trails Impact Fee Enactment public hearing and adoption**

RECOMMENDATION:

Staff recommends approval of the Parks Recreation, Open Space, and Trails Impact Fee Enactment, with the new impact fees as allowed in the Impact Fee Analysis.

BACKGROUND:

The Parks Recreation, Open Space, and Trails Master Plan, Impact Fee Facility Plan, and Impact Fee Analysis all went through the public hearing process last year. We then sent everything to the Ombudsman for a final review before we adopted the plans. It's easier to adopt them all at once, since a change in one usually requires a change to all three. Once the CC adopts the Master Plan, IFFP, and IFA, they can then approve the ordinance to enact new impact fees.

DISCUSSION:

The ombudsman has reviewed the documents and found that they meet the state statute. The IFA recommends a maximum impact fee of $2,903.90 per single family residential unit and $2,735.24 per multi-family residential unit.

The current impact fees are $2,205.17 per single family residential unit and $2,077.09 per multi-family residential unit. The current fees were adopted in 2011.

ALTERNATIVES:

n/a

Bryn McCarty
City Planner

City Council Meeting
April 22, 2015

S T A F F R E P O R T

DATE: **April 14, 2015**

TO: The Honorable Mayor and City Council

FROM: Planning Commission

SUBJECT: **Parks Recreation, Open Space, and Trails Master Plan, Impact Fee Facility Plan, and Impact Fee Analysis**

RECOMMENDATION:

The Planning Commission recommended approval of the Master Plan.

BACKGROUND:

The Parks Recreation, Open Space, and Trails Master Plan, Impact Fee Facility Plan, and Impact Fee Analysis all went through the public hearing process last year. We then sent everything to the Ombudsman for a final review before we adopted the plans. It's easier to adopt them all at once, since a change in one usually requires a change to all three.

DISCUSSION:

The ombudsman has reviewed the documents and found that they meet the state statute. Once the Master Plan, IFFP, and IFA are approved, then the Council can adopt the enactment and put the new impact fees into effect.

ALTERNATIVES:

n/a

FISCAL IMPACT:

The plans were in the budget and have already been completed.

Bryn McCarty
City Planner

City Council Meeting
April 22, 2015

Herriman, Utah
Ordinance No. 15-

AN ORDINANCE OF THE HERRIMAN CITY COUNCIL ADOPTING A PARKS, RECREATION, OPEN SPACE, AND TRAILS MASTER PLAN

WHEREAS, the Herriman City Council ("Council") met in regular session on April 22, 2015, to consider, among other things, adopting a Parks, Recreation, Open Space, and Trails Master Plan(" Parks Master Plan"); and

WHEREAS, UTAH CODE ANN. § 10-9a-401 provides that a city must enact a general plan establishing guidelines for the present and future needs of the municipality; and growth and development of all or any part of the land within the municipality; and

WHEREAS, UTAH CODE ANN. § 10-9a-403 provides that a proposed general plan shall include, at a minimum, with the accompanying maps, charts, and descriptive and explanatory matter, the Planning Commission's recommendations for a land use element, a transportation and traffic circulation element, and an estimate of the need for the development of additional moderate income housing within the City; and

WHEREAS, UTAH CODE ANN. § 10-9a-403 provides that the Planning Commission prepare and recommend to the Council the proposed general plan along with elements for land use, transportation, water, storm drainage, parks and trails, and moderate income housing; and

WHEREAS, UTAH CODE ANN. § 10-9a-403 provides that the plan may include areas outside the boundaries of the municipality if, in the planning commission's judgment, those areas are related to the planning of the municipality's territory; and

WHEREAS, before preparing or amending the Parks General Plan, Herriman provided written notice of its intent to prepare or amend the Parks General Plan, and the notice was posted on the Utah Public Notice Website; and

WHEREAS, UTAH CODE ANN. § 10-9a-403 provides that the Planning Commission hold a public hearing and provide notice as requested by UTAH CODE ANN. § 10-9a-204 at the public hearing; and

WHEREAS, notice of the Planning Commission public hearing on the Parks General Plan was published in *The Salt Lake Tribune* and *Deseret News* and posted on the City website on May 26, 2014; and

WHEREAS, the Planning Commission held a public hearing on June 5, 2014, at approximately 7:00 p.m. regarding the Parks General Plan; and

WHEREAS, the Planning Commission recommended approval of the Parks General Plan in a meeting held on June 5, 2014, at 7:00 p.m.; and

WHEREAS, pursuant to City of Herriman Ordinance, the City Council must hold a public meeting allowing public input at said public meeting; and

WHEREAS, the City Council held such a public meeting on August 28, 2014, in the City Council Chambers; and

WHEREAS, the Council finds that it is in the best interest of the citizens of Herriman to adopt the Parks General Plan which was recommended by the Planning Commission for approval; and

NOW, THEREFORE, be it ordained by the Council that the Parks Master Plan be adopted, a copy of which is set forth in exhibit "A" to this Ordinance.

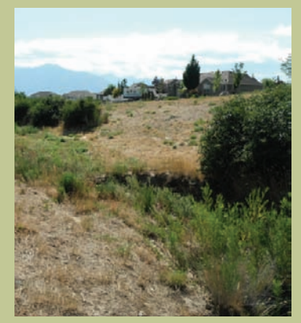
PASSED AND APPROVED this 22nd day of April, 2015.

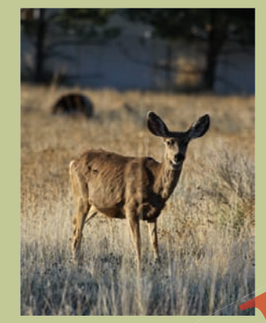
By:_____
Carmen Freeman, Mayor

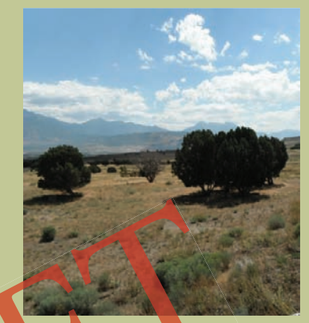
ATTEST:

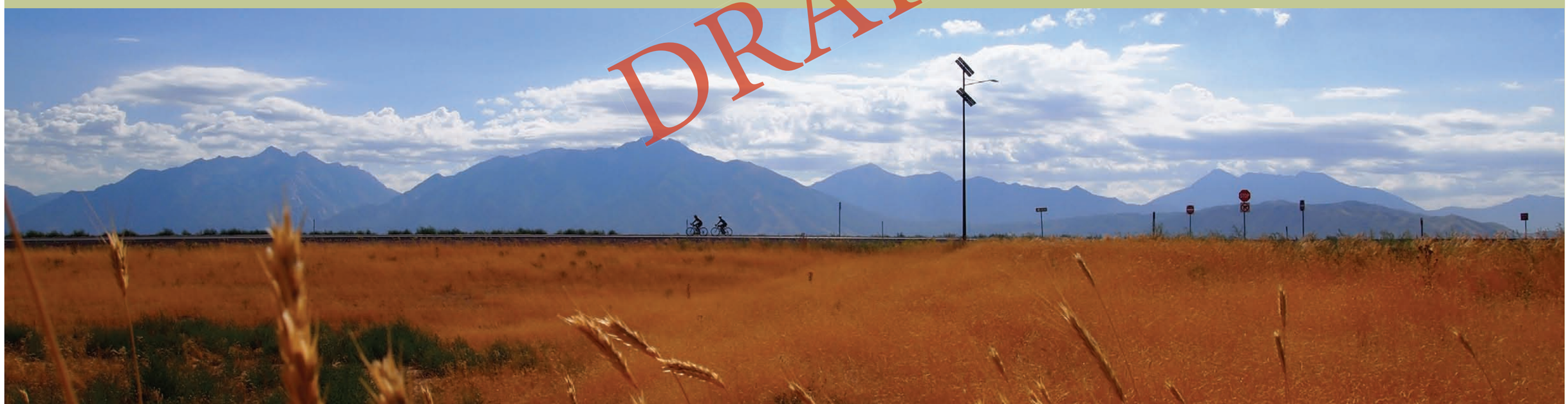
_____
Jackie Nostrom
City Recorder

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









DRAFT

HERRIMAN CITY

LANDMARK DESIGN

Acknowledgements

Herriman City Council
Carmen Freeman, Mayor
Mike Day, Council
Coralee Moser, Council
Matt Robinson, Council
Craig Tischner, Council

Herriman Planning Commission
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Robyn Shakespear, Vice Chair
Clint Smith
Blayde Hamilton
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Jessica Morton
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Adam Jacobson, Alternate

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Brett Geo. Wood

City Staff
Gordon Haight, Assistant City Manager
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Heather Upshaw, Planner III

Parks, Recreation, Open Space and Trail Staff Management Committee
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INTRODUCTION

Herriman City recently adopted the new ***Herriman City 2025 General Plan Amendment*** (Adopted December 19, 2013). This new plan is the primary guide for physical development in the City and is used by the City Council, Planning Commission, City Staff, and the public to create a future consistent with community expressed goals. It guides the general location of basic land uses and provides policies on how these land uses should function.

The General Plan addresses Parks, Recreation, Open Space and Trails in a very general manner and identifies certain areas where open space is appropriate or the primary land use. Even though development may occur within these areas, general locations for future parks of various sizes and broad linear open spaces that preserve drainages and other natural features are shown. It did not determine future park land development based on a ratio of park land to population as is typically how park land is allocated, nor did it complete a thorough analysis of park land level of service and planning for the future. Trails are only mentioned as possible uses within proposed open spaces.

It is the intent of this ***Herriman City Parks, Recreation, Open Space, and Trails Master Plan*** to supplement and compliment the ***Herriman City 2025 General Plan Amendment***, to update the ***Herriman City Parks, Recreation, Open Space and Trails 2020 Master Plan*** approved on March 5, 2009, and to become an official part of the overriding 2025 General Plan Amendment. It will create a rationale for future parks and recreation facilities, open space and trails development designed to serve the needs of Herriman City residents to the year 2025.

COORDINATION WITH THE 2025 GENERAL PLAN AMENDMENT

The ***Herriman City 2025 General Plan Amendment*** defines a vision for the City which includes statements about Parks, Recreation, Open Space and Trails. Those statements are summarized below with excerpts taken directly from the General Plan document.

From the Vision Statement:
"Parks for all users, connected by an interconnected system of trails"[1]

From the Future Land Use Concepts section of the document.[2]

"Parks & Recreation

Supply: Approximately 619 acres, 4.0% of 2025 Plan Area (including the Northwest Annexation Area, overlaid on other land use designations)

Use: Parks, recreation centers, active open space, and trails. It should be noted that only larger parks are illustrated in the plan. Smaller parks and recreation areas will be provided at specific sites according to Herriman City standards as part of the development approval process.

Goals: Community recreation facilities, such as parks, recreation centers and trail corridors.

Areas which may be developed in the future shall be zoned otherwise to be forthright about their potential future use.

Open Space

Supply: Approximately 3,800 acres, 24.5% of the 2025 Plan Area (including the Northwest Annexation Area)

Use: Natural open space, hillsides, trails and resource protection areas. Envisioned amenities include parks, multi-purpose trails for pedestrians, cyclists, ATV users and horses, cultural/recreation centers, gun ranges etc.

Goals: Protection of environmentally sensitive areas.

Permanently protected open space for both natural purposes and active recreation uses.

Greenway corridors for preserving natural features and allowing trail connections.

Permanent protection, public ownership and public access.

Resort/Recreational (maximum 0.4 du/acre)

Supply: Approximately 140 acres, 1.0% of 2025 Plan Area (including the Northwest Annexation Area)

Use: Destination facilities and venues that encourage use by tourists and visitors from outside the city.

Goals: Take advantage of the unique setting, while being sensitive to access limitations, view sheds, wildlife, recreation potential, and steep slopes.

Encourage flexible and creative development in order to offer a unique experience in a high-quality, visitor friendly setting.

Design should promote and enhance usable open spaces, recreation areas, and pedestrian walkability.

Projects should be designed with a consistent theme and appearance.

The area's unique and sensitive environment should be planned for uses that take advantage of natural assets for public use, recreational potential and still respect site constraints such as limited access and protection of sensitive and scenic landscapes."

[1] Herriman City 2025 General Plan Amendment, pg. 3-22.
[2] Herriman City 2025 General Plan Amendment, pg. 3-33 – 3-34.

The 2025 General Plan also identifies several growth areas that include residential development where parks, recreation, open space, and trails will be needed, and must be planned. These included areas will be addressed in this Plan and are identified in the Plan as.[3]

- Herriman North – proposed for medium and high density residential.
- Towne Center – master planned illustrating locations for future parks.
- Rosecrest – includes some residential as well as open space corridors.
- Development Associates (Wasatch South Hills) – low to medium density housing within a complex system of open space corridors.
- Open Space – steeply sloped hillsides with development potential that needs to include open spaces and recreation opportunities.
- Northwest Annexation Area – approximately 2,400 acres (an additional 300 acres were recently annexed) planned for residential and other uses, and shown in the 2025 General Plan with numerous parks and open spaces including a Regional Park.

Additionally, two specific open spaces have been identified as **Special Districts or Sites,** including the Northwest Regional Park and the Hillside Nature Park.[4]

Northwest Regional Park
"A new 105-acre regional park site is proposed in the Northwest Annexation Area. Situated between Midas Creek and Copper Creek drainages, the park is intended to accommodate a wide range of uses, with a focus on large cultural events, specialty and historic park uses, ball fields and similar features."

Hillside Nature Park
"This park is intended to accommodate hillside recreational activities and trails. Typical uses include mountain biking, hiking, trail running, equestrian activities, picnics and similar uses. With the exception of restrooms and small plazas located at trailheads, no buildings, permanent structures or developed park uses should be allowed."

2025 General Plan Goals, Polices & Implementation Measures

To accomplish the land use recommendations, a variety of Goals, Policies, and Implementation Measures have been identified in the 2025 General Plan Update. Those relating to Parks, Recreation, Open Space and Trails are shown below and have been incorporated into the Goals and Policies shown in this Plan.

"**Goal**: To protect and conserve critical agricultural land, sensitive lands and sensitive natural features in the community.

Policy: Modify existing ordinances and codes to ensure sensitive lands, stream corridors, drainage ways, uplift areas and critical natural features in Herriman are preserved."[5]

"**Goal**: To maintain and critical open spaces, habitat areas and natural features.

Policy: Regulate future development on steep hillsides, water ways and open land.

Implementation Measure: Ensure that environmental protection is adequately addressed in the development review process.

Implementation Measure: Enforce ordinances requiring development setbacks along creek corridors and drainages. The recommended setbacks are 100 feet along major waterways and creeks, and 50 feet along smaller tributaries, canals and drainages.

Implementation Measure: Work closely with the U.S. Army Corps of Engineers and other responsible agencies to ensure that any wetlands within the City are protected and maintained.

Implementation Measure: Work with Salt Lake County and the State of Utah to ensure that city, county and state statutes are consistent."[6]

Herriman city Profile

Based on the most recent Census, Herriman City had a 2010 population of 21,785 and currently has an estimated 2014 population of 30,816. By 2025, the population is projected to increase by nearly 30,000 persons to 56.502.[7] With increased growth at the highest level in Salt Lake County, new park and recreation, open space, and trails will be needed to maintain current levels of service which provide the needed and valued recreational opportunities to the community.

According to the Demographic Profile presented in the 2025 General Plan Amendment, Herriman also has a very young population with large households and numerous children. The median age in Herriman is nearly eight years younger than that of Salt Lake County in general, and much lower than surrounding communities. Average household size is 3.86 persons per household, with over 65 percent of households containing children at home. Over half of Herriman's population is under 19 years of age, while only 3 percent are over 65 years of age.

Herriman's unique demographics, particularly its low median age and the large number of young people and children puts unique demands on its recreational resources currently and into the near future. As the population ages, different demands will arise suggesting that divesity, flexibility and adaptability of facilities will be needed to move gracefully to the point of build-out.

Herriman city Iniformal Internet Survey Results

Residents who participated in the informal internet survey also revealed something about themselves (approximately 385 surveys were analyzed).

- Approximately 72 percent of respondents were female; 28 percent male.
- Fifty percent of respondents were between the ages of 35 and 44 years; 28 percent were between the ages of 25 and 34 years.
- Ninety-one percent of respondents own their home.

[3] Herriman City 2025 General Plan Amendment, pgs. 3-8 – 3-12.
[4] Herriman City 2025 General Plan Amendment, pgs. 3-38 - 3-39.
[5] Herriman City 2025 General Plan Amendment, pg. 3-56.
[6] Herriman City 2025 General Plan Amendment, pg. 3-57.
[7] Herriman City Planning Department

- Thirty-two percent of residents have lived in Herriman City for more than 10 years; 25 percent for between 6 and 9 years. Ten percent have lived in Herriman City for less than one year.
- Thirty-eight percent of respondents have children in the home between 6 and 11 years of age; 32 percent have children aged 0 to 5 years, and 25 percent have children between the ages of 12 and 17 years. Less than five percent have no children living in the home under the age of 18.
- Nearly 27 percent of respondent's homes are composed of five individuals; 24 percent include four persons; and 17 percent include 6 persons. Just over six percent are two-person households, and about 13 percent include more than seven individuals.
- Twenty-seven percent of respondents use Herriman City parks, open spaces, and trails. The next two choices for meeting household leisure and recreational needs include public lands (16 percent) and church (13 percent).

Salt Lake County Community Interest and Opinion Survey

Salt Lake County recently completed a Community Interest and Opinion Survey for all County residents. It was a mail out-mail back survey, and results were tabulated by County quadrant, so that Southwest Salt Lake County results are separated from all results. Twenty-eight percent of the survey participants were from Herriman City, which is the largest percentage compared to West Jordan (25 percent), Riverton (18 percent), and South Jordan (10 percent). For comparison purposes:

- Sixty-three percent of respondents were female; 37 percent male.
- Thirty percent of respondents were between the ages of 35 and 44; 21 percent between 45 and 54 years of age; and 20 percent between the ages of 24 and 34.
- Ninety-six percent of respondents are either buying or own their home.
- Seventy-seven percent have lived in Salt Lake County for more than 10 years; 11 percent between 6 and 9 years; 5 percent for less than 2 years.
- Thirty-five percent of respondents have children in the home under 14 years of age.
- Seventy-eight percent of households have used Salt Lake County Parks and Recreation within the past 12 months; followed by State Parks (62 percent); National parks and forests and schools (56 percent each); and religious facilities (48 percent).

Salt Lake County Cultural Facilities Master Plan

In 2008, Salt Lake County completed its Cultural Facilities Master Plan. [8] One of the key recommendations of that plan was the development of a regional cultural center in the Southwest Salt Lake Valley. This document and the City of Herriman support that recommendation.

[8] "Salt Lake County Cultural Facilities Master Plan", prepared by AMS Planning and Research, December 2008.

Public Involvement in the Planning Process

Plan Staff Management Committee

Representatives from Herriman City Staff met frequently with the consultants to help guide progress on the plan and to provide valuable information and insight. The group met four times during the planning process, and were available as needed throughout the planning process.

Public Scoping Meeting

A Public Scoping Meeting was held on March 19, 2014 in the City Council Chambers at City Hall. The purpose of the meeting was to allow residents and recreation interests an opportunity to identify issues, concerns, ideas and opportunities regarding parks, recreation programs and facilities, open spaces, and trails. Attendees gathered around maps of the existing facilities and provided comment on the status of existing facilities and where new facilities and parks might be located. All comments were recorded and considered in the development of the Plan. A summary of the comments received at the meeting, through social media and the website, and via mail are found in the Appendix.

Draft Plan Open House

The intent of the open house held on May 14, 2014 was to present the Draft Parks, Recreation, Open Space and Trails Master Plan to the public and receive as much input as possible. The Open House format allowed attendees to informally ask questions and receive one-on-one communications with the Planning Team and City staff. Information was displayed at the meeting, and comment forms were provided for individuals to record their thoughts and recommendations. All comments were analyzed and considered in the development of the Final Master Plan, and are summarized in the Appendix.

Web Page and Facebook/Social Media Input

The City's and Consultant's web pages were used to announce meetings, keep the public informed of progress on the plan, and to conduct an informal survey of residents regarding parks, recreation, open spaces, and trails. The results of the survey are not considered to be statistically relevant, but they do give an overview of the concerns and ideas of Herriman City residents. A summary of the results of the survey are found in the Appendix.

Facebook posting, announcements in the City newsletter, and City webpage links were also used to help residents obtain information about the plan and the planning process.

Public Hearings

A public hearing was held before the Planning Commission on June 5, 2014 in the City Council Chambers, where it was favorably forwarded onto the City Council for adoption. A public hearing before the City Council was held on September 24, 2014. The City Council adopted the Plan on _____.

Organization of the Document

Taking into consideration the general concepts and goals expressed in the 2025 General Plan, this Chapter will evaluate existing conditions and make recommendations for Parks and Recreation, Open Space, and Trails in three separate sections. The format is intended to be compatible with the 2025 General Plan, and when complete will be adopted as a supplement to that primary document – essentially, it becomes an element of the 2025 General Plan.

The general format for each section includes an analysis of existing conditions, an analysis of need, a determination of level of service (LOS) for the current population and for the projected future population in 2025, a discussion of the results of the informal internet survey, maps, and recommendations. A separate section is devoted to Goals and Policies, and a final section addresses Acquisition and Construction Costs.

A Note About Level of Service (LOS)

The LOS discussion in this document is related specifically to planning for future parks, recreation facilities and programs, open spaces, and trails. The intent is to understand the level of service currently existing in the community and to determine means of maintaining that level of service into the future. It is based on a quantity (acres, miles, numbers) per a determined number of persons (population) and results in a ratio of facilities to population. For example with parks, the ratio is typically expressed as a number of acres of park land per 1,000 persons.

It is important to distiguish this discussion of LOS for planning purposes from the LOS typically used in determining impact fees. Impact fees are a means of charging new development its proportionate share of the cost of providing the service. While a LOS for planning is used to establish a standard or guideline for future facility development, an impact fee is used to assess new development for the actual cost of providing the service. For example, if there are 5 acres of park land in Herriman City for each 1,000 residents at the current time, new development cannot be charged to provide 10 acres of park land for each 1,000 residents. Herriman City may elect to provide a higher LOS in the future because its current resident desire a higher level of service, but it cannot require new development to pay for a higher LOS. Utah law clearly states that: "A local political subdivision or private entity may not impose an impact fee to raise the established level of service of a public facility serving existing development." UC11-36-202(1)(a)(ii).

This is an important distinction, because in the case of Herriman City much of the existing park land has been received as part of develoment approval without cost to the City. Even though the City did not pay for the park land, it is still available to residents to use and accounts for the current LOS, but the City cannot expect future development to maintain that LOS by acquiring new land, when the initial land was deeded to the City at no cost. The planning level LOS is much higher in Herriman City than the LOS used to determine impact fees. Utah law clearly states that: "A local political subdivision or private entity may not impose an impact fee to raise the established level of service of a public facility serving existing development." UC11-36-202(1)(a)(ii).

Parks and Recreation Facilities

Existing Parks

Herriman City is fortunate to have numerous parks which accommodate recreational opportunities, and a new County-owned recreation center to provide service to its residents. The system is made up of Local Parks, Neighorhood Parks, and Community Parks, and the J. L. Sorensen Recreation Center. The park classifications are identified and defined in the ***Herriman City Parks, Recreation, Open Space and Trails 2020 Master Plan*** approved on March 5, 2009, and carry forward into this Plan, as do the park standards defined in that Plan. All of the parks are shown on Map 1.

Existing Local Parks

Local Parks serve neighborhoods with amenities reflective of the specific demographics and interests of the neighborhood. They are within walking distance and include grassy play areas, tot lots, sport courts, benches, and other small scale amenities such as pavilions and shade. They have a service area radius of up to 0.25 miles, and are generally two (2) acres in size or smaller. Local Parks include those shown below in Table 1, and total 20.10 needed acres.

Table 1: Existing Local Parks

EXISTING LOCAL PARKS AND AMENITIES		Restroom	Pavillion	Playground	Bike Rack	Bench	Picnic Table	Ball Diamonds	Basketball Court	Volley Ball Court	Tennis Court	Soccer/Football/LaCrosse Fields	Horse Shoes
NAME	**Acres**	**Amenities**											
Artistry Lane Park	0.53		1	1	6								
Autumn Dusk Park	1.78		1	1		3	2						
Ballerina Park	0.48			1	1	6							
Copper Creek Basketball Court	0.34					6	2		1				
Emmeline Park	1.15		1	1			2						
Freeman Park	0.51			1	1	5	3						
Grand Trotter Play Ground Park	0.36			1		6							
Hamilton Farms Tot Lot Park	0.24		1	1			1						
Heritage Park	1.52		1	1		2	4						
Indian Pony Park	0.43			1	1	6							
Ivie Farms Park	1.11			1	1								
Manas Way Tot Lot Park	0.40			1		2							
Mineral Way Park	0.70			1		3							
Premier Playground Park	0.61			1	1	6							
Rose Creek Mirabella Basketball Court	0.40					7			1				
Rose Creek Rosalina Basketball Court	0.30				1	3			1				
Rose Creek Tennis Court	1.14					1					1		
Rose Creek Trail Park	1.82												
Rose Crest Tennis Court	0.69										1		
Silver Reef Court Park	0.56			1									
Tapestry Park	0.45			1	1	6							
Valley View	0.95		1	1									
West Brook Meadows Park	0.49		1	1			1						
Western Creek Park	1.73			1		2	1						
Western Town Center	1.42			1		1							
TOTAL	**20.10**												

Existing Neighborhood Parks

Neighborhood Parks serve the broader neighborhood with large amenities or with local amenities reflective of the specific demographics and interests of the neighborhood. Occasionally, they may have a regional draw, such as a skate park or splash pad. Amenities may include grassy play areas, restroom, pavilions, tot lots, sport courts, picnic areas, seating options, walking paths, connections to other trails and open space. They have a service area radius of between 0.25 and 0.5 mile, and are generally larger than two acres in size, but less than 20 acres in size. Neighborhood Parks are shown in Table 2, and total 74.75 acres.

Table 2: Existing Neighborhood Parks

EXISTING NEIGHBORHOOD PARKS AND AMENITIES		Restroom	Pavillion	Playground	Bike Rack	Bench	Picnic Table	Ball Diamonds	Basketball Court	Volley Ball Court	Tennis Court	Soccer/Football/LaCrosse Fields	Horse Shoes	Other
NAME	**Acres**	**Amenities**												
Copper Creek Park	8.04	1	1	1			6		1	1		2		Small field
Emmebella Park	2.05		1	1			2							
Hamilton Farms	2.66					4	2							
Main Street Park	1.99	1	3	1		4	2	1		1			1	
Plat X	6.52	1										1		Splash Pad, small field
Rosalina Athletic Field	2.94				1	5						1		Small Field (LaCrosse)
Rosalina Park	2.13			1	1	16	2			1				
Rose Crest Park	10.42	1	5	1		4	10					1		Arena (1), small field
Rose Crest Splash Pad Park	3.73		3	1		6	6							Splash Pad
The Cove At Herriman Springs Pond	12.83	1	3	1		2	20			1				
The Ranches Park	6.44	1	1	1		18	2					1		Skate Park, small field
Tuscany Park	11.45	1	2	1		7	10	2	1	1		1		Small field
Umbria Park	3.55	1	3	1		8	5					1		Small fields, Splash Pad
TOTAL	**74.75**													

Hamilton Park (Neighborhood Park)

Rose Crest Tennis Court (Local Park)

Main Street Park (Neighborhood Park)

Existing Community Parks

Community Parks serve the entire City and often the region with special amenities. Amenities may include sports fields, active and passive recreation areas, picnic facilities, tot lots and playgrounds, gathering areas, a recreation/community center, and special facilities such as a skate park, bike track, fishing pond, equestrian facilities, space for hosting special events, and tennis, basketball, volleyball courts as well as other recreation facilities. They generally have a service area radius of 0.5 to 1 mile and are 20 acres in size or larger. Existing Community Parks are shown in Table 3 and total 73.71 acres.

Table 3: Existing Community Parks

EXISTING COMMUNITY PARKS AND AMENITIES		Restroom	Pavilion	Playground	Bike Rack	Bench	Picnic Table	Ball Diamonds	Basketball Court	Volley Ball Court	Tennis Court	Soccer/Football/LaCrosse Fields	Horse Shoes	Other
NAME	**Acres**													
Blackridge Park	13.48	1	5	1										Beaches (2)
W&M Butterfield Park	60.22	4	4	1		22	22	5		3		4		Equestrian Arenas (3); Bleachers (15); concessions
TOTAL	**73.71**													

Upper: W & M Butterfield Park Playground, Tennis Court and Sports Field (Community Park)

Left: Blackridge Park beach (Community Park)

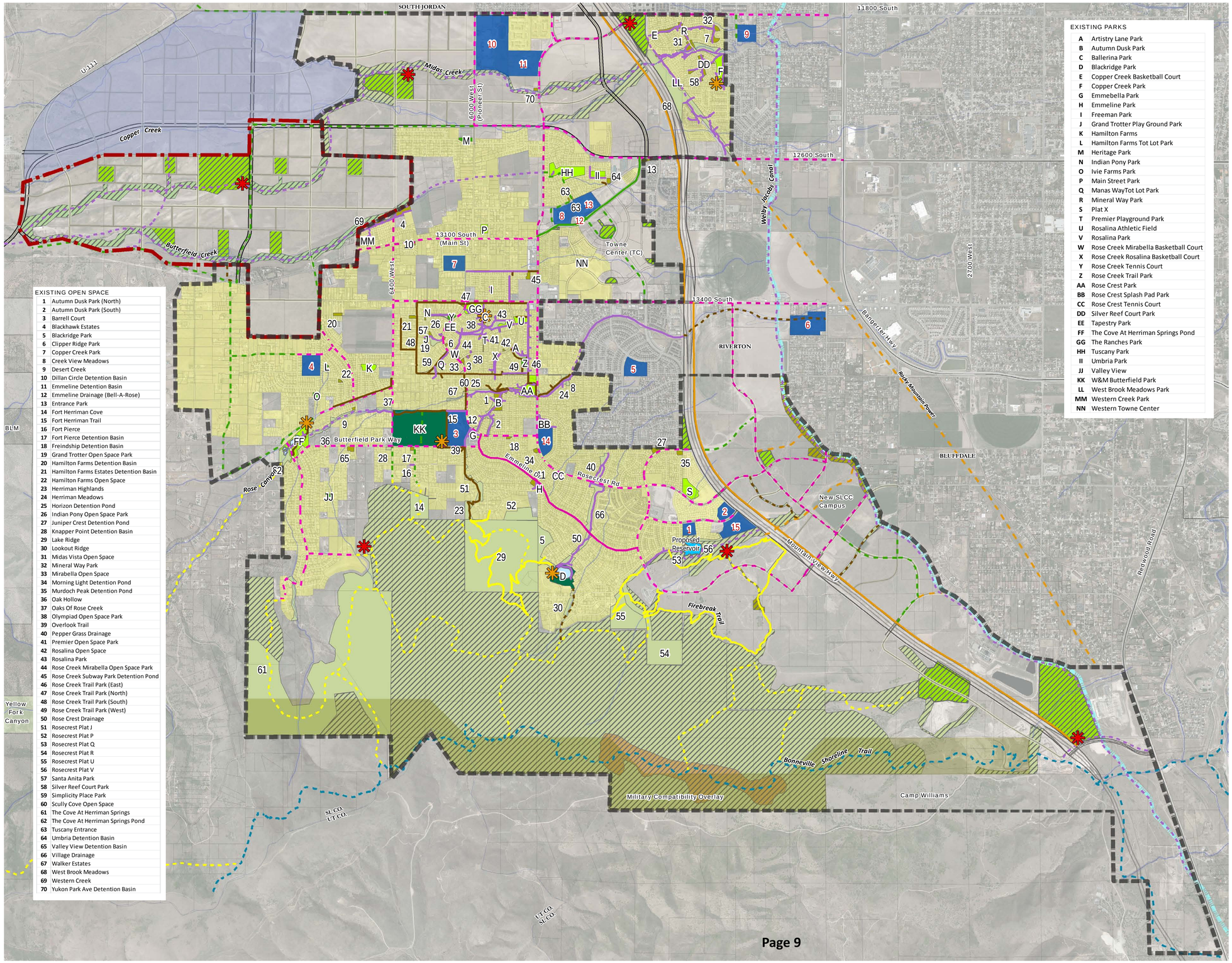
All Existing Parks

All of the Existing Parks combined are shown in Table 4 in alphabetical order, and are shown on Map 1. Herriman City currently has a total of 168.56 acres of developed park land.

Table 4: All Existing Parks Combined

EXISTING PARKS AND AMENITIES			Restroom	Pavilion	Playground	Bike Rack	Bench	Picnic Table	Ball Diamonds	Basketball Court	Volley Ball Court	Tennis Court	Soccer/Football/LaCrosse Fields	Horse Shoes	Other
NAME	**Park Type**	**Acres**													
Artistry Lane Park	Local	0.53		1	1	6									
Autumn Dusk Park	Local	1.78		1	1		3	2							
Ballerina Park	Local	0.48			1	1	6								
Blackridge Park	Community	13.48	1	5	1										Beaches (2)
Copper Creek Basketball Court	Local	0.34					6	2		1					
Copper Creek Park	Neighborhood	8.04	1	1	1			6		1	1		2		Small sports fields
Emmebella Park	Neighborhood	2.05		1	1			2							
Emmeline Park	Local	1.15		1	1			2							
Freeman Park	Local	0.51			1	1	5	3							
Grand Trotter Play Ground Park	Local	0.36			1		6								
Hamilton Farms	Neighborhood	2.66					4	2							
Hamilton Farms Tot Lot Park	Local	0.24		1	1			1							
Heritage Park	Local	1.52		1	1		2	4							
Indian Pony Park	Local	0.43			1	1	6								
Ivie Farms Park	Local	1.11			1	1									
Main Street Park	Neighborhood	1.99	1	3	1		4	2	1		1			1	
Manas Way Tot Lot Park	Local	0.40			1		2								
Mineral Way Park	Local	0.70			1		3								
Plat X	Neighborhood	6.52	1										1		Splash Pad, small sports field
Premier Playground Park	Local	0.61			1	1	6								
Rosalina Athletic Field	Neighborhood	2.94				1	5								
Rosalina Park	Neighborhood	2.13			1	1	16	2			1		1		Small field (LaCrosse)
Rose Creek Mirabella Basketball Court	Local	0.40					7			1					
Rose Creek Rosalina Basketball Court	Local	0.30				1	3			1					
Rose Creek Tennis Court	Local	1.14					1					1			
Rose Creek Trail Park	Local	1.82													
Rose Crest Park	Neighborhood	10.42	1	5	1		4	10					1		Arena (1), Full sized sports field
Rose Crest Splash Pad Park	Neighborhood	3.73		3	1		6	6							Splash Pad
Rose Crest Tennis Court	Local	0.69										1			
Silver Reef Court Park	Local	0.56			1										
Tapestry Park	Local	0.45			1	1	6								
The Cove At Herriman Springs Pond	Neighborhood	12.83	1	3	1		2	20			1				
The Ranches Park	Neighborhood	6.44	1	1	1		18	2					1		Skate Park, small field
Tuscany Park	Neighborhood	11.45	1	2	1		7	10	2	1	1		1		Small sports field
Umbria Park	Neighborhood	3.55	1	3	1		8	5					1		Splash Pad, small sports field
Valley View	Local	0.95		1	1										
W&M Butterfield Park	Community	60.22	2	4	1		22	22	5		3		4		Equestrian Arenas (3); Bleachers (15); concessions
West Brook Meadows Park	Local	0.49		1	1			1							
Western Creek Park	Local	1.73			1		2	1							
Western Town Center	Local	1.42													
TOTAL		**168.56**													

MAP 1
Existing Parks & Open Space



EXISTING PARKS

A	Artistry Lane Park
B	Autumn Dusk Park
C	Ballerina Park
D	Blackridge Park
E	Copper Creek Basketball Court
F	Copper Creek Park
G	Emmebella Park
H	Emmeline Park
I	Freeman Park
J	Grand Trotter Play Ground Park
K	Hamilton Farms
L	Hamilton Farms Tot Lot Park
M	Heritage Park
N	Indian Pony Park
O	Ivie Farms Park
P	Main Street Park
Q	Manas WayTot Lot Park
R	Mineral Way Park
S	Plat X
T	Premier Playground Park
U	Rosalina Athletic Field
V	Rosalina Park
W	Rose Creek Mirabella Basketball Court
X	Rose Creek Rosalina Basketball Court
Y	Rose Creek Tennis Court
Z	Rose Creek Trail Park
AA	Rose Crest Park
BB	Rose Crest Splash Pad Park
CC	Rose Crest Tennis Court
DD	Silver Reef Court Park
EE	Tapestry Park
FF	The Cove At Herriman Springs Pond
GG	The Ranches Park
HH	Tuscany 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

EXISTING OPEN SPACE

1	Autumn Dusk Park (North)
2	Autumn Dusk Park (South)
3	Barrell Court
4	Blackhawk Estates
5	Blackridge Park
6	Clipper Ridge Park
7	Copper Creek Park
8	Creek View Meadows
9	Desert Creek
10	Dillan Circle Detention Basin
11	Emmeline Detention Basin
12	Emmeline Drainage (Bell-A-Rose)
13	Entrance Park
14	Fort Herriman Cove
15	Fort Herriman Trail
16	Fort Pierce
17	Fort Pierce Detention Basin
18	Freindship Detention Basin
19	Grand Trotter Open Space Park
20	Hamilton Farms Detention Basin
21	Hamilton Farms Estates Detention Basin
22	Hamilton Farms Open Space
23	Herriman Highlands
24	Herriman Meadows
25	Horizon Detention Pond
26	Indian Pony Open Space Park
27	Juniper Crest Detention Pond
28	Knapper Point Detention Basin
29	Lake Ridge
30	Lookout Ridge
31	Midas Vista Open Space
32	Mineral Way Park
33	Mirabella Open Space
34	Morning Light Detention Pond
35	Murdoch Peak Detention Pond
36	Oak Hollow
37	Oaks Of Rose Creek
38	Olympiad Open Space Park
39	Overlook Trail
40	Pepper Grass Drainage
41	Premier Open Space Park
42	Rosalina Open Space
43	Rosalina Park
44	Rose Creek Mirabella Open Space Park
45	Rose Creek Subway Park Detention Pond
46	Rose Creek Trail Park (East)
47	Rose Creek Trail Park (North)
48	Rose Creek Trail Park (South)
49	Rose Creek Trail Park (West)
50	Rose Crest Drainage
51	Rosecrest Plat J
52	Rosecrest Plat P
53	Rosecrest Plat Q
54	Rosecrest Plat R
55	Rosecrest Plat U
56	Rosecrest Plat V
57	Santa Anita Park
58	Silver Reef Court Park
59	Simplicity Place Park
60	Scully Cove Open Space
61	The Cove At Herriman Springs
62	The Cove At Herriman Springs Pond
63	Tuscany Entrance
64	Umbria Detention Basin
65	Valley View Detention Basin
66	Village Drainage
67	Walker Estates
68	West Brook Meadows
69	Western Creek
70	Yukon Park Ave Detention Basin

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
- Existing Trailhead
- Future Trailhead

Existing Residential

Schools & Public Facilities

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

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

0 0.5 1 Miles

June 2014

HERRIMAN CITY

LANDMARK DESIGN

Level of Service and Park needs Analysis

The ***Herriman City Parks, Recreation, Open Space and Trails 2020 Master Plan*** (2009) identified desired level of service (LOS) standards, which are shown in Table 5 below. Together, the level of service for all parks equals 8-acres of park land per 1,000 population. Remember, this is a LOS for planning purposes, not the LOS that can be used to determine impact fees.

Table 5: Herriman City Park Standards (LOS)

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

Table 6: LOS Comparison with Other Utah Communities

	Level of Service – Acres per 1000 Residents	Year
Draper, Utah	3.5	2008
Highland, Utah	4.87	2008
Lehi, Utah	5.0[1]	2010
Provo, Utah	10.0	2004
Saint George, Utah	10.0	2006
Saratoga Springs, UT	5.93	2011
Sandy City, Utah	6.5	2005
Spanish Fork, Utah	5.9	2008

Communities vary dramatically in the LOS provided for City residents, and they should. All communities are not alike. Herriman City has a younger population, with a high number of children in the home, which differs demographically from other Utah communities and those across the nation. In addition to local demographics and other unique community characteristics, other factors may also affect LOS, such as recreational resources that are available to residents outside of the City or on public lands, particular preferences of residents which require specific resources, special populations with special needs, and many other reasons. Table 6 illustrates a comparison of LOS with other Utah communities based on the year their plan was completed, and is provided for general information. The LOS desired for Herriman City should be a combination of community established standards, as well as the needs and desires expressed by its residents.

The curent level of service for each park type and for all parks in Herriman City is shown in Table 7. The table also shows what is needed in order to maintain those current levels of service to the year 2025. The first column indicates the year; the second, the current and 2025 population; the third, the existing acres of park land of that type; the center column indicates what the current LOS is for the park type; the fifth column shows the number of acres needed to maintain the current standards shown in Table 5; and the final column indicates whether or not there is a current need for park acreage in those categories.

Table 7: 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 0.5/1000	NEEDED
2014	30,816	20.10	0.65	15.41	-4.69
2025	56,502	20.10	0.36	28.25	8.15

Source: Herriman City Planning Department.

PARK LAND NEEDS ANALYSIS - 2014 NEIGHBORHOOD PARKS					
			CURRENT	ACRES	TOTAL
		EXISTING	PARK ACRES PER	NEEDED TO	ACRES
YEAR	POPULATION*	ACRES	1000 POPULATION	MAINTAIN 2.5/1000	NEEDED
2014	30,816	74.75	2.43	77.04	2.29
2025	56,502	74.75	1.32	141.26	66.51

Source: Herriman City Planning Department.

PARK LAND NEEDS ANALYSIS - 2014 COMMUNITY PARKS					
			CURRENT	ACRES	TOTAL
		EXISTING	PARK ACRES PER	NEEDED TO	ACRES
YEAR	POPULATION*	ACRES	1000 POPULATION	MAINTAIN 5/1000	NEEDED
2014	30,816	73.71	2.39	154.08	80.37
2025	56,502	73.71	1.30	282.51	208.80

Source: Herriman City Planning Department.

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	30,816	168.56	5.47	246.53	77.97
2025	56,502	168.56	2.98	452.02	283.46

Source: Herriman City Planning Department.

The following general statements summarize this analysis and its implications.

Local Parks:
The current status of 0.65 acres of parkland per 1,000 population exceeds the City standard of 0.5 acres, thus no additional Local Park acreage is needed. By 2025, the City will need to acquire and develop about 8 new acres for Local Parks.

Neighborhood Parks:
The current status of 2.43 acres of park land per 1,000 population is about equal to the City standard of 2.3 acres. By 2025, the City will need to acquire and develop about 67 additional acres for Neighborhood Parks.

Community Parks:
The current status of 2.39 acres of park land per 1,000 population is about half of what is needed to maintain the City standard of 5 acres of park land per 1,000. There is a current need for about 80 acres of park land acres for Community Parks, and by 2025 there will be a need for an additional 209 acres.

All Park Combined:
The current status of 5.47 acres of park land per 1,000 population is below the City standard of 8 acres. Approximately 78 acres are needed to maintain the standard today which equates to a minimum of about four 20 acre parks. By the year 2025, an additional 283 total acres will be needed.

Based on this analysis, Community Parks are the most needed parks in the City. If additional acreage is acquired and developed to achieve the City standard, they will fill the gap between the standard and what currently exists for Community Parks and for All Parks Combined. Community Parks are the larger parks, with more and diverse facilities and opportunities for a variety of recreational activities, including the much needed sports fields.

Park Service Area and Distribution Analysis

The need for parks is also analyzed based on distribution. The City Standard ensures that residents have access to parks. Local parks serve an area of approximately 0.25 mile radius; Neighborhood Parks serve an area of approximately 0.5 mile radius, and Community Parks serve an area of approximately l mile radius. The services areas and distribution of parks is shown on Map 2.

Map 2 illustrates that most residential areas (those highlighted in yellow) have adequate access to parks that meet City standards. There are some established rural neighborhoods that do not appear to have access to parks, particularly the Rose Basin area, which has been developing with small subdivisions under 5-acres in size where dedications are not required. This area may remain difficult to serve with public parks because of its pattern of development; however, as new parks are added in adjacent areas access may improve somewhat. Generally, as residential development grows it will be important that new parks are located so that they serve residential neighborhoods adequately, and the focus should be on more Neighborhood and Community Parks that serve a broader public.

Survey Results: Resident's Use of Parks

This section includes information obtained from the informal internet survey posted on the City's website and analyzed by the Consultants. It includes responses from about 385 individuals. It is important to note that the survey was not intended to be statisticly valid; rather the results serve as an indication of the general feelings of the respondents and suggest community interests.

As mentioned before, Herriman City parks, open spaces, and trails are the primary source of household recreational and leisure needs for over 27 percent of respondents to the informal internet survey posted on the City's webpage. Additionally, Herriman City residents are avid users of City parks – over 73 percent of respondents to the survey replied that they use City parks more than 10 times each year.

Which Parks Are Used Most and What Improvements Are Needed In Parks
Table 8 on the following page identifies the 10 most used parks in the City in the far left hand column. The second column indicates the percent of respondents to the survey who selected that park. Under the general heading of "Why The Park is Used Most – 5 Reasons" are shown the choices that respondents had in identifying why they use the park they selected. Parks that are closest to home, which have playground equipment and which offer trees and atmosphere and trees are used most.

The second section under the general heading of "Improvements Most Needed – 5 Highest Priorities", respondents selected the most important facilities and improvements that they would like to see in their most used park. The final column to the right offers additional comments from respondents. The most needed improvements include trees, measured walking/jogging paths, picnic facilities, and lighting and safety features.

These results are somewhat corroborated with the recent Salt Lake County Citizen Interest and Opinon Survey for the Southwest Planning District where the highest priorities for park amenities include childrens playgrounds, open lawn areas, and pavilions and picnic areas. Also highly rated were facilities for persons with disabilities, which was not specifically asked in the informal internet survey, though some individuals did write-in similar comments.

This information is critical to the City to understand what facilities residents use and appreciate the most, and determine ways of including them in parks. By far, respondents to the survey use parks that are close to home and which include playground equipment, followed by trees and atmosphere, trails, and feeling that they are safe in the park. This confirms the importance of parks that are within walking distance, and which can accommodate young children. Trees and atmosphere, as well as trails ensure comfort while in the park and offer additional opportunities.

Residents who attended the Draft Plan Open House on May 14, 2014 also supported more trees and shade in parks, as well as walking paths around the parks enabling parents to exercise while children play. Additionally, they suggested a golf course, and a drinking fountain at the skate park.

Respondents to the survey generally feel that most parks do not need improvements; however, if improvements are included, trees and atmosphere are highly preferred, followed by measured walking/jogging paths, lighting and safety features, and picnic facilities. Respondents appeared to feel comfortable with the level of maintenance in some parks, but felt others could use additional maintenance, particularly at The Cove at Herriman Springs, Blackridge Reservoir, Emmeline Park, and Copper Creek Park. Maintenance was mentioned for trails particularly in regards to weed control.

Why City Parks Are Not Used
When asked why respondents do not use City parks, just over 70 percent stated that parks do not have the features that interest them, followed by disability or age (12 percent), lack of transportation (8 percent), belonging to a private club (7 percent), and not feeling safe in parks (3 percent). They also offered as comments that there were either no parks in their neighborhood or that parks were not within walking distance, that there were no facilities for dogs or dogs were not allowed, that there is no pool or swings, or that they lacked the time and preferred their own back yards.

Access To Parks

Those respondents who answered that they did not have access to parks reported living around the Butterfield Canyon Elementary School area, at Providence Point, or in the northwest part of the City. A question specifically about how important it is to have parks within walking distance revealed that nearly 95 percent of respondents desire parks within walking distance of their home.

What Kind of Parks Are Needed

Respondents indicate that the kind of parks most needed are Neighborhood Parks (24 percent), followed closely by Trailhead Parks (21 percent) and Specialty Parks for dogs, skateboards, BMX, etc. (17 percent). Large natural open space reserves were favored by 16 percent of respondents, and park land for sports fields by 12 percent. Ten percent of respondents desire linear parks along rivers, drainages and washes.

Table 8: Why Parks Are Used Most and Improvements Most Need in Parks

TEN MOST USED PARKS IN ORDER	Percent Responding They Use The Park	Trees, atmosphere	Picnic facilities	Trails	Feel safe	Closest to work	Sports fields/courts	Playground equipment	Closest to home	Trees	Restrooms	Measured walk/jog path	Lighting, safety features	Sports fields/courts	Picnic facilities	Playground equipment	Accessibility	Improved maintenance/cleanliness	Programs offered by other cities	No improvements needed	Other
W. & M. Butterfield Park	19	1			1		1	1	1	1	1	1	1							1	Sports fields, picnic facilities
Rose Crest Splash Pad	10	1	1		1			1	1	1				1	1	1				1	Measured walk, lighting
Rosecrest Park	9	1		1	1	1		1		1		1	1		1					1	Playground equipment, maintenance
The Cove at Herriman Springs	8	1	1	1				1	1			1	1		1			1		1	Educational paths, sports fields
The Ranches Park/Skate Park	7	1		1			1	1	1	1	1	1			1					1	Imporved maintenance/cleanliness
Blackridge Reservoir	7	1	1	1				1	1	1		1			1			1		1	Lighting, safety features
Emmeline Park	7		1	1	1			1	1	1	1		1					1		1	Picnic facilities,sports fields,paths
Umbria Estates Park	4							1	1	1					1				1		Benches, tables
Various Trails	3	1		1	1				1			1	1							1	Improved maintenance, weed control
Copper Creek Park	3			1	1		1	1	1	1			1			1		1		1	Educational paths, programs offered by school/community groups
		7	4	7	6	1	3	9	9	8	3	6	6	1	6	2	0	4	1	9	

Use of Private Amenities

When respondents use amenities and facilities that are privately owned and operated, they report that they most often use the pool (28 percent), playgrounds (22 percent), splash pads (19 percent), trails (17 percent), and picnic areas (14 percent). Those private facilities that are most often used include Juniper Point, Herriman Towne Center, The Village at Rosecrest, and Herriman Village.

What Kinds of Facilities Should Additional Money Be Spent

Respondents provided written suggestions about how additional money might be spent on facilities, and most often suggested dog parks, followed by ATV trails/Motovross tracks, followed by a shooting range, splash pads, an ice rink and golf course. Private gyms, campgrounds, more ponds, beaches and fishing opportunities, and tennis courts were also mentioned.

Proposed Park and Recreation Facilities

New residential areas, particularly in the northwest portion of the City, will require the development of new Neighborhood and Community Parks. Local parks may also be developed, but this analysis will focus on the larger parks that serve a broader neighborhood and offer more facilities and recreational opportunities. The Proposed Parks shown on Map 3 and itemized in Table 9 include approximately seven Neighborhood Parks and one large Community Park located in the Northwest Annexation Area, including the larger Community Park that is intended to be regional in nature. Within the current City boundary, an additional five Local Parks, four Neighborhood Parks, and three new Community Parks are planned . The Northwest Annexation Area portion in particular will likely focus on residential development, while the remainder of the City will include some higher density residential as well as commercial and industrial uses. The Towne Center area has already been planned and shows several local parks and one neighborhood park that will fill gaps in distribution in that area.

Together, the combined acreage of all proposed parks appears to exceed the amount required to maintain an overall standard of 8 acres of park land per each 1,000 persons in the community – which in 2025 equals about 283 acres. All of the proposed parks together total about 342 acres (see Table 9), but many of the proposed parks will include natural and maintained open space which will not be developed park land, and ultimately will not be included as park acres. Assuming 20 to 25 percent of the land remains in open space, the amount of park land needed in 2025 is about the same as the proposed park land shown in the table.

Table 9 identifies the proposed parks with keys to the map indicating their location. They are grouped by those within the current City boundary and those which occur in the Northwest Annexation Area, and are broadly described, though much variation will likely occur when the parks are designed and developed.

Map 4 shows the combined distribution analysis for existing and proposed parks, and clearly indicates that the Community, as planned, will provide adequate park acreage that is readily accessible to residents.

Table 9: Proposed Parks

PROPOSED PARKS				
Map ID	**Park Area**	**Park Type**	**Size**	**Description**
HERRIMAN CITY				
A	Herriman North	Neighborhood	30.40	May include some open space
B	Herrimian North	Community	21.80	Full developed park
C	Rosecrest	Neighborhood	5.24	Dog park, trail head,park
D	Rosecrest	Neighborhood	5.50	Full developed park
E	Herriman Southeast	Community	46.40	Park facilities and open space
F	Herriman southeast	Community	98.80	Park facilities and open space
G	Towne Center	Local	0.30	Urban park
H	Towne Center	Local	1.09	Urban park
I	Towne Center	Local	1.60	Urban park
J	Towne Center	Local	1.49	Urban park
K	Towne Center	Neighborhood	5.50	Full developed park
L	South	Local	2.07	Detention basin park
Subtotal			***220.19***	
NORTHWEST ANNEXATION AREA				
a		Neighborhood	8.20	Developed park and open space
b		Neighborhood	9.50	Developed park and open space
c		Neighborhood	7.50	Developed park and open space
d		Neighborhood	9.40	Developed park and open space
e		Neighborhood	8.50	Developed park and open space
f		Neighborhood	9.10	Developed park and open space
g		Neighborhood	9.80	Full developed park
h		Community	60.10	Regional facilities/centers
Subtotal			***122.10***	
TOTAL PROPOSED PARKS			**342.29**	

Park Development Priorities

To meet the future need for parks:

Develop 80 acres of new parks to meet the current 2014 need.

- Neighborhood and Community Parks primarily, or one larger Community Park that serves a regional use.
- Local Park in the Blackridge neighborhood – conversion of City-owned detention basin.

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.

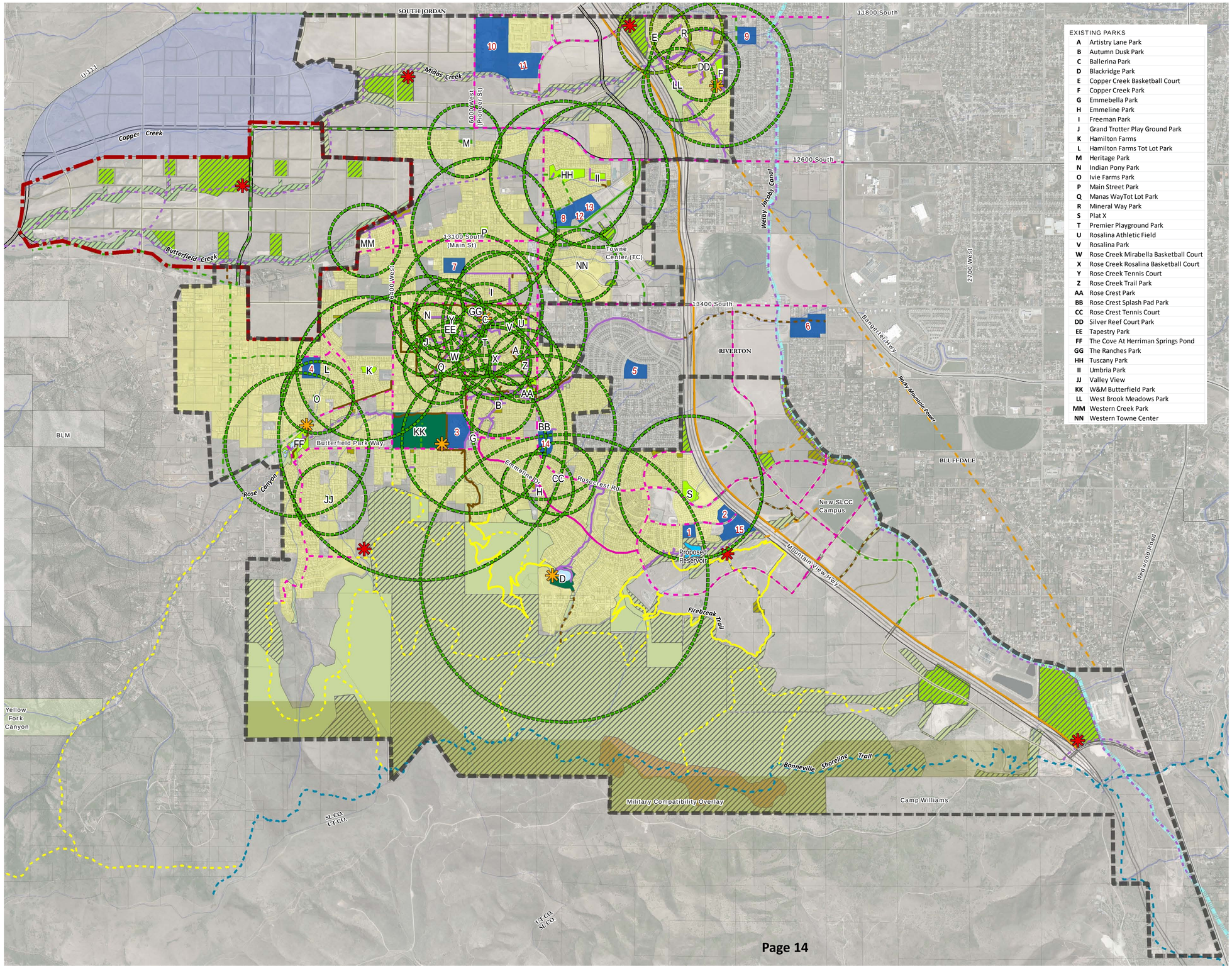
- All of the elements found in Local Parks.
- Restrooms
- Sports courts and fields.
- Additional special feature (splash pad, skate park, etc.)

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

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

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

MAP 2
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 Park
- Proposed Resort Recreational
- 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	JL Sorenson Recreation Center
6	South Hills Middle School	14	Blackridge Elementary
7	Herriman Elementary	15	Providence High School
8	Silver Crest Elementary		

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

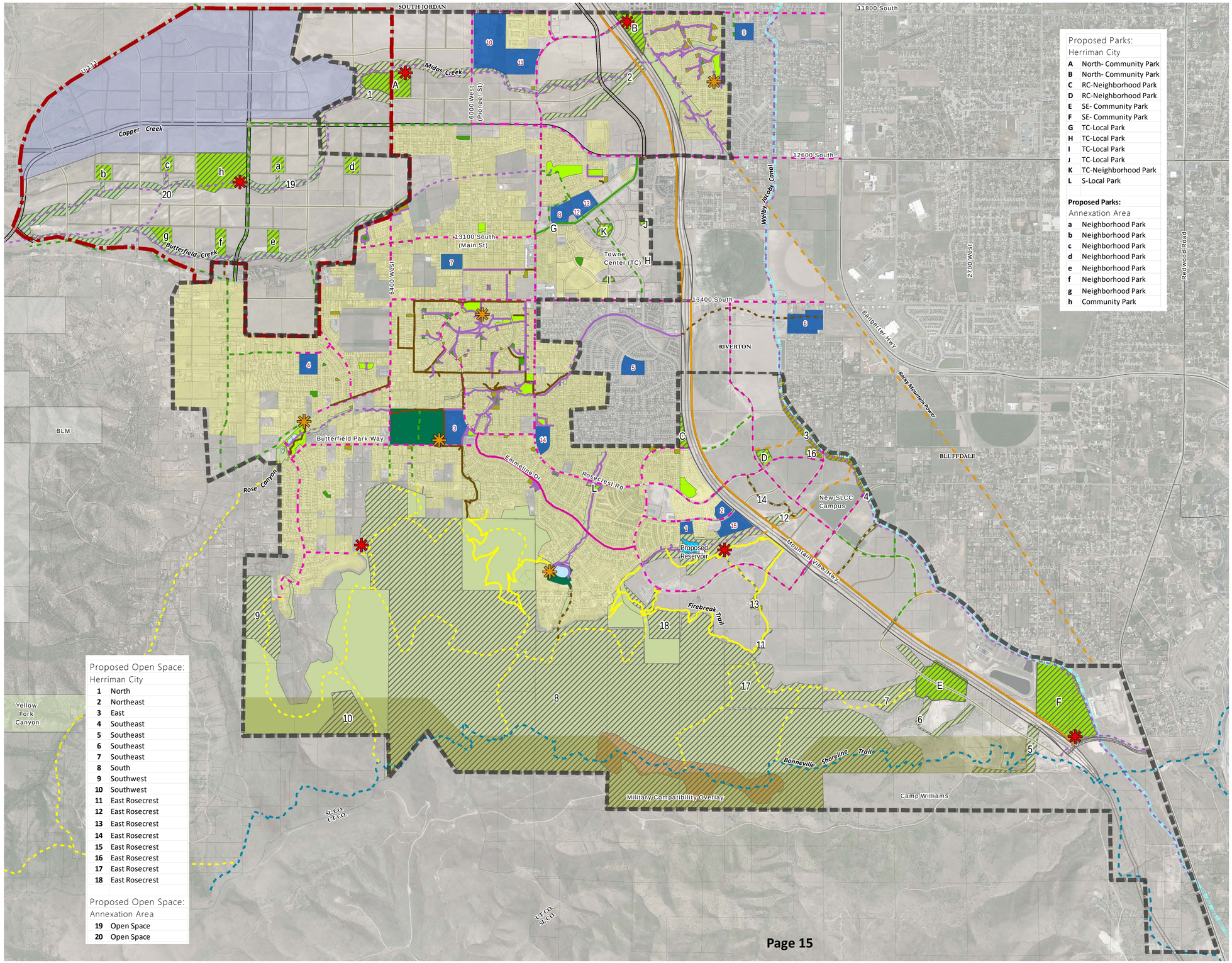
0 0.5 1 Miles

June 2014

HERRIMAN CITY

LANDMARK DESIGN

MAP 3
Proposed Parks & Open Space



Herriman City Boundary
2025 Annexation Area
Future Annexation Area

Parks

- Existing Community Park
- Existing Neighborhood Park
- Existing Local Park
- Proposed Parks
- 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
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- Existing Trailhead
- Future Trailhead

Existing Residential
Schools & Public Facilities

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

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

0 0.5 1 Miles

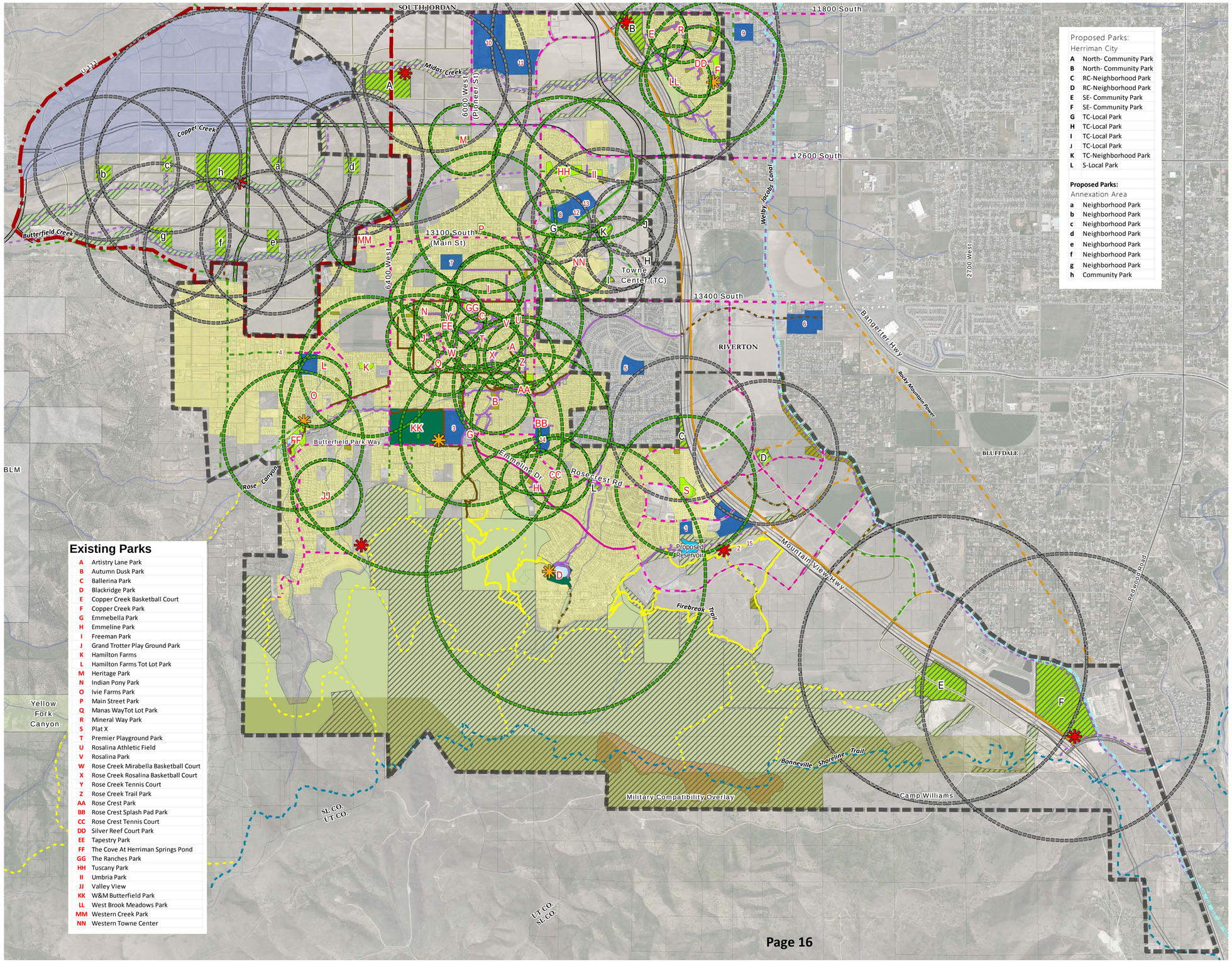
June 2014

HERRIMAN CITY

LANDMARK DESIGN

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
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Existing Residential

Schools & Public Facilities

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

0 0.5 1 Miles

June 2014

Existing Facilities and Programs

In addition to the many facilities found in public parks, the City also has within its borders a state-of-the-art recreation center which serves southwest Salt Lake County, including Herriman City.

J. L. Sorensen Recreation Center

The J. L. Sorensen Recreation Center in Herriman City is a Salt Lake County Parks and Recreation facility. It opened in 2010 and serves residents of Salt Lake County in the southwest portion of the valley which includes Herriman City. It features an indoor pool available for lap swimming, lessons, and recreational swimming and a water play area, cardio and strength fitness rooms, an indoor track, racquetball courts, a drop-in day care area, climbing wall, and numerous other amenities and programs. Memberships are available for a small fee either monthly or annually, and daily use is accommodated.

Programs include racquetball leagues for youth and adults on six courts; men's and women's leagues and tournaments, volleyball leagues for adult women and co-eds, and basic indoor tennis instruction; fitness classes for seniors; fitness classes including aerobics, "Tweens Get Fit", "Kids on the Move", cycling and spinning, group fitness classes, weight loss help, and others. Rooms are available for rent for parties and gatherings, including a conference room and multi-purpose room for community gatherings. The pools serve youth and adult swim teams, and Herriman and Riverton High School teams; offer Triathlon training and swimming lessons, and accommodate the USA Competition Swim Team – Devil Rays.

Herriman City Special Events and Activities

The City's Parks and Recreation Department, along with many sponsors, also offers several annual community-wide events and activities for residents. The events and activities range from local interest events like the Easter Egg hunt to regional events including the Fort Herriman Rodeo. Following is a sampling of the events and activities sponsored by the City and its partners.

- Easter Egg Hunt – offered in W & M Butterfield Park for children aged 0 to 12 years, including children with special needs.
- Community Fishery – offered at The Cove at Herriman Springs pond for ages 6 through 13. It is offered in coordination with the Division of Wildlife Resources Urban Fishing Program.
- Farm Field Day – offered at Butterfield Farm with over 2,000 elementary school age children participating from all over Salt Lake Valley. It introduces children to farm life and farming.
- Herriman Enduro Challenge – offered in W & M Butterfield Park for children aged 12 through 15 and adults. It features motorcycle racing, a supercross event, ATV events, and events for amatures, professionals, and experts.
- Iron Will Race – sponsored by the four communities of Herriman, Bluffdale, Saratoga Springs, and Eagle Mountain, it features running, mountain biking, road cycling, and family events that are held at Camp Williams, U.S. National Guard Training Facility and supports the Utah National Guard Charitable Trust which helps to meet the needs of service members and families of the Utah National Guard.
- Memorial Day – held in Main Street Park with a Chuck Wagon Breakfast and Memorial Day ceremony.
- Pedal Palloozer – held in W & M Butterfield Park, it offers a Family Bike Ride, Helmet Safety Checks, free helmets, a Bike Safety Rodeo, mountain bike events, and bike and scooter raffles. It is held in conjunction with Healthy Herriman, a local organization supporting and sponsoring healthy community lifestyles.
- Fort Herriman Rodeo – a Professional Rodeo Cowboy Association (PRCA) event held at the equestrian arena and facilities at W & M Butterfield Park.
- Fort Herriman Days – hosts multiple events including a car show, carnival, kids parade, races, vendors, concerts, culminating with fireworks. It takes place in W. W. Butterfield Park.
- Pumpkin Festival – includes pumpkin decorating, costume contests, games and hunts.

These events and activities, along with others offer recreational, entertainment, and learning opportunities for residents that support families, community values, and healthy lifestyles complimenting the events and programs offered in City parks and recreation facilities.

Herriman City Recreation Participation

The City currently organizes and schedules several recreational programs that use existing parks, and particularly the sports fields. In 2014, Recreation Managers report that the City served:[8]

- 660 youth participating in football programs;
- 700-800 youth already registered for fall football programs;
- 1,100 youth participating in baseball programs;
- 900 youth participating in soccer programs; and
- 315 youth participating in lacrosse programs.

All of the programs are targeted at youth; however recreation managers report that there is a strong interest in baseball/softball league play for adults as well. To meet that current need, they have identified a need for a four-plex baseball complex and at least two new softball fields, and they anticipate a growing need for more sports fields to accommodate needs in the future.

The analysis shown in Table 10 corroborates the experience of recreation managers and sports organizers with the exception of the need for sports fields. The table shows that currently there is no need for additional soccer/football/lacrosse fields (a surplus of two), which contradicts the opinons of recreation managers and sports organizers who express a current need for more sports fields.

Current 2014 Facilities Supply and Demand (See Column 8 in Table 9)

To help communities determine whether or not there are enough facilities to provide the needed recreational opportunities, the National Recreation and Park Association (NRPA) developed some broad standards; however, to truly serve the needs of the community, they need to be modificed to address the unique qualities of each community. During its 2009 master planning process in which the ***Herriman City Parks, Recreation, Open Space and Trails 2020 Master Plan*** was completed, several standards unique to Herriman City were established. They are shown in Table 10 and have been updated with new quantities, and current and projected 2025 population figures.

[8] Personal conversations with Danie Bills, Events Manager and Wade Sharp, Parks Manager on April 23, 2014.

The standards developed in the 2009 plan and shown in the Column 6 on Table 10 have been maintained for this analysis.

Based on this analysis, Herriman City has some facilities that exceed the standard, some that achieve the standard, and others that appear to be needed. These figures are displayed in Column 8 for 2014 and in Column 10 for 2025. In summary:

Facilities that surpass the standard:

- **Indoor basketball courts**
- **Indoor volleyball courts**
- **Volleyball courts (outdoor)**
- **Splash pads**
- **Trails**

Facilities that meet the standard:

- **Indoor Pools**
- **Skate Parks**

Facilities that do not meet the standard:

- **Softball/Baseball Fields**
- **Basketball Courts (outdoor)**
- **Soccer/Football/LaCross fields**
- **Indoor tennis courts**
- **Tennis courts (outdoor)**
- **Swimming pools (outdoor)**
- **Golf facilities**

As mentioned previously, the comparison to NRPA standards should be considered a guideline and point of reference for communities, not a strict mandate. Herriman City took the liberty of changing the standard from one sports field for each 5,000 persons (NRPA) to one sports field for each 2,500 persons, thereby acknowledging the difference between this community and a national overview.

Table 10: Existing Herriman City Recreation Facilities with Current 2014 Needs and Projected 2015 Needs

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 30,816	Plus or Minus	Recommended 2025 Supply based on Population of 56,502	Plus or Minus
Softball/Baseball fields	8	1	9	5,000	2,500	12	-3	23	-14
Soccer/Football/LaCrosse	12	2	14	5,000	2,500	12	2	23	-9
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

Projected 2025 Facilities Supply and Demand (See Column 10 in Table 9)

In order to serve future needs, all categories of facilities will need to be developed to accommodate demand in the future. Only skate parks and swimming pools are considered adequate in the future, utilizing the current City standards.

Survey Results: Resident's Views on Programs and Activities

This section includes information obtained from the informal internet survey posted on the City's website and analyzed by the Consultants. It includes responses from about 385 individuals. It is important to note that the survey was not stastisticly valid; rather the results received are an indication only of the general feelings of the respondents.

Individual and Family Participation in Activities and Programs
Respondents indicated that they participate in a wide range of activities and programs offered, including the following ranked as the top ten:

- Swimming 10 percent
- Bicycling/cycling 8 percent
- Soccer 7 percent
- Hiking/trails 7 percent
- Running/jogging 6 percent
- Sports 6 percent
- Baseball 5 percent
- Basketball 4 percent
- Recreation Center 4 percent
- Walking 3 percent

Individual and families also indicated activities and programs in which they would like to participate. The top ten activities chosen and that were provided in the survey are shown below. However, those individuals who offered as a comment another desired activity, most often stated water polo or motocross.

- Swimming
- Biking
- Dance (ballet, ballroom, jazz)
- Fishing
- Aerobics
- Golf
- Scouting/merit badge classes
- Gymnastics
- Hunter safety

Residents who attended the Draft Plan Open House on May 14, 2014 emphasized a need for more sports fields, and also mentioned an outdoor pool.

Respondents to the Salt Lake County Citizen Interest and Opinion Survey for the Southwest Planning District indicate a high need for sports amenities including outdoor basketball courts, soccer/football/rugby fields, baseball diamonds for all levels, outdoor tennis courts and volleyball courts, other sports fields, and a golf course. In terms of recreation amenities, the highest priorities are for trails (walking/running/biking), indoor and outdoor swimming pools, outdoor events space, indoor exercise and fitness space, natural areas and water play areas.

The highest priorities for youth programs include swimming lessons, youth athletics and fitness and wellness programs, programs for teens, and other youth programs involving the arts, gymnastics, ice skating, etc. Adult priorities include senior fitness and continuing education classes, organized adult sports, swimming, arts programs, and ice skating. Respondents expressed the highest service priorities should include programs for persons with disabilities, farmers markets, after school programs, volunteer opportunities, water fitness, programs during school breaks, special athletic events, and community events among others.

Why Respondents Do Not Participate in Activities and Programs
The primary reason respondents do not participate in activities and programs is due to cost – too expensive (24 percent), and another 18 percent indicate that admissions fees are too expensive. Other reasons for not participating include: not interested in the activities offered (17 percent); classes offered are at inconvenient times (15 percent); and a need for childcare (13 percent). Age or disability, and poor quality of classes were each mentioned about three percent of the time; and lack of transportation accounts for about 2 percent of non-participation.

The County survey[9] results show that the most-often stated reasons people do not use County Parks and Recreation facilities and programs include: don't know that programs are offered, too far from home, too expensive, classes are full or they are not interest. Some indicate that facilities are not maintained or that programs are not at convenient times.

How Residents Learn About Recreation Programs
Most respondents get information about recreation activities and programs through social media websites and word of mouth – both about 27 percent. Another 17 percent obtain information from the City's website and 13 percent learn about programs from the City's newsletter. Few – less than 7 percent – learn about programs from the City's electronic message board, other websites, or a local newspaper.

The County survey finds that most people learn about programs and services from friends and neighbors, program fliers, newspaper, schools, community newsletters, bulleting boards and brochures. Relatively few learn about facilities and programs from the County's website.

Recreation Facilities Development Priorities

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

- 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

[9] Salt Lake County Parks and Recreation Citizen Interest and Preference Survey, 2014. Southwest Planning District results.

Herriman City as a Destination Recreation Area

Herriman City recognizes that it is situated in a unique landscape with the southern mountain slopes that will remain relatively undeveloped and also offer a buffer between the City and Camp Williams. The City would like to grow into a destination, taking advantage of these natural resources and an extensive trail system for its residents as well as others in the region.

This broader aspect of the master plan needs much more visioning and planning, but to conceptually describe it here gives it a start. Several ideas have been put forward as concepts for creating a place unlike any other in the region that can be explored further and perhaps implemented over time. Such an endeavor will benefit from partners and collaborators that can pool resources, and may include both public and private entities. Numerous ideas have been expressed that include:

- Mountain bike park
- Nature park
- Gun club/shooting range including archery and training facilities (hunter safety)
- 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
- Golf course
- Amphitheater
- Dog parks
- Fishing pond
- Ice rink
- Campgrounds
- Zip line
- Large pavilion to accommodate at least 250 people
- Community gardens
- Outdoor pool

Resort Recreaton Destination area on the southern edge of the City.

Participants at the Draft Plan Open House held on May 14,2014 support the concept of a destination recreation area in Herriman; however, they express concern about a shooting range which could be noisy and disturb residents if not located properly, and which would frightens wildlife.

Recommendation

This idea and concept which has some support within the community, will need to be carefully considered starting with a master planning process that studies the environmental resources in the area and determines how best to assign activities to areas that can support them without degrading the resource. The master planning work need not get into detailed design; rather it should generally identify landforms and characteristics that are compatible with particular activities, and then come up with a range of alternative development scenarios for consideration.

The alternative scenarios may range from activities with little impact to those that would be a large impact on the landscape, and surely not all the activities and features that are identified will fit appropriately into each scenario. Such an effort and endeavor will allow residents an opportunity to review and consider options, and help public officials make the best decisions possible.

OPEN SPACE

EXISTING OPEN SPACES

The City identifies two types of Open Spaces – Maintained and Natural. Both types provide recreational opportunities for City residents and to the region. These open space lands are often drainage channels and creek corridors, wetlands, critical wildlife habitat, steep and erodable slopes and soils, and other environmentally sensitive lands or lands that cannot and should not be developed because doing so would pose a hazard to residents. They are also important lands that provide connections, passive recreation opportunities, and visual relief. The purpose and use of these open spaces was defined in the 2009 Master Plan and reiterated here.[10]

Maintained open spaces include some trail corridors, ponds and other open spaces with some level of developed facilities, and should generally be withinn one-half mile of residential areas. The primary purpose and use for Maintained Open Spaces are:

- To create a linked open space system for both ecological function and human recreation.
- Can be sensitive lands that can support some human use without significant adverse effects
- Can be enhanced with native and naturalized landscaping, berms, trails, signs, picnic areas and other features to enhance human comfort, access and stewardship.
- Publicly owned and permanently protected.
- Open access and some developed recreation. Fully developed parks and active sports fields are defined as Parks, not Open Space.

Natural open spaces are generally preserved natural areas and resources within one mile of residential areas, and with a primary purpose and use to:

- Preserve important natural features, protect valuable habitat and wildlife, limit human exposure to hazardous areas.
- Preserve and restore native vegetation, natural slopes, and existing hydrology.
- Maintain land to appear and function as close as possible to its natural state.
- Publicly owned and permanently protected through dedication to the city.
- Controlled access and minimal recreation, such as primitive trails.

Table 11 to the right identifies the various open spaces. They are also shown and listed on Map 1; however, some parcels within the same development have been grouped and their acreages combined for purposes of developing the Table. Herriman City maintains approximately 54 acres of open space currently, and within its current boundary there are just over 805 acres of natural open space lands. Combined, Herriman City enjoys 859.29 acres of open space.

Table 11: Existing Maintained and Natural Open Space

EXISTING OPEN SPACE - MAINTAINED	
NAME	**Acres**
Autumn Dusk Park (North)	1.65
Autumn Dusk Park (South)	1.74
Barrell Court	0.10
Blackhawk Estates	5.12
Clipper Ridge Park	0.15
Copper Creek Park	0.58
Desert Creek	0.27
Dillan Circle Detention Basin	0.11
Emmeline Detention Basin	1.18
Entrance Park	0.85
Fort Herriman Trail	0.29
Fort Pierce	0.06
Fort Pierce Detention Basin	0.38
Freindship Detention Basin	0.29
Grand Trotter Open Space Park	0.71
Hamilton Farms Open Space/Detention Basins	1.76
Herriman Meadows	0.23
Horizon Detention Pond	0.11
Indian Pony Open Space Park	1.05
Juniper Crest Detention Pond	1.31
Midas Vista Open Space	1.19
Mineral Way Park	7.51
Mirabella Open Space	0.40
Morning Light Detention Pond	0.54
Murdoch Peak Detention Pond	0.73
Olympiad Open Space Park	3.38
Overlook Trail	0.04
Premier Open Space Park	1.56
Rosalina Open Space	0.12
Rose Creek Mirabella Open Space Park	1.33
Rose Creek Subway Park Detention Pond	0.79
Rose Creek Trail Park	4.82
Rosecrest Plat J	0.29
Santa Anita Park	0.20
Silver Reef Court Park	3.88
Simplicity Place Park	0.13
Sulky Cove Open Space	0.28
The Cove At Herriman Springs	4.63
Tuscany	0.02
Tuscany Entrance	0.32
Umbria Detention Basin	0.58
Valley View Detention Basin	0.91
Village Drainage	0.74
West Brook Meadows	1.35
Yukon Park Ave Detention Basin	0.34
TOTAL	**54.03**

EXISTING OPEN SPACE - NATURAL	
NAME	**Acres**
Autumn Dusk Park	8.83
Blackridge Park	14.72
Copper Creek Park	6.78
Creek View Meadows	1.43
Desert Creek	1.53
Emmeline Drainage	1.79
Fort Herriman Cove	14.62
Grand Trotter Open Space Park	1.83
Herriman Highlands	4.20
Herriman Meadows	3.96
Indian Pony Open Space Park	1.07
Knapper Point Detention Basin	0.51
Lake Ridge	163.33
Lookout Ridge	2.79
Midas Vista Open Space	1.57
Oak Hollow	2.68
Oaks Of Rose Creek	2.12
Olympiad Open Space Park	1.62
Pepper Grass Drainage	4.76
Rosalina Park	2.28
Rose Creek Trail Park	17.16
Rose Crest Drainage	3.08
Rosecrest Plat J	3.81
Rosecrest Plat J	2.01
Rosecrest Plat P	9.69
Rosecrest Plat Q	0.10
Rosecrest Plat Q	1.70
Rosecrest Plat R	40.51
Rosecrest Plat U	26.39
Rosecrest Plat V	1.80
The Cove At Herriman Springs	408.04
The Cove At Herriman Springs Pond	3.93
Village Drainage	7.52
Walker Estates	1.15
West Brook Meadows	34.25
Western Creek	1.71
TOTAL	**805.29**

[10] Herriman City Parks, Recreation, Open Space and Trails 2020 Master Plan (2009)

Open Space Needs Analysis

The City standard or Level of Service (LOS) for open space development is 10 acres of open space for each 1,000 persons in the community. There are currently over 859 acres of open space within the City boundary, which is more than twice what is recommended in the City standard. There is a 2025 future need of about 565, as shown in Table 12, which still exceeds the current City standard. Herriman City currently has abundant open space to maintain its current standard to the year 2025, and needs to obtain no more for its current residents. Proposed Open Spaces are shown on Map 3.

However, the City standard also specifies that open spaces should be within one-quarter mile to one mile from city residents in order to be effective and accessible. When the Northwest Annexation Area is incorporated into the City, new open spaces will need to be preserved to serve those residents, and should include both Maintained and Natural Open Spaces.

Table 12: Analysis of Open Space Need

OPEN SPACE NEEDS ANALYSIS - NATURAL AND MAINTAINED COMBINED				
		EXIST.	CURRENT OPEN SPACE	ACRES NEEDED TO
YEAR	POPULATION*	ACRES	ACRES PER 1000 POPULATION	MAINTAIN 10/1000
2014	30,816	859	27.88	308.16
2025	56,502	859	15.20	565.02

Source: Herriman City Planning Department

Upper Left: Blackridge Open Space

Upper Right: Rosecrest Plat Q Open Space

Lower Left: Village Drainage Open Space

Proposed Open Spaces

As mentioned previously, there is no need for additional open space in the City to maintain the current standard. However, in order for residents to have good access to open spaces, whether maintained or natural, new open spaces will need to be developed. The development pattern within the community has been to maintain drainages and creek corridors as open space, and to connect them to Local, Neighborhood, and Community Parks with trail corridors. This is the pattern of develoment that has drawn people to reside in Herriman, and which offers the quality of life they value and wish to see maintained into the future.

During the recent General Plan Update process, a conceptual level land use plan was developed for the Northwest Annexation Area which is shown on the Maps. It illustrates a series of linear open space corridors which connect with future Neighborhood and Community Parks. While conceptual, they do exemplify the kind of development pattern desired in the community. Proposed Open Spaces are identified in Table 13 and keyed to Map 3.

Table 13: Proposed Open Spaces

PROPOSED OPEN SPACE Within Existing City Boundary		
Map ID	General Location	Acres
1	North	36.24
2	Northeast	84.34
3	East	29.17
4	Southeast	8.51
5	Southeast	21.09
6	Southeast	16.84
7	Southeast	50.35
8	South	2314.50
9	Southwest	68.92
10	Southwest	45.81
11	East Rosecrest	4.12
12	East Rosecrest	9.23
13	East Rosecrest	4.72
14	East Rosecrest	2.23
15	East Rosecrest	57.24
16	East Rosecrest	4.92
17	East Rosecrest	117.89
18	East Rosecrest	36.62
	TOTAL	**2912.76**

Within Northwest Annexation Area		
Map ID	General Location	Acres
19	Open Space	20.54
20	Open Space	133.95
	TOTAL	**154.49**

There are other open spaces proposed in other developing areas of the community. These too are shown on the maps and keyed to Table 13

Additionally, the General Plan Update recommends a Resort Recreational Area on the southern slopes which could develop as a destination recreation area with a state-wide and regional draw. It includes about 140 acres.

The Proposed Open Spaces shown on Map 2 are a conceptual level illustration of what could develop and account for about 3,070 acres of additional open space lands.

PATHS AND TRAILS

EXISTING TRAILS AND BIKE PATHS/ROUTES

Trails are an important part of the community and are highly desired by residents. They serve a broad public including recreational walkers, joggers, and bicyclists, and those who use bicycles as a major form of transportation to and from work, shopping, and school. They are also an important element of "Safe Routes to Schools" and connect neighborhoods to schools, park and recreation facilities, and other desired destinations.

Herriman City's system includes trails which are either paved, unpaved or primitive, and are typically found in open spaces, parks, and undeveloped natural areas. The other component of the system are bike paths or routes that are either separated from the roadway, striped on the roadway, or signed for joint vehicle and bicycle use. The existing trails and paths/routes are identified below along with the total mileage currently in use. Table 14 identifies a total of 29.31 miles of paved, unpaved and primitive trails within thier City boundary and 9.11 miles of bicycle paths/routes. Existing trails and bicylce paths and routes are shown on Map 5.

Table 14: Existing Trails and Bicycle Paths

EXISTING TRAILS AND BICYCLE PATHS/ROUTES	
TRAIL TYPE	MILES
Paved/Urban Trails	14.70
Unpaved Trails	7.40
Primitive Trails	7.21
Subtotal Trails	*29.31*
Separated Bicycle Paths	6.66
On-Street Striped Bike Paths	1.48
On-Street Signed Bike Paths	0.97
Subtotal Bicycle Paths	*9.11*
TOTAL TRAILS AND PATHS	**38.42**

Trails and paths are described and defined in the 2009 Plan and are restated here.
Paved/Urban Trails have a defined purpose and use.[11]

- Linked trail system for both recreation and transportation.
- Support biking, walking, skateboards/rollerblades, and equestrian use where appropriate. Motorized use is not permitted.
- Provide safe routes to schools, employment areas and commercial centers.
- Enhanced with landscaping, berms, fences, lighting, signs, benches and other features for comfort and safety.
- Publicly owned and permanently protected.
- Paved trail with shoulders, separated from adjacent roads.
- Ramps, mild grades and other features designed for maximum accessibility.
- Minimum 16' width.

Unpaved and Primitive Trails have a defined purpose and use[12]:

- Trail for recreation, may connect to major trail systems, depending on location.
- Support hiking, mountain biking, and equestrian use where appropriate. Motorized use is not permitted.
- Minimal enhancements except to protect the natural resource.
- Publicly owned and permanently protected.
- Unpaved, often rugged trail through open space areas.
- May contain elements and slopes that hinder accessibility.
- Minimum 2' width, varying by location and topography.

Three types of bicycle paths/routes are suggested:

- Off-Street Separated Bicycle Paths – separate, paved bicycle path a minimum of 16' in width to accommodate traffic in two directions and multiple non-motorized uses.
- On-Street Striped Bicycle Paths – paved, striped bicycle lane adjacent to the traffic lane on the roadway, a minimum of 4' in width, and designed to meet ASHTO standards.
- On-Street Signed Bicycle Path – paved travel path on the existing roadway which is signed for joint use, but has no designated use area. Bicyclists travel with vehicular traffic and share the roadway.

Upper Left: Mountain View Corridor – Off-Street Separated Bike Path

Upper Center: Emmeline Drive – On-Street Striped Bike Path

Upper Right: Rose Crest dual use paved trail and unpaved equestrian trail

Left: Overlook Trail – unpaved equestrian trail

[11] Herriman City Parks, Recreation, Open Space and Trails 2020 Master Plan (2009)

[12] Herriman City Parks, Recreation, Open Space and Trails 2020 Master Plan (2009)

Trail and Bike Path Facilities Needs Analysis

The current City standard for trails was established in the 2009 Master Plan and is shown in the following.[13]

- 0.5 mile of primitive, unpaved trails per 1,000 population; Primitive and unpaved trails should be accessible within one-half to one mile from residential areas.
- 0.5 mile of paved trails per 1,000 population; Paved/Urban trails should be accessible within one-quarter to one-half mile from residential areas.
- No specific standard for bicycle paths/routes based on population; however, they should be accessible within one-quarter to one-half mile from residential areas.

Based on these current standards, the current levels of service for all Paved, Unpaved, and Primitive Trails is shown in Table 15.

- The City is currently on par with development of paved trails, and by the year 2025 will need to develop an additional 13 miles approximately.
- The City currently has about half the miles of unpaved trails to meet the standard and needs nearly 8 miles to meet the 2014 need. By year 2025 an additional 20 miles will be needed.
- The same is true for primitive trails, where about 8 miles are needed to meet the current need, and an additional 20 miles to meet the 2025 need.

Table 15: Needs Analysis for Paved, Unpaved and Primitive Trails

NEEDS ANALYSIS - PAVED TRAILS				
		EXIST.	CURRENT TRAIL MILES	MILES NEEDED TO
YEAR	POPULATION*	MIILES	PER 1,000 POPULATION	MAINTAIN 0.5/1,000
2014	30,816	14.7	0.48	0.71
2025	56,502	14.7	0.26	13.55

Source: Herriman City Planning Department

NEEDS ANALYSIS - UNPAVED TRAILS				
		EXIST.	CURRENT TRAIL MILES	MILES NEEDED TO
YEAR	POPULATION*	MIILES	PER 1,000 POPULATION	MAINTAIN 0.5/1,000
2014	30,816	7.4	0.24	8.01
2025	56,502	7.4	0.13	20.85

Source: Herriman City Planning Department

NEEDS ANALYSIS - PRIMITIVE TRAILS				
		EXIST.	CURRENT TRAIL MILES	MILES NEEDED TO
YEAR	POPULATION*	MIILES	PER 1,000 POPULATION	MAINTAIN 0.5/1,000
2014	30,816	7.21	0.23	8.20
2025	56,502	7.21	0.13	21.04

Source: Herriman City Planning Department

[13] Herriman City Parks, Recreation, Open Space and Trails 2020 Master Plan (2009)

Since there is currently no defined standard for bicycle paths/routes, for comparison purposes the same standard for trails has been applied to bicycle paths/routes. The current policy is to install bicycle facilities on an as-needed basis. If the City wishes to maintain a standard similar to that for unpaved, primitive, and paved trails, it will need to add six miles of bicycle paths/routes to meet the current need and a total of 19 miles to meet the 2025 need. This analysis is shown in Table 16 below.

Table 16: Level of Service Analysis for Bike Paths and Routes

SERVICE ANALYSIS - BIKE PATHS/ROUTES				
		EXIST.	CURRENT TRAIL MILES	MILES NEEDED TO
YEAR	POPULATION*	MIILES	PER 1,000 POPULATION	MAINTAIN 0.5/1,000
2014	30,816	9.11	0.30	6.30
2025	56,502	9.11	0.16	19.14

Source: Herriman City Planning Department

The current City standard also address access to trails from residential neighborhoods. Map 6 illustrates a one-mile service area for primitive and unpaved trails, and a half mile service area for both paved/urban trails and bicycle paths and routes. It is recommended that a standard of 0.5 miles per 1,000 population at a minimum be established for bicycle paths/routes which is consistent with the other trail types, but they should still be installed on an as-needed basis along major routes in the City.

There are currently four existing trailheads in the City, which equates to approximately one trailhead per about 7,500 residents. In the future, the City would like to raise this level of service and provide additional trailsheads.

Survey Results – Resident Use of Trails

Nearly 77 percent of respondents indicate they use the City's trail system, and 40 percent of them use trails monthly or weekly (31 percent). About 11 percent of respondents use the trail system daily. If the trails were connected and more complete, over 76 percent of respondents indicate they would use them more often.

How Trails Are Used

Most trails are used for walking/jogging/hiking – nearly 55 percent; followed by recreational bicycle riding at 31 percent. Seven percent of respondents use the trails for motorized ATVs; four percent for in-line skating and skateboarding; while equestrian use and commuter cycling account for about 2 percent each. Written comments indicate that trail use also includes many who are walking dogs, and several commented that they did not know where trails are located.

Most Used Trails

Trails that are used most often include the Rosecrest neighborhood and park, Rose Creek Ranch, Juniper Point, Blackridge Reservoir, and Yellow fork. Others frequently mentioned include Butterfield Park, Daybreak, The Cove, and Monarch Meadows.

What Improvements Are Needed to the Trail System

The most important improvement suggested for the Herriman City trail system is to link them to neighborhoods (16 percent); followed by creating more trailheads (13 percent), connecting gaps in the trail system (12 percent), and

increasing the amount of trail miles and adding restrooms (10 percent each). Lighting and pet waste disposal stations (8 percent each), picnic shelters (6 percent); ATV trailhead signage and more parking were each chosen by 5 percent of respondents. In the written comments, respondents often mentioned a need for better maintenance including snow removal for winter use and weed control, a need to provide more trail information and maps, and a desire for trails that are accessible (paved) and stroller-friendly.

What Kind of Trails Are Most Desired
Herriman City residents who participated in the survey indicate that natural surface, primitive unpaved trails and paved asphalt and concrete paths are needed most (42 and 40 percent respectively). Separated, multi-use paved bike routes are also needed (12 percent), followed by striped or signed bike lanes (4 percent) and equestrian trails (nearly 3 percent). In the written comments, respondents also mentioned ATV trails, safe routes for walking to schools, concerns about safety and conflicts in use on trails, and a desire for equestrian users to clean up after their horses.

The County survey has identified several action priorities for the Southwest Planning District which includes Herriman City. The two highest priorities are building new walking, hiking, and biking trails, and improving regional trails (Bonneville Shoreline Trails, Jordan River Trail, etc.)

Draft Plan Open House Comments
Trails received the most attention during the Draft Plan Open House held on May 14, 2014 with all comments supporting the proposed system. Many people commented that one of the reasons they moved to Herriman is the good access to nearby foothills. In order to make that access more convenient, residents suggested the following:

- Better access points to the trails that are more visible and noticeable – trailheads.
- Signing indicating where you are and where you are going; a map of the whole system.
- Signing indicating how far one has biked or walked – measured paths.
- Trees for shading.'
- Routes that access shopping areas, parks, etc.
- Trails and paths wide enough to accommodate jogging, strollers, two or three people walking together, and a mix of users.
- Drinking fountains.

Healthy Herriman Committee

Herriman City currently has a citizen committee devoted to promoting trails and trail development. The Healthy Herriman Committee is the official Health and Wellness Committee of Herriman City. They work to improve the health and safety of Herriman residents, promote the development of trails and trailheads, and strive to develop City policy that supports bicycle and pedestrian use.

One of the major projects Healthy Herriman organizes is Pedal Palooza. This event encompasses and encourages biking for all ages and abilities.

- Children's Helmet Safety Checks
- Children's Bicycle Safety Rodeo
- Children's Bicycle Races - Varying age groups
- Children's Bicycle Parade
- Yellow Fork Mountain Bike Ride - Varying levels of difficulty
- Goldilocks: Women's Bike Ride - Varying distances 20, 40, 60, 80, and 100 miles.

Proposed Trails and Bike Paths/Routes

Herriman City currently has planned (see Map 5) approximately 53 miles of new paved, unpaved, and primitive trails, including 8.5 miles which are proposed for the Bonneville Shoreline Trail. The kind of surfacing ultimately installed will depend on the location of the trail – those shown in natural open spaces and undeveloped areas will likely be unpaved and primitive, and those within developed areas and which are city-wide connections may be a combination of paved and perhaps, unpaved, and will likely serve both recreational and commuter cyclists.

There are also over 40 miles of bicycle paths and routes planned within the City boundary and the Northwest Annexation Area. The amount of miles of new trails and bicycle paths/routes currently planned exceeds what is needed to meet a growing population in 2025 once they are installed based on 0.5 miles per 1,000 population. This should become the new City Standard for bicycle paths and routes. Table 17 shows the trail types planned and their lengths, totaling about 90 miles. Proposed Trails and Bike Paths are also shown on Map 5, and the Existing and Proposed Distribution Analyses are shown on Map 7.

Table 17: Proposed Paved, Unpaved and Primitive Trails and Bicycle Paths/Routes

PROPOSED PRIMITIVE TRAILS	
LOCATION	**MILES**
Within City Boundary	20.20
Northwest Annexation Area	0.00
TOTAL PROPOSED UNPAVED AND PRIMITIVE TRAILS	**20.20**

PROPOSED UNPAVED TRAILS	
LOCATION	**MILES**
Within City Boundary	1.52
Northwest Annexation Area	0.00
Bonneville Shoreline Trail	8.50
TOTAL PROPOSED UNPAVED AND PRIMITIVE TRAILS	**10.02**

PROPOSED PAVED TRAILS	
LOCATION	**MILES**
Within City Boundary	10.47
Northwest Annexation Area	9.23
TOTAL PROPOSED UNPAVED AND PRIMITIVE TRAILS	**19.70**

PROPOSED BICYCLE PATHS/ROUTES	
LOCATION	**MILES**
Separated Bicycle Paths - Within City Boundary	2.34
Separated Bicycle Paths - Northwest Annexation Area	0.00
On-Street Striped Bike Paths- Within City Boundary	27.32
On-Street Striped Bike Paths- Northwest Annexation Area	0.00
On-Street Signed Bike Paths - Within City Boundary	6.71
On-Street Signed Bike Paths - Northwest Annexation Area	5.70
TOTAL PROPOSED BICYCLE PATHS/ROUTES	**42.07**

Salt Lake County is currently in the process of determining a proposed alignment for a major east/west bicycle corridor in southern Salt Lake Valley which will involve Herriman City. Several routes are being evaluated and a final route will be recommended by late 2014. It is likely that the corridor identified has also been identified in this Plan; however, coordination with the planning process should continue.

Proposed Trailheads

Existing trailheads are shown on Map 5, and numerous other trailheads are needed to provide the desired access to trails, which is currently limited in some areas because developed occurred before the trailheads were developed. To avoid these concerns, the City should implement a means of review for development proposals to assure that trails and particularly trail access points – trailheads—are identified and planned.

In a meeting with the Healthy Herriman Committee,[14] several new trailheads were identified and are shown on Map 7. New trailheads should include parking areas and kiosks with trail maps at a minimum, and restrooms where practicable. The City is currently deficient in the number of trailheads that it has constructed. Future plans are to increase the level of service, with two new trailheads planned in the near future and an additional four new trailheads planned within the next six to 10 years.

Proposed Standards for Trails and Bike Paths/Routes

In addition to the standards already stated in this section of the document, all on-street paths and routes should comply with ASHTO guidelines and requirements. There are specific guidelines for the Bonneville Shoreline Trail which are shown below.

Bonneville Shoreline Trail

The following is excerpted from the 2020 Master Plan completed in 2009. It outlines the intent and purpose of the trail, as well as design requirements for it's implementation.

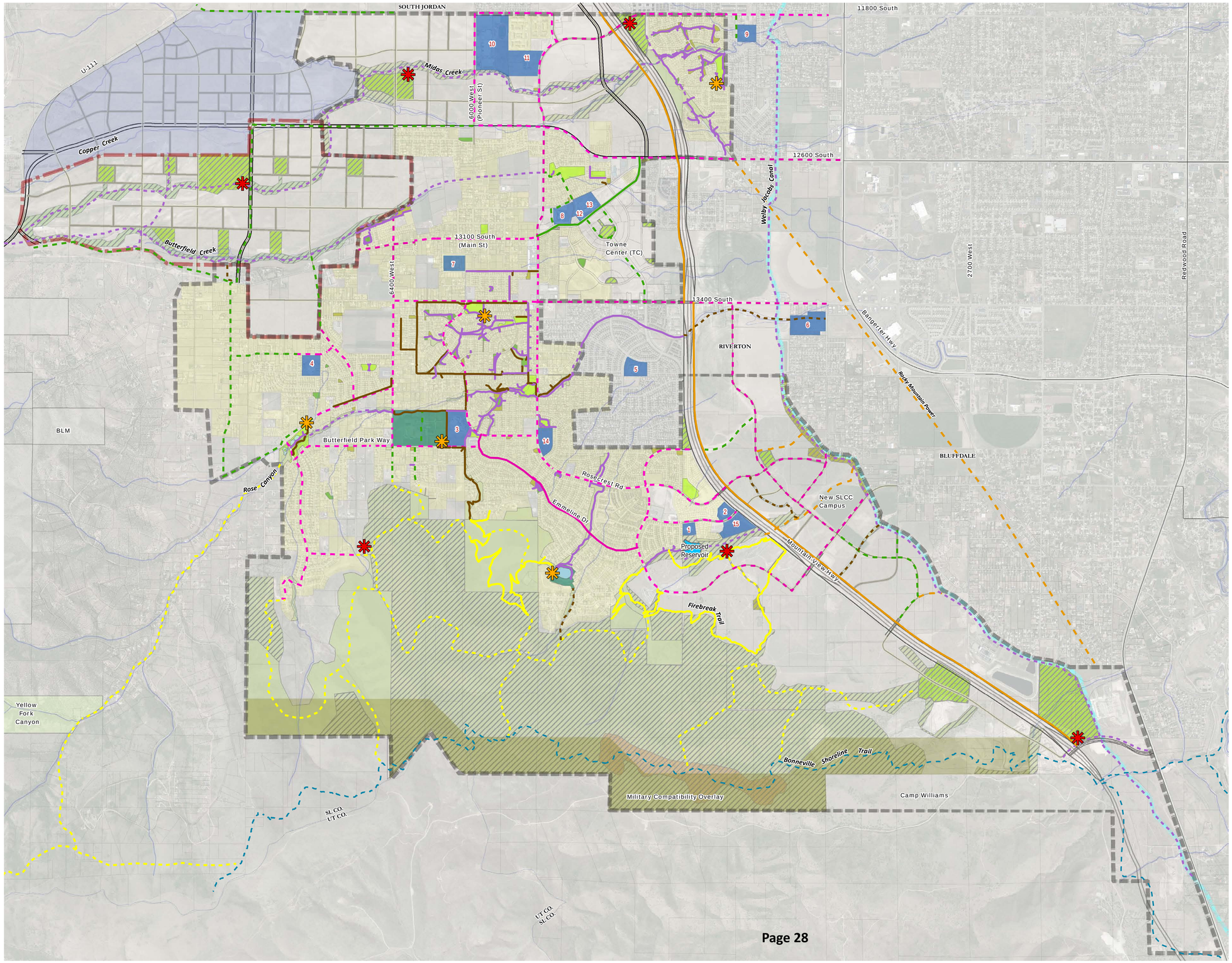
- Herriman City supports the development of the Bonneville Shoreline Trail in cooperation with Salt Lake County, Camp Williams, the Bonneville Shoreline Trail Coalition and other trail advocates,
- The trail should be publicly owned and permanently protected.
- The trail is a multi-purpose trail for equestrian, hiking, and mountain biking. Motorized use is not permitted.
- The preferred alignment in Herriman should be in a natural corridor, separate from a road or sidewalk and avoids crossing roads.
- The preferred alignment in Herriman should be located at the upper limit of development for a continuous corridor with public access.
- The preferred alignment in Herriman should be to provide a firebreak and/or fire access between Camp Williams and adjacent development. Minimum 100', preferably ¼ mile.
- A preferred alignment has been proposed in Herriman after identifying a route on the ground and mapping it with a GPS system.
- Comply with Salt Lake County Bonneville Shoreline Trail Development Standards for location, use, design, grading, and slopes, as outlined in the *Bonneville Shoreline Trail Alignment Plan for Salt Lake County* (January 2005). Applicable sections are summarized below:
  - The BST is a pathway on the west slopes of the Wasatch Range and the east slopes of the Oquirrh Range, on or near the shoreline bench of ancient glacial Lake Bonneville (generally 5,200'). It includes a north-south alignment on each side of the valley and an east-west connection to the Provo/Jordan River Parkway, Camp Williams, and Yellow Fork County Park.
  - The BST is the trunk of a branching regional system of trails linking city sidewalks to wilderness mountaintops.
  - The trail should skirt the developed areas of the Wasatch Front, often forming the boundary between urban subdivisions and National Forest *(or other public lands).*
  - The preferred route is for use by the county, municipalities, planners and developers should guide residential and commercial development, avoid unnecessary conflicts with development, and encourage government and volunteer groups to construct a regional trail.
  - Topography and existing land use restrictions, like Watershed and Wilderness, will restrict the use of the trail more than the construction or surface type.
  - The BST will be a pathway separated from streets and paved roads and located within the natural landscape.
  - The preferred route takes advantage of existing trails, mine roads, and animal paths where they fall within the feasible trail route and where they provide the most convenient use of the topography to reduce the environmental impact and make construction easier.
  - Occasionally, the BST will use a low-maintenance, unpaved road, such as water tank access roads, as a means to link primitive trail segments.
  - The BST may capture existing primitive trails for use as its primary route, such as the Rattlesnake Gulch Trail, that will fall outside the BST standard because of steep grades or surfacing material.
  - BST "connectors" are intended to link sections of developed primitive trail.
- Design should follow the guidelines of the *Bonneville Shoreline Trail Alignment Plan for Salt Lake County* (January 2005). Applicable sections are summarized below:
  - The BST standard will be a primitive trail.
  - All of the trail will be open to pedestrian use, and portions of the trail will accommodate mountain bikes and equestrian use where feasible and permitted.
  - The trail should follow land contours, avoiding steep grade changes.
  - The trail corridor should provide a buffer of both lateral distance and elevation between the trail and existing development (where possible). Buffer provides privacy for residences and a natural experience for trail users. The route may be located on smaller benches and ridges between 5,400' and 6,000' to provide this buffer and avoid steep slopes.
  - The BST trail construction standard follows principles developed by the International Mountain Bike Association (IMBA) for multipurpose trails. Such variations for standard construction are necessary, when feasible alternative routing does not exist.
    - Trail tread should average about three feet wide. Horizontal brush clearance should be about four feet from the trail centerline.
    - Vertical clearance should be about ten feet to allow for a mounted equestrian user.
    - Gradient should be maintained within zero to ten percent, with short sections allowed to rise to fifteen percent.
    - Long, gradual ramps and climbing turns are preferable to switchbacks.
    - Full bench design, which requires the full width of the trail tread to be cut into the hillside. Trail profile and trail grading should prevent erosion (see IMBA guidelines).

[14] Meeting with Healthy Herriman Committee, May 1, 2014.

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.



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	Copper Mountain Middle School
4	Butterfield Canyon Elementary	12	Herriman Library
5	Foothills Elementary	13	JL Sorenson Recreation Center
6	South Hills Middle School	14	Blackridge Elementary
7	Herriman Elementary	15	Providence High School
8	Silver Crest Elementary		

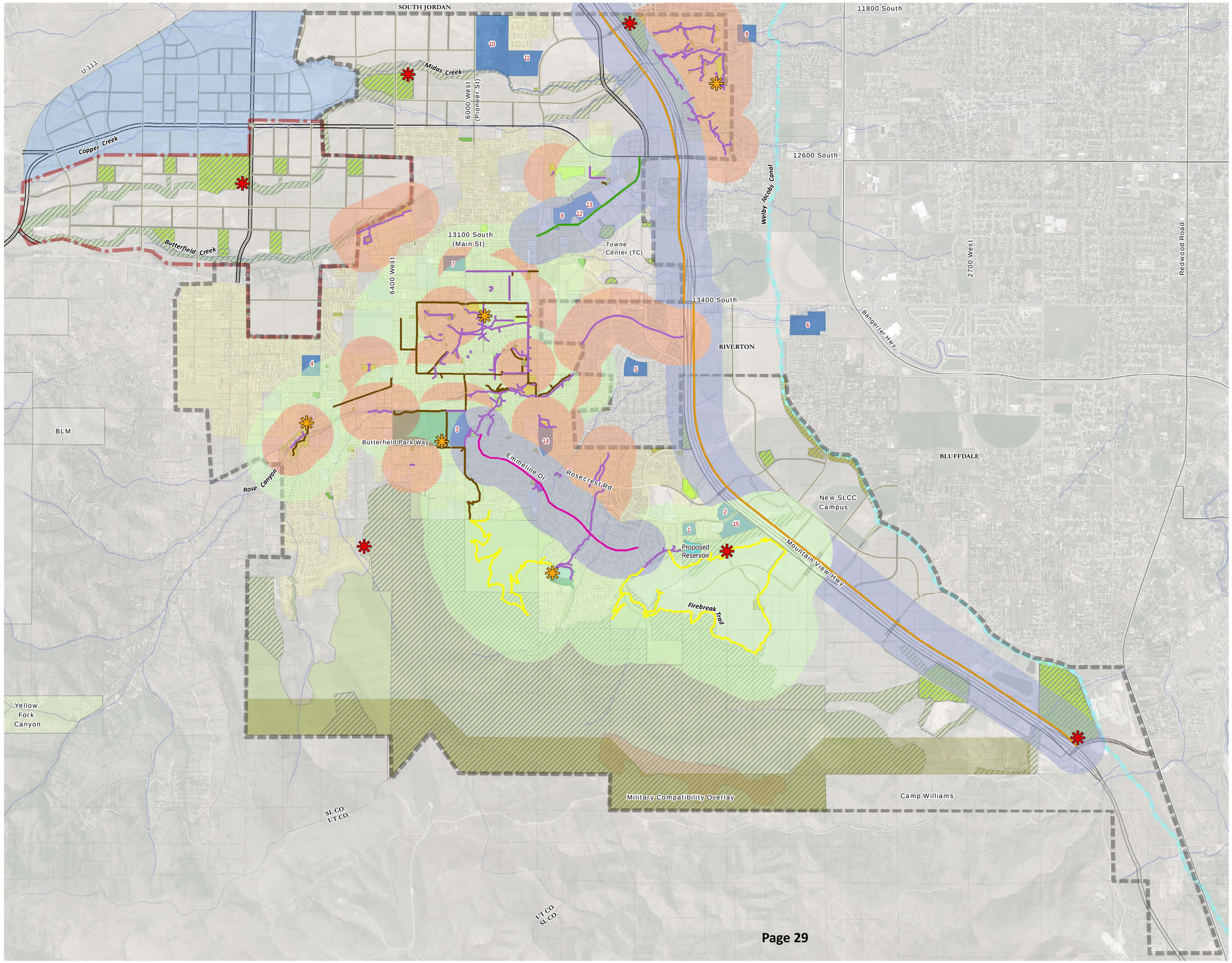
Herriman City Parks, Recreation, Open Space & Trails Master Plan

0 0.5 1 Miles

June 2014

HERRIMAN CITY

LANDMARK DESIGN



MAP 6

Existing Trail & Bike Path Distribution Analysis

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

Existing 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
- Paved Trail Service Area (1/2 mile)
- Bike Path/Lane/Route Service Area (1/2 mile)
- Unpaved/Primitive Trail Service Area (1 mile)
- 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	Copper Mountain Middle School
4	Butterfield Canyon Elementary	12	Herriman Library
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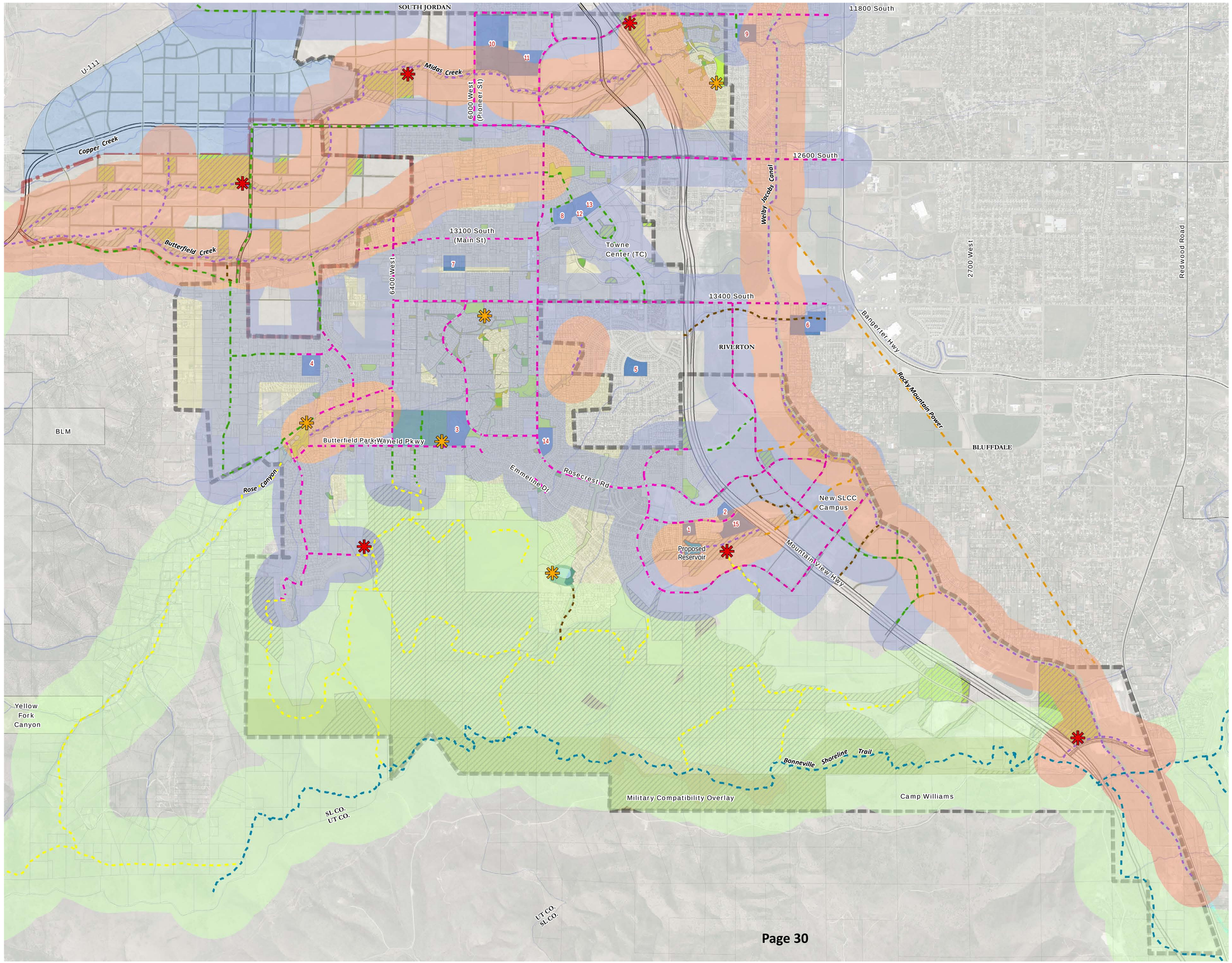
Herriman City Parks, Recreation, Open Space & Trails Master Plan

0 0.5 1 Miles

June 2014

HERRIMAN CITY

LANDMARK DESIGN



MAP 7

Proposed Trail & Bike Path Distribution Analysis

Herriman City Boundary
2025 Annexation Area
Future Annexation Area

Proposed Trails

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
Paved Trail Service Area (1/2 mile)
Bike Path/Lane/Route Service Area (1/2 mile)
Unpaved/Primitive Trail Service Area (1 mile)
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	Copper Mountain Middle School
4	Butterfield Canyon Elementary	12	Herriman Library
5	Foothills Elementary	13	JL Sorenson Recreation Center
6	South Hills Middle School	14	Blackridge Elementary
7	Herriman Elementary	15	Providence High School
8	Silver Crest Elementary		

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

0 0.5 1 Miles

June 2014

HERRIMAN CITY

LANDMARK DESIGN

GOALS AND POLICIES

GOALS AND POLICIES FOR PARKS, RECREATION FACILITIES AND OPEN SPACES

Goal 1.0: **Assure that residents of Herriman City have access to parks and park facilities.**

Policy 1.1: Maintain the current level of service for parks in Herriman City at 8-acres of land per 1,000 population. When new parks are planned and developed they should be Neighborhood and Community Parks that are generally of a larger size -- up to 20 acres or more to accommodate the desired sports fields and other intensive activities.

a. Implementation Measure: Update the Impact Fee Study as needed, and to include the acquisition of property and rights-of-way.

b. Implementation Measure: Raise the monthly Park Fee incorporated into utility bills. Sixty-two (62) percent of survey respondents support an increase in the Park Fee.

c. Implementation Measure: Upgrade those existing parks that have been identified for additional facilities or improvements, specifically by adding trees, sports fields/courts, playground equipment, measured walking paths and restrooms, adding lighting and safety features, and picnic facilities as identified by the survey respondents and as space and funds allows.

d. Implementation Measure: Develop the City-owned detention basin in the Blackridge neighborhood into a small Local Park.

e. Implementation Measure: As the community grows, particularly in the undeveloped and proposed annexation areas, be sure that the standard is maintained or exceeded and that parks are readily accessible to residents.

f. Implementation Measure: Work with developers to fully master plan park development into their residential development proposals, and work with them toward dedications and park improvements.

g. Implementation Measure: Require as a condition of development approval, the location of park land in the site development master plan.

h. Implementation Measure: Start an annual tree planting program. This could become a community event centered around Arbor Day or Earth Day, and should include trees in parks and open spaces, and along trails and streets.

Goal 2.0: **Provide for a recreation/aquatic center in the Northwest Annexation Area.**

Policy 2.1: Develop a recreation/aquatic center in the Northwest Annexation Area in conjunction with a large community park.

a. Implementation Measure: Work with Salt Lake County to conduct a feasibility study to determine at what point it can be supported and to determine the financial impact to the community.

b. Implementation Measure: Investigate options for partnering with other communities (South Jordan), developers, and special interest groups in the design and development of a recreation center/aquatic facility.

c. Implementation Measure: Survey residents to determine what kinds of programs and facilities they would like to see in the recreation/aquatic center.

c. Implementation Measure: If the recreation center/aquatic center is not feasible as one phase, pursue a first phase that includes an outdoor pool and sports fields.

Goal 3.0: **Pursue the development of parks and facilities that take advantage of the unique opportunities in Herriman City to create a mountain destination recreation area.**

Policy 3.1: Identify recreation opportunities and facilities that serve a regional need and work with the development community – specifically in the Resort Recreation area shown on the maps.

a. Implementation Measure: Conduct a feasibility study for some of the key mountain-oriented recreation opportunities including rock climbing and rock scrambling, mountain biking courses, camps, and others events and facilities that specifically target the natural resources of the mountains.

b Implementation Measure: Prepare a master plan that identifies the various activity areas and basic circulation systems to use as a guide for more detailed planning and design.

c. Implementation Measure: Partner with local developers and/or public entities to develop unique and attractive facilities that serve the residents of Herriman City and the broader recreational community.

Goal 4.0: **Improve maintenance and operations in parks.**

Policy 4.1: Provide an annual budget allocation for park improvements and upgrades.

a. Implementation Measure: Inventory all parks and park facilities and document needed improvements and upgrades.

b. Implementation Measure: Work with local neighborhoods and interest groups to establish an "Adopt-A-Park" program.

c. Implementation Measure: Maintain design standards that reduce maintenance requirements and costs, and assure the long-term usefulness of facilities.

d. Implementation Measure: Install adequate facilities for residents to "self-maintain" parks and park facilities, i.e. trash receptacles, animal waste containers, hose bibs.

Goal 5.0: **Identify, preserve, and develop open spaces and natural features to provide for a diversity of uses, locations, and focal points for the City.**

Policy 5.1: Maintain and preserve as much undeveloped land with unique natural features as possible, but at a minimum at the current LOS of 10 acres per 1,000 residents.

a. Implementation Measure: The City should continue to allow the dedication of useable open space that includes sensitive lands such as wetlands, steep slopes, rock outcrops, riparian areas, and others.

b. Implementation Measure: Develop ordinances, development requirements, and other techniques that acknowledge the importance of these elements to the community and preserve them.

Policy 5.2: Link public open spaces with parks and other recreational facilities and attractions.

Goal 6.0: **Promote water conservation and sustainable practices in parks and recreation facilities.**

Policy 6.1: As new parks are developed, utilize the most up-to-date technologies to conserve water resources in public parks and facilities.

a. Implementation Measure: Utilize water conserving technologies such as drip irrigation, moisture sensors, central control systems, and select plant materials appropriate to the soil and water conditions in Herriman City.

2025 General Plan Goals, Polices & Implementation Measures Related to Parks and Open Spaces

Goal 7: To protect and conserve critical agricultural land, sensitive lands and sensitive natural features in the community.

Policy 7.1: Modify existing ordinances and codes to ensure sensitive lands, stream corridors, drainage ways, uplift areas and critical natural features in Herriman are preserved.

Goal 8: To maintain critical open spaces, habitat areas and natural features.

Policy 8.1 Regulate future development on steep hillsides, water ways and open land.

a. Implementation Measure: Ensure that environmental protection is adequately addressed in the development review process.

b. Implementation Measure: Enforce ordinances requiring development setbacks along creek corridors and drainages. The recommended setbacks are 100 feet along major waterways and creeks, and 50 feet along smaller tributaries, canals and drainages.

c. Implementation Measure: Work closely with the U.S. Army Corps of Engineers and other responsible agencies to ensure that any wetlands within the City are protected and maintained.

d. Implementation Measure: Work with Salt Lake County and the State of Utah to ensure that city, county and state statutes are consistent.

Goals and Policies for Trails and Bike Paths

Goal 1.0: **Assure that residents of Herriman City have access to trails that provide links between neighborhoods and important destinations and attractions.**

Policy 1.1: Maintain the current minimum level of service at 0.5 mile per 1,000 population at a minimum for urban and primitive trails. Establish a standard for bike baths that is equal to the standard for trails.

a. Implementation Measure: Continue to require trail master planning as part of the City's development review process, including the development of trails heads and clearly identified access to trails.

b. Implementation Measure: Include system-wide trails development in any future planning initiatives, focusing on closing gaps in trails, developing trailheads, and connecting existing and future neighborhoods to downtown, parks and recreation facilities, public transit, and community destinations.

c. Implementation Measure: As property adjacent to the Jordan River is developed, require the construction of the Jordan River Trail on the west side of the river with bridges connecting to the east side trail. A minimum of two public trailheads should also be developed.

d. Implementation Measure: Maintain trails in a safe and useable condition by controlling weeds, particularly thorny weeds, removing trash and debris, and where possible select some trails to be plowed of snow in the winter.

e. Implementation Measure: Initiate an "Adopt a Trail" program to encourage users as care-takers of the trail system. Encourage participants to become involved in all aspects of trails planning, development, maintenance, and improvement.

f. Implementation Measure: Develop a trail and bike path/route signing program that provides clear information to users about how to access trails and proper trail behavior. Make trail and bike path maps available to the public.

Goal 2.0 **Establish Trail Priorities**

a. Implementation Measure: Work with the Healthy Herriman Committee and the public to identify priorities for trail development. At present, priorities identified by Healthy Herriman include completing the primitive Fire Break Trail and developing the trailheads shown on the maps.

*b. Implementation Measure***:** Develop a standard for trailhead development. At a minimum, trailheads shown include a kiosk with trail information and maps and parking. Information should include trail use etiquette, respectful behavior to other trail users particularly on multi-use

trails and paths, cleaning up dog and horse waste, and any other information necessary for trail users. Where possible, provide restrooms at trailheads.

c. Implementation Measure: Require trails and trailheads to be shown on development proposals.

d. Implementation Measure: Coordinate trails and trailheads with the City's Transportation Master Plan, particularly bicycle paths and routes. All major arterial and collector roads should include accomodation for bicycles and pedestrians.

e. Implementation Measure: Fill any gaps in the sidewalk system.

Goal 3.0 **Assure that trails are safe.**

Policy 2.1: Safe Routes to Schools is the highest priority for trails.

a. Implementation Measure: Work with the school district, police authorities, local developers, and local neighborhoods to identify and clearly mark appropriate routes.

b. Implementation Measure: Develop a trail signing program that provides consistent information about trail use and appropriate behavior, particularly on trails that are intended for multipurpose.

Goal 4.0 **Get residents involved in trail planning.**

Policy 4.1: Incorporate the Healthy Herriman Committee into the Development Review and Approval Process

a. Implementation Measure: The Committee will be charged with reviewing the existing trail system, identifying priorities, identifying funding sources, and assuring that trail development meets the community's needs.

b. Implementation Measure: All development proposals should be reviewed by the Healthy Herriman Committee to assure that residents have access to trails.

Policy 4.2: Encourage walking and bicycling to reduce automobile dependence and improve the overall health of the community and its residents.

a. Implementation Measure: Provide a complete trail system that is usable by commuters in travel to and from work and home, and provide good trail access to recreational walkers/joggers/cyclists.

Goal 5.0: **Provide a recreational trail system with trail heads in strategic locations for access to the mountains and existing parks.**

Policy 5.1: Coordinate with adjacent communities, Camp Williams, and private developers to plan for a connected mountain trail system.

ACQUISITION AND CONSTRUCTION COSTS

Several priorities have been identified in this plan, which now need to be refined and ranked in order of importance including those project to begin as soon as possible and those to plan for in the future. The specific development priorities identified in this plan are restated below.

PARK AND OPEN SPACE DEVELOPMENT PRIORITIES

To meet the current and future need for parks: Develop 80 acres of new parks to meet the current 2014 need.

- Neighborhood and Community Parks primarily, or could also be one larger Community Park to serve the region.
- Local Park in the Blackridge neighborhood on an existing City-owned detention basin site.
- As development occurs assure that park development is consistent with growth in population.

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.
- Restrooms
- 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.
- Restrooms
- Specialty complex or feature (pool, sports complex, etc.)

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

RECREATION FACILITIES DEVELOPMENT PRIORITIES

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

- 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

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.

FUNDING AND BUDGETING FOR DEVELOPMENT PRIORITIES

Herriman City currently assesses each residence a monthly $5.00 park fee which is used for park improvement and maintenance. Over 62 percent of respondents support an increase in the park fee to help fund on-going costs; while thirty-eight percent do not support an increase. With such sound support for a Park Fee increase, the City should begin immediately to determine an appropriate amount for the increase, and adopt a new, increased Park Fee.

Funding Priorities

Upgrading Existing Parks

Many existing Local, Neighborhood, and Community parks do not contain the recommended new standards for amenities. An annual budget for upgrading existing parks should be initiated, so that the needed park improvements can occur within the next 10 years.

In the following tables, the existing amenities for each park and park type are shown, as are recommended upgrades, the cost of those upgrades, and the total cost of improvements for each park. Tables 18, 19 and 20 show the costs for upgrading existing Herriman City Parks.

Table 18: Costs to Upgrade Existing Local Parks

LOCAL PARKS		EXISTING AMENITIES							PROPOSED IMPROVEMENTS (UNIT COSTS: $16,000 / $60,000 / $1,200 / $1,000 / $4,000 / $3,500 / $172,000)							
EXISTING LOCAL PARKS AND AMENITIES		Pavillion	Playground Structure With Swings	Bike Rack	Bench	Picnic Table	Basketball Court	Tennis Court	Pavillion	Playground Structure With Swings	Bike Rack	Bench	Drinking Fountain	Picnic Table (with concrete pad)	Measured Trail (miles)	COST OF IMPROVEMENTS
NAME	Acres															
Artistry Lane Park	0.53	1	1	6								2	1	2	0.25	$56,000
Autumn Dusk Park	1.78	1	1		3	2					1		1		0.25	$48,200
Ballerina Park	0.48		1	1	6				1				1	2	0.00	$27,000
Copper Creek Basketball Court	0.34				6	2	1		1	1	1		1		0.00	$81,200
Emmeline Park	1.15	1	1			2					1	2	1		0.25	$50,200
Freeman Park	0.51		1	1	5	3			1				1		0.25	$63,000
Grand Trotter Play Ground Park	0.36		1		6				1		1		1	2	0.00	$28,200
Hamilton Farms Tot Lot Park	0.24	1	1			1					1	1	1		0.00	$6,200
Heritage Park	1.52	1	1		2	4					1		1		0.25	$48,200
Indian Pony Park	0.43		1	1	6				1				1	2	0.00	$27,000
Ivie Farms Park	1.11		1	1					1			2	1	2	0.25	$72,000
Manas Way Tot Lot Park	0.40		1		2				1		1		1	2	0.00	$28,200
Mineral Way Park	0.70		1		3				1		1		1	1	0.25	$67,700
Premier Playground Park	0.61		1	1	6				1			2	1	2	0.25	$72,000
Rose Creek Mirabella Basketball Court	0.40				7		1		1	1	1		1	2	0.00	$88,200
Rose Creek Rosalina Basketball Court	0.30			1	3		1		1	1			1	2	0.00	$87,000
Rose Creek Tennis Court	1.14				1			1	1	1	1		1	2	0.25	$131,200
Rose Creek Trail Park	1.82								1	1	1	2	1	2	0.00	$90,200
Rose Crest Tennis Court	0.69							1	1		1	2	1	2	0.25	$73,200
Silver Reef Court Park	0.56		1						1		1	2	1	2	0.00	$30,200
Tapestry Park	0.45		1	1	6				1				1	2	0.00	$27,000
Valley View	0.95	1	1								1	2	1	2	0.25	$57,200
West Brook Meadows Park	0.49	1	1			1					1	2	1	2	0.00	$14,200
Western Creek Park	1.73		1		2	1			1		1		1	1	0.25	$67,700
Western Town Center	1.42		1		1				1		1	2	1	2	0.25	$73,200
TOTAL	**20.10**								**18**	**5**	**17**	**21**	**25**	**36**	**3**	**$1,414,400**

Table 19: Costs to Upgrade Existing Neighborhood Parks

NEIGHBORHOOD PARK		EXISTING AMENITIES													PROPOSED IMPROVEMENTS (UNIT COSTS: $75,000 / $16,000 / $60,000 / $1,200 / $1,000 / $4,000 / $3,500 / $80,000 / $35,000 / $15,000 / $100,000 / $35,000 / $172,000)													
EXISTING NEIGHBORHOOD PARKS AND AMENITIES		Restroom	Pavillion	Playground	Bike Rack	Bench	Picnic Table	Ball Diamonds	Basketball Court	Volley Ball Court	Tennis Court	Soccer/Football/LaCrosse Fields	Horse Shoes	Other	Restroom	Pavillion	Playground Structure With Swings	Bike Rack	Bench	Drinking Fountain	Picnic Table (with concrete pad)	Ball Diamonds (backstop/dugout/fencing)	Basketball Court	Volleyball Court	Tennis Court	Soccer/Football/LaCrosse Fields	Measured Trail (miles)	COST OF IMPROVEMENTS
NAME	Acres	Amenities																										
Copper Creek Park	8.04	1	1	1			6		1	1		2		Small field				2	4	1							0.50	$96,400
Emmebella Park	2.05		1	1			2								1			1	2	1			1				0.25	$160,200
Hamilton Farms	2.66					4	2								1	1	1	1					1				0.25	$230,200
Main Street Park	1.99	1	3	1		4	2	1		1			1					1		1							0.25	$48,200
Plat X	6.52	1										1		Splash Pad, small field		1	1	1	4	1	4						0.50	$185,200
Rosalina Athletic Field	2.94				1	5						1		Small Field (LaCrosse)	1	1	1			1	2						0.25	$205,000
Rosalina Park	2.13			1	1	16	2			1					1	1				1							0.25	$138,000
Rose Crest Park	10.42	1	5	1		4	10					1		Arena (1), small field				2		1							0.50	$92,400
Rose Crest Splash Pad Park	3.73		3	1		6	6							Splash Pad	1			1		1							0.25	$123,200
The Cove At Herriman Springs Pond	12.83	1	3	1		2	20			1				Pond				2	4								0.50	$92,400
The Ranches Park	6.44	1	1	1		18	2					1		Skate Park, small field				2		1	4						0.50	$106,400
Tuscany Park	11.45	1	2	1		7	10	2	1	1		1		Small field				2		1							0.50	$92,400
Umbria Park	3.55	1	3	1		8	5					1		Small fields, Splash Pad				1		1							0.25	$48,200
TOTAL	**74.75**														**5**	**4**	**3**	**16**	**14**	**11**	**10**	**0**	**2**	**0**	**0**	**0**	**4.75**	**$1,618,200**

Table 20: Cost to Upgrade Existing Community Parks

COMMUNITY PARKS		EXISTING AMENITIES												PROPOSED IMPROVEMENTS (UNIT COSTS: $75,000 / $16,000 / $60,000 / $1,200 / $1,000 / $4,000 / $3,500 / $80,000 / $35,000 / $15,000 / $100,000 / $35,000 / $172,000)													
EXISTING COMMUNITY PARKS AND AMENITIES		Restroom	Pavillion	Playground	Bike Rack	Bench	Picnic Table	Ball Diamonds	Basketball Court	Volley Ball Court	Tennis Court	Soccer/Football/LaCrosse Fields	Other	Restroom	Pavillion	Playground Structure With Swings	Bike Rack	Bench	Drinking Fountain	Picnic Table (with concrete pad)	Ball Diamonds (backstop/dugout/fencing)	Basketball Court	Volleyball Court	Tennis Court	Soccer/Football/LaCrosse Fields	Measured Trail (miles)	Cost of Improvements
NAME	Acres	Amenities																									
Blackridge Park	13.48	1	5	1									Beaches (2)				2	4		4						0.50	$106,400
W&M Butterfield Park	60.22	4	4	1		22	22	5		3		4	Equestrian Arenas (3); Bleachers (15); concessions				4									2.00	$348,800
TOTAL	**73.71**													**0**	**0**	**0**	**6**	**4**	**0**	**4**	**0**	**0**	**0**	**0**	**0**	**2.5**	**$455,200**

Some discretion was used in determining whether or not a park should receive a specific improvement. For example, in the case of Neighborhood Parks which are just over 2-acres in size, a restroom was not necessarily considered, and depending on the total acreage of the park, the length of the measured walkway varied.

The total cost to upgrade existing parks is $3.5 million dollars. In order to accomplish the improvements within 10 years, an annual budget amount of $350,000 is needed (in 2014 dollars).

Table 21: Summary Costs to Upgrade Existing Parks

UPGRADING EXISTING PARKS	COST
Local Parks	$1,414,400
Neighborhood Parks	$1,618,200
Community Parks	$455,200
TOTAL	$3,487,800

Developing New Neighborhood and Community Parks

To Maintain the Current Standard in 2014
To meet the current park land need based on City Standards, the City will need to add about 78 acres of park land for Neighborhood and Community Parks. It is not recommended that the City continue to develop Local Parks. The focus should be on larger parks that provide the necessary amenities desired by the community. Local Parks can continue to be developed, and may be necessary where park land is limited or special conditions exist as with the Blackridge neighborhood; however, whenever possible, the larger parks are most desired.

Herriman City currently estimates an average cost of $250,000 per acre for park development, excluding the land acquisition costs. The cost to develop 75 acres of new park land is estimated to be $19,500,000.

To Maintain the Current Standard to 2025
To meet the need in 2025, approximately 283 additional park acres are needed. Assuming the City is able to continue to receive park land through dedications, and using the 2014 estimate of $250,000 per acre to develop a park, the total needed to providing the improvements and amenities on developed park land is approximately $70.7 million dollars. If land needs to be acquired, that cost must also be added.

Cost to Upgrade Existing Parks and Develop New Neighborhood and Community Parks

The total cost to upgrade existing parks, develop new parks to maintain the current 2014 standard, and to develop park land to maintain the standard into 2025 is approximately $87 million dollars

Cost to Upgrade Existing Parks	**$3,487,800**
Cost to Develop New Parks to Maintain Current Standard in 2014	**$19,500,000**
Cost to Develop New Parks to the Current Standard in 2025	**$70,750,000**
TOTAL COST	**$93,737,000**

Developing New Trails and Trailheads

To Maintain the Current Standard in 2014
To maintain the current standard for trail development, the City will need to add about 8 miles of unpaved trails, 8 miles of primitive trails, and 6 miles of bicycle paths and routes. The bicycle paths and routes may be separated, off-street trails, or striped or signed routes. Since the route types have not been determined, a cost for a striped path has been used which is approximately $20,000 per mile. Wherever separated routes are planned, the cost will need to increase to approximately $250,000 per mile, assuming a 12' wide paved pathway.

A total of six trailheads are shown on the map as proposed. It is assumed that two trailheads will be developed as soon as possible, and the remaining four in the future. Trailhead costs shown include parking, signing, and depending on size and location, may include a restroom. Costs shown down not include a restroom; if a restroom is planned it will add approximately $50,000 to the cost of the each trailhead.

The total cost to meet the current standard for 2014, which is 0.5 miles of trail/path per 1,000 population, the City needs to spend approximately $1.5 million dollars.

Table 22: Trail Cost to Meet 2014 Standard

TO MEET 2014 STANDARD			
TRAIL TYPE	**MILES**	**COST/MILE**	**TOTAL**
Paved Trails	0	$215,000	$0
Unpaved Trails	8	$100,000	$800,000
Primitive Trails	8	$70,000	$560,000
Bike Paths and Routes (Striped)	6	$20,000	$120,000
Trailheads*	2	$30,000	$60,000
TOTAL TO MEET 2014 STANDARD			**$1,540,000**

* Does not include a restrooms, which adds approximately $50,000 per trailhead.

To Maintain the Current Standard to 2025
To maintain the current standard for trail development to 2025, the City will need to construct approximately 13 miles of paved trails, 20 miles each of unpaved and primitive trails, and 10 miles of bicycle paths and routes, as well as four trailheads. The same assumptions regarding costs for the 2014 need are also assumed for 2025. The costs shown are in 2014 dollars, and will need to be inflated as time goes on. The total cost to meet the current standard for trail development into 2025 is approximately $7 million dollars.

Table 23: Trail Cost to Meet 2025 Need

TO MEET CURRENT STANDARD IN 2025			
TRAIL TYPE	**MILES**	**COST/MILE**	**TOTAL**
Paved Trails	13	$215,000	$2,795,000
Unpaved Trails	20	$100,000	$2,000,000
Primitive Trails	20	$70,000	$1,400,000
Bike Paths and Routes (Striped)	19	$20,000	$380,000
Trailheads*	4	$30,000	$120,000
TOTAL TO MAINTAIN STANDARD TO 2025			**$6,695,000**

* Does not include a restrooms, which adds approximately $50,000 per trailhead.

Costs to Develop New Trails and Trailheads

The total cost to develop trails and paths to meeting the 2014 need and to meet the need in 2025 is approximately $8 million dollars.

Cost to Develop Trails, Paths and Trailheads to Meet the 2014 Standard	**$1,540,000**
Cost to Develop Trails, Paths and Trailheads to Meet the 2025 Need	**$6,695,000**
TOTAL COST	**$8,235,000**

Funding New Park and Trail Facilities

The cost of maintaining standards and developing the park and recreation facilities that the community desires are often daunting, and generally require multiple funding sources including park fees, impact fees, grants, taxes, and other forms of financing development. A great deal of the feasibility of funding is the willingness of taxpayers to pay additional taxes in one form or another. Herriman City residents who responded to the informal internet survey have indicated that they are willing to pay more in Park Fees to help pay the costs of developing, operating, and maintaining parks. Resident who participated in the Salt Lake County Parks and Recreation Citizen Interest and Preference Survey (of which 28 percent were from Herriman City) indicate they favor a combination of taxes and fees to fund programs and recreational development. Herriman City residents have clearly stated that they value the recreational facilities they currently enjoy, look forward to more in the future, and are willing to allocate additional funds for their development.

This Plan is a guide to priorities for the development of parks and recreation facilities, but there will undoubtedly be opportunities and constraints that occur as the plan is implemented. Thus, some flexibility is inherently needed, and as opportunities arise they should not be overlooked just because they do not appear in the plan. Additionally, what may look at one moment to be a high priority may quickly change as new development is proposed. Thus, it is important to use the Plan as a guide, but to be constantly award of opportunities that should not be passed-up.

In order to assist the Community in identifying funding sources, a variety of funding options and opportunities are provided. Federal and State agencies have recently undergone significant funding cutbacks, and philanthropic organizations and groups are experiencing increased pressure for their funds. Securing funding is highly competitive and requires dedication and commitment to spend the time needed to pursue the various options and opportunities available.

As mentioned previously, a range of funding sources may be needed to accomplish just one goal, so forming partnership, creating alliances, and persevering are the key.

Funding Options and Opportunities for Large Projects

General Obligation Bonds

Overview of General Obligation Bonds
The lowest interest cost financing for any local government is typically through the levying of taxes through the issuance of General Obligation bonds. General Obligation bonds, commonly referred to as “G.O. bonds,” are secured by the unlimited pledge of the taxing ability of the District, sometimes called a “full faith and credit” pledge. Because G.O. bonds are secured by and repaid from property taxes, they are generally viewed as the lowest credit risk to bond investors. This low risk usually translates into the lowest interest rates of any municipal bond structure.

Under the Utah State Constitution, any bonded indebtedness secured by property tax levies must be approved by a majority of voters in a bond election called for that purpose. Currently, bond elections may only be held twice each year; either on the third Tuesday following the third Monday in June (the date of any primary elections) or on the November general election date.

If the recreation improvements being considered for funding through the G.O. bond have broad appeal to the public and proponents are willing to assist in the promotional efforts, G.O. bonds for recreation projects can meet with public approval. However, due to the fact that some constituents may not view them as essential-purpose facilities for a local government or may view the government as competing with the private sector, obtaining positive voter approval may be a challenge.

Also, it should be noted that a G.O. bond election, if successful, would only cover the financing of capital expenditures for the facility. Either facility revenues or other City funds would still be needed to pay for the operational and maintenance expenses of the facility.

State law limitations on the amount of General Obligation indebtedness for this type of facility are quite high with the limit being four percent of a City’s taxable value. Pursuant to state law the debt must be structured to mature in forty years or less, but practically the City would not want to structure the debt to exceed the useful life of the facility.

Advantages of G.O. bonds:
- Lowest interest rates
- Lowest bond issuance costs
- If approved, a new ‘revenue’ is identified to pay for the capital cost

Disadvantages of G.O. bonds:
- Timing issues; limited dates to hold required G.O. election
- Risk of a “no” vote while still incurring costs of holding a bond election
- Can only raise taxes to finance bonds through election process to pay for physical facilities, not ongoing or additional operation and maintenance expense. This would have to be done through a separate truth-in-taxation tax increase.

Sales Tax Revenue Bonds

Overview of Sales Tax Revenue Bonds
Several years ago Utah state law was amended to allow municipalities to issue debt secured by a pledge of their sales tax receipts. Sales tax revenue bonds have been well received in the markets and may be used for a wide variety of municipal capital projects, including recreation facilities. State law limits the amount of sales tax revenue bonds that may be issued by a community. Under current law, the total annual debt service on all sales tax revenue bonds issued by a City may not exceed 80 percent of the sales tax revenues received by the City in the preceding fiscal year. Also, due to the facts that (i) most cities rely heavily on their sales tax revenues for their operations; and (ii) local governments have very little control over the sales tax revenue source; the financial markets will typically only allow an issuer to utilize approximately one-half of the revenues available as a pledge toward debt service as they require minimum debt service coverage covenants of two times revenues to debt costs.

Additionally, due to most Cities' reliance on sales tax revenues for general operations, unless the City has additional revenue sources that can be devoted to repayment of the bonds, or is anticipating a spike in sales tax revenues due to new large retail businesses locating in the City, existing sales tax revenues would have to be diverted to repay the bonds.

Utah local government sales tax revenue bonds are very well regarded in the bond market and will generally trade within five to fifteen basis points of where the City's General Obligation Bond debt would price.

Advantages of Sales Tax Revenue Bonds:
- Relatively low interest rates
- No vote required

Disadvantages of Sales Tax Revenue Bonds:
- Utilizes existing City funds with no new revenue source identified
- Somewhat higher financing costs than G.O. Bonds

Special Assessment Areas

Overview of Special Assessment Areas (SAA)
Formerly known as Special Improvement Districts or (SIDs), a Special Assessment Area (SAA) provides a means for a local government to designate an area as benefited by an improvement and levy an assessment to pay for the improvements. The assessment levy is then pledged to retire the debt incurred in constructing the project.

While not subject to a bond election as General Obligation bonds require, SAAs may not, as a matter of law, be created if 50 percent or more of the property owners subject to the assessment, weighted by method of assessment, within the proposed SAA, protest its creation. Politically, most City Councils would find it difficult to create an SAA if even 20-30 percent of property owners oppose the SAA. If created, the City's ability to levy an assessment within the SAA provides a sound method of financing although it will be at interest rates higher than other types of debt that the City could consider issuing.

The underlying rationale of an SAA is that those who benefit from the improvements will be assessed for the costs. For a project such as a recreation facility, which by definition is intended to serve all residents of the community, and in this case possibly serve multiple communities, it would be difficult to make a case for excluding any residential properties from being assessed, although commercial property would have to be evaluated with bond counsel. The ongoing annual administrative obligations related to an SAA would be formidable even though state law allows the City to assess a fee to cover such administrative costs. Special Assessment notices are mailed out by the entity creating the assessment area and are not included as part of the annual tax notice and collection process conducted by the County.

If an SAA is used, the City would have to decide on a method of assessment (i.e. per residence, per acre, by front-footage, etc.) which is fair and equitable to both residential and commercial property owners.

This ability to utilize this mechanism by cities joined together under an inter-local cooperative would need to be explored with legal counsel. There are a number of issues that would need to be considered such as ownership of the facility and a local government can only assess property owners within its proper legal boundaries.

Advantages of SAA Bonds:
- Assessments provide a 'new' revenue source to pay for the capital expense
- No general vote required (but those assessed can challenge the creation)

Disadvantages of SAA Bonds:
- Higher financing costs
- Significant administration costs for a City-Wide Assessment area

Note – Due to the costs of administering a City-Wide SAA and given that special assessments cannot be deducted from income taxes, but property taxes can, it seems more rational to seek for G.O. election approval rather than form a City-Wide SAA.

Lease Revenue Bonds

Overview of Lease Revenue Bonds
One financing option which, until the advent of sales tax revenue bonds, was frequently used to finance recreation facilities is a Lease Revenue Bond issued by the Local Building Authority (formerly Municipal Building Authority) of the City. This type of bond would be secured by the recreation center property and facility itself, not unlike real property serving as the security for a home mortgage. Lease revenue bonds are repaid by an annual appropriation of the lease payment by the City Council. Generally this financing method works best when used for an essential public facility such as city halls, police stations and fire stations. Interest rates on a lease revenue bond would likely be 15 to 30 basis points higher than on sales tax revenue bonds depending on the market's assessment of the "essentiality" of the facility.

Financial markets generally limit the final maturity on this type of issue to the useful life of the facility and state law limits the term of the debt to a maximum of forty years. As the City is responsible to make the lease payments, the financial markets determine the perceived willingness and ability of the City to make those payments by a thorough review of the City's General Fund monies.

As this type of bond financing does not generate any new revenue source, the City Council will still need to identify revenue sources sufficient to make the lease payments to cover the debt service.

Creative use of this option could be made with multiple local governments, each of which could finance their portion through different means – one could use sales tax, another could issue G.O. bonds, etc.

Advantages of Lease Revenue Bonds:

- No general vote required
- No specific revenue pledge required

Disadvantages of Lease Revenue Bonds:

- Higher financing costs than some other alternatives
- No 'new' revenue source identified to make up the use of general fund monies that will be utilized to make the debt service payment

Creation of a Special Service District

Recreation Special Service District

A city, or several cities via inter-local agreement, can create a Recreation District charged with providing certain services to residents of the area covered by the District. A Special District has the ability to levy a property tax assessment on residents of the District to pay for both the bond debt service and O&M. It should be noted that the City already has the ability to levy, subject to a bond election and/or the truth-in-taxation process, property taxes. The creation of a Recreation Special Service District serves to separate its designated functions from those of the City by creating a separate entity with its own governing body. However, an additional layer of government may not be the most cost effective.

"Creative Financings"

Non-traditional sources of funding may be used in order to minimize the amount that needs to be financed via the issuance of debt. The City's approach should be to utilize community support for fund-raising efforts, innovative sources of grants, utilization of naming rights/donations, partnership opportunities involving other communities and the private sector, together with cost-sharing arrangements with school districts. To the extent debt must be incurred to complete the financing package, alternative bonding structures, as discussed above, should be evaluated in order to find the optimal structure
based on the financial resources of the City.

Funding Options and Opportunities for Smaller Projects

Private Funds

Private and Public Partnerships

The Parks and Recreation Department or a group of communities acting cooperatively, and a private developer or other government or quasi-government agency may often cooperate on a facility that services the public, yet is also attractive to an entrepreneur or another partner. These partnerships can be effective funding opportunities for special use sports facilities like baseball complexes or soccer complexes; however, they generally are not feasible when the objective is to develop community parks that provide facilities such as playgrounds, informal playing fields, and other recreational opportunities that are generally available to the public free of charge. A recreation center, community center, or swimming/water park is also potentially attractive as a private or public partnership.

Private Fundraising

While not addressed as a specific strategy for individual recreation facilities, it is not uncommon for public monies to be leveraged with private donations. Private funds will most likely be attracted to high-profile facilities such as a swimming complex or sports complex, and generally require aggressive promotion and management on behalf of the park and recreation department or city administration.

Service Organization Partners

Many service organizations and corporations have funds available for park and recreation facilities. Local Rotary Clubs, Kiwanis Clubs, and other service organizations often combine resources to develop park and recreation facilities. Other for-profit organizations such as Home Depot and Lowes are often willing to partner with local communities in the development of playground and other park and recreation equipment and facilities. Again, the key is a motivated individual or group who can garner the support and funding desired.

Joint Development Partnerships

Joint development opportunities may also occur between municipalities and among agencies or departments within a municipality. Cooperative relationships between cities and counties are not uncommon, nor are partnerships between cities and school districts. Often, small cities in a region are able to cooperate and pool resources for recreation projects. There may be other opportunities as well which should be explored whenever possible in order to maximize recreation opportunities and minimize costs. In order to make these kinds of opportunities happen, there must be on-going and constant communication between residents, governments, business interests, and others.

Local Funding Sources

ZAP or RAP Taxes

Many communities or counties have initiated and voted-in **Z**oo, **A**rts, and **P**arks or **R**ecreation, **A**rts, and **P**arks taxes which have been very effective in raising funds to complete parks, recreation, trails, and arts projects. They are generally administered by a municipality or county.

Park and Recreation Impact Fees

Herriman City has an impact fee program for park and recreation projects which is currently being updated. Impact fees can be used by communities to offset the cost of public parks and facilities needed to serve future residents and new development.

Impact fees are especially useful in areas of rapid growth. They help the community to maintain a current level of service as new development puts strain on existing facilities. It assures that new development pays its proportionate share to maintain quality of life expectations for its residents.

Dedications and Development Agreements

The dedication of land for parks, and park development agreements has long been an accepted development requirement and is another valuable tool for implementing parks. The City can require the dedication of park land through review of projects such as Planned Unit Developments (PUDs). Herriman City has received park dedications and trails easements in the past and should continue the practice.

Special Taxes or Fees

Tax revenue collected for special purposes may be earmarked for park development. For instance, the room tax applied to hotel and motel rooms in the City could be earmarked for parks, recreation, and trails development but is generally earmarked for tourism-related projects. Herriman City currently has a Park Fee charged monthly to each residential unit

in the City. The current Park Fee is $5.00 per month; however, a majority of respondents to a recent internet survey indicated that would support an increase in the Park Fee which helps pay for park and recreation facilities operations and maintenance.

Community Development Block Grants
Community Development Block Grants (CDBG) can be used for park development in areas of the City that qualify as low and moderate income areas. CDBG funds may be used to upgrade parks, purchase new park equipment, and improve accessibility (Americans With Disabilities Act). Additionally, CDBG funds may be used for projects that remove barriers to access for the elderly and for persons with severe disabilities.

User Fees
User fees may be charged for reserved rentals on park pavilions and for recreation programs. These fees should be evaluated to determine whether or not they are appropriate. A feasibility study may be needed to acquire the appropriate information before making decisions and changes.

Redevelopment Agency Funds
Generally, Redevelopment Agency (RDA) Funds are available for use in redevelopment areas. As new RDA areas are identified and developed, tax increment funds generated can, at the discretion of the City, be used to fund park acquisition and development.

State and Federal Programs

The availability of these funds may change annually depending on budget allocations at the state or federal level. It is important to check with local representatives and administering agencies to find out the current status of funding. Many of these programs are funded by the Federal government and administered by local State agencies.

Land and Water Conservation Fund
This Federal money is made available to States, and in Utah is administered by the Utah State Division of Parks and Recreation. Funds are matched with local funds for acquisition of park and recreation lands, redevelopment of older recreation facilities, trails, improvements to accessibility, and other recreation programs and facilities that provide close-to-home recreation opportunities for youth, adults, senior citizens, and persons with physical and mental disabilities.

MAP-21Current (Replaces SAFETEA-LU)[16]
The recently enacted Moving Ahead for Progress in the 21st Century (MAP-21) includes a number of substantial changes to the transportation enhancement (TE) activities defined in Title 23. The activities are now termed "transportation alternatives," (TAs).

Under SAFETEA-LU, there were twelve eligible enhancement activities. Under MAP-21 there are nine eligible TAs. The overall theme of the revisions is to expand the eligibilities from strictly enhancing the transportation system to include planning, construction, and design related to compliance with existing federal regulations. Previously, the Federal Highway Administration (FHWA) Guidance on Transportation Enhancement Activities prohibited the use of TE funds for "project elements or mitigation that normally would be required in a regular highway project." This included project elements and costs associated with meeting the requirements of laws such as the Americans with Disabilities Act (ADA) of 1990, the National Environmental Protection Act (NEPA) of 1969, the National Historic Preservation Act of 1966, and the Department of Transportation Act of 1966. New regulatory guidance from FHWA will be required to clarify exactly how changes in the legal definitions will impact eligibility.

To qualify for funding all projects must fit into one of the following nine federally designated categories.

1. Construction, planning, and design of facilities for pedestrians, bicyclists, compliance with Americans with Disabilities Act.
2. Safe routes for non-drivers to access daily needs.
3. Conversion and use of abandoned railroad corridors for trails.
4. Construction of turnouts, overlooks, and viewing areas.
5. Community improvements, including
   - Inventory, control, or removal of outdoor advertising
   - Historic preservation and rehabilitation of historic transportation facilities;
   - Archaeological activities relating to impacts from implementation of transportation project eligible under this title.
6. Any Environmental mitigation activity.
   - Address stormwater management, control, and water pollution prevention or abatement related to highway construction or due to highway runoff..; or
   - Reduced vehicle-caused wildlife mortality or to restore and maintain connectivity among terrestrial or aquatic habitats.
7. The Recreation Trails Program under section 206.
8. Safe Routes to Schools under section 1404 of SAFETEA-LU.
9. Planning, designing, or constructing boulevards and other roadways largely in the right-of-way of former Interstate System routes or divided highways.

For detailed information and questions see:
Chris Potter, Phone: (801) 633-6255, cpotter@utah.gov
http://www.udot.utah.gov/main/f?p=100:pg:0::::V,T:,192

Federal Recreational Trails Program
The Utah Department of Natural Resources, Parks and Recreation Division administers these Federal funds. The funds are available for motorized and non-motorized trail development and maintenance projects, educational programs to promote trail safety, and trail related environmental protection projects. The match is 50 percent, and grants may range from $10,000 to $200,000. Projects are awarded in August.

Utah Trails and Pathways / Non-Motorized Trails Program
Funds are available for planning, acquisition, and development of recreational trails. The program is administered by the Board of Utah State Parks and Recreation, which awards grants at its fall meeting based on recommendations of the Recreation Trails Advisory Council and Utah State Parks and Recreation. The match is 50 percent, and grants may range from $5,000 to $100,000.

LeRay McAllister Critical Land Conservation Fund
The fund was administered by the Utah Quality Growth Commission and provided funds each year to preserve or restore critical open or agricultural lands in Utah, and targeted lands deemed important to the community such as agricultural lands, wildlife habitat, watershed protection, and other culturally or historically unique landscapes. In the 2011 session, Utah lawmakers cut off all financing to the fund eliminating the state's only source that qualifies for federal conservation monies. The LeRay McAllister Fund has preserved about 80,000 acres of land, most of it agricultural as well as recreational and archaeological sites. For 10 years, the state pitched in $20 million that was

[16] http://www.udot.utah.gov/main/f?p=100:pg:0::::V,T:,192

matched by $110 million from the federal government and other sources. Though the program has not recently been funded, it is hoped that it can ultimately be reinstated. Contact the Utah Quality Growth Commission for current information regarding programs and funding.

In-Kind and Donated Services or Funds

Several options for local initiatives are possible to further the implementation of the parks, recreation, and trails plan. These kinds of programs would require the City to implement a proactive recruiting initiative to generate interest and sponsorship, and may include:

- Adopt-a-park or adopt-a-trail, whereby a service organization or group either raises funds or constructs a given facility with in-kind services;
- Corporate sponsorships, whereby businesses or large corporations provide funding for a particular facility, similar to adopt-a–trail or adopt-a-park; or
- Public trail and park facility construction programs, in which local citizens donate their time and effort to planning and implementing trail projects and park improvements.

APPENDIX

SCOPING MEETING NOTES

Herriman City Parks, Recreation, Open Space and Trails Master Plan
PUBLIC SCOPING MEETING **March 19, 2014**
Herriman City Hall **6:00 PM**

MEETING NOTES

PARKS

- The proposed park that is currently labeled "plat X" and is kitty corner to Riverton's Mountain View Park would be great if it had multi-use sport fields.
- There may be a dog park near the future commercial area at the northern end of the city on the Mountain View Highway (MVH).
- A second reservoir is planned and will be behind Providence Hall Elementary School.
- There is discussion about a possible future BMX course to be located across from the SLCC campus on the MVH.
- A golf course located to the west of the large/regional annexation area park would be nice. It could be between the main drainages to utilize water retention for a pond.
- Park costs are about $200,000 per acre which includes restrooms etc.

RECREATION

- Field needs include soccer, lacrosse, football and tournaments.
- A Recreation Complex could include an ice arena on the 100 acre proposed park. There is a need to coordinate with schools for tournaments and fields. Artificial turf was discussed as a good option.
- Copper Creek fields need attention.
- Danni is the Herriman contact person for recreation programs.
- Representatives from the Utah Soccer Alliance (USA) discussed their needs and vision. There are 2700 student participants and one-third of them are from Herriman. The three cities involved are Herriman, South Jordan and Riverton. The club is in need of fields for practices and games. There are eight games each fall and each spring. Umbria has three small fields and Copper Creek has one small field.
- There are 700 total participants in Competition Soccer and 250 players are from Herriman. Rose Crest has one full-sized field and Tuscany has one small field.
- The W & M Butterfield Park field is used for football.
- There is a need for five small fields and two larger full-sized fields. The U9 and U10 field size is 65 x 150 yards plus space between. Full sized fields are 150 x 75 yards plus space between.
- The Monarch Park in Riverton has lights for night practice/games.
- Soccer groups are willing to partner with donated labor and materials for new facilities. They do not really have funds, but would cooperate for a grant.
- Top Soccer is for special needs kids and includes 50 players. They need an enclosed fenced area that is within a neighborhood and away from distractions and traffic.
- Future fields would help with lacrosse and rugby activity needs as well.

OPEN SPACE

- There are several parcels southwest of the SLCC area that are used for detention that may be acquired from UDOT soon. They will likely become maintained open space.
- The recently acquired large open space that is southwest of Blackridge Park would be more interesting if it had different features in the space that build upon the steep, natural landscape. It could be a nature park with rock scrambling. An example is Pioneer Park in St. George.
- It is important that the proposed open space corridors that run along drainages etc. remain on the plan because they provide crucial links to the parks, save valuable mountain viewsheds and also give pedestrian/bikers alternate travel routes.

TRAILS

- There is discussion that the large power line that crosses 12600 South just east of 4570 West will have a path that runs all the way to the power plant that is just south of Silverpoint Circle . Even though this is not within the Herriman boundary, it will serve as an important bicycle link and/or loop option that parallels both the proposed Welby Jacobs canal trail and the existing MVH path. This trail, along with the Welby Jacobs canal trail, will be important as run they both run right to the large regional park that is planned in the southeast corner of Herriman.
- The proposed large south east regional park, along with the proposed northeast park on 11800 South, will have a trailheads that will support the future needs of citizens riding and biking these paths and trails.
- Healthy Herriman is interested in biking/hiking trailsand are working on trailhead locations. They meet the first Thursday of the month, Kami can be contacted at kgr3eenhagen@gmail.com
- The proposed Bonneville Shoreline Trail and surrounding trails along the southern city/Camp Williams border should serve all levels of users, where there is a range from easy to difficult. The trails in this area should provide users with an achievement type experience where they can climb a mountain or hike/bike a large loop with good views. These new trails bordering Camp Williams should have trail etiquette signs.
- There needs to be a path that connects the proposed lower Butterfiled Canyon trail with the proposed Rose Canyon trail. This would need to be in the small easement between property lines in the area of 7530 West. This would help people on horseback to not have to use the asphalt roads.

Summary of Comments from Informal Internet Survey

Which City park does your household use most often?		
The Cove at Herriman Springs	27	7.87%
Rosecrest Park	31	9.04%
Rosecrest Splash Pad Park	33	9.62%
W & M Butterfield Park	66	19.24%
Emmabella Park (aka Mirabella Park)	12	3.50%
Autumn Dusk Park	1	0.29%
Emmeline Park	25	7.29%
Mountian View Park	2	0.58%
Foothills Park	2	0.58%
Monarch Meadows Park	6	1.75%
Autumn Hills Park	3	0.87%
Rosalina Park	5	1.46%
The Ranches Park/Skate Park	24	7.00%
Rose Creek Park	3	0.87%
Ivie Farms	2	0.58%
Hamilton Farms Park	4	1.17%
Freeman Lane Park	2	0.58%
Tuscany Park	8	2.33%
Umbria Estates Park	12	3.50%
Coppercreek Park	8	2.33%
Herriman Cemetery	4	1.17%
Blackridge Reservoir	23	6.71%
Western Springs Park	1	0.29%
Yellow Fork Canyon	3	0.87%
Trails	11	3.21%
Juniper Point Park	5	1.46%
Firehouse	5	1.46%
Premier Playground	1	0.29%
Western Springs Park	1	0.29%
Autumn Dusk Park	1	0.29%
Heritage Estates	1	0.29%
Herriman Village	1	0.29%
Cadence Homes Park	1	0.29%
Rosecrest Community Neighborhood Park	3	0.87%
Black Hawk Park	2	0.58%
Valley View Park	2	0.58%
Herriman Towne Center Park	2	0.58%
	343	100.00%

Following is a summary of comments received via the informal internet survey document . The results are not statiscally valid, but the information received does indicate general issues, preferences, and comments. Written comments in reponse 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%

Why do you use that park most often?		
(1)_____Closest to home	273	34.69%
(2)_____Sports fields/courts	70	8.89%
(3)_____Trails	68	8.64%
(4)____Picnic facilities	53	6.73%
(5)____Feels safe	67	8.51%
(6)____Closest to work	4	0.51%
(7)____Playground equipment	179	22.74%
(8)____Trees, atmosphere	73	9.28%
RESULTS/total for %	787	100.00%
What improvements should be made to the park you use most often?		
Playground equipment	49	7.75%
Sport fields/courts	38	6.01%
Improved maintenance/cleanliness	48	7.59%
Add lighting, safety features	68	10.76%
Measured walk/jog paths	70	11.08%
Picnic facilities	60	9.49%
Educational walking areas	14	2.22%
Disabled access	5	0.79%
Restrooms	72	11.39%
Trees	113	17.88%
No improvements needed	69	10.92%
Programs offered by schools or community groups	15	2.37%
Programs offered by other cities	11	1.74%
RESULTS/total for %	632	100.00%
If you do NOT use City parks, please tell us why.		
(1) Don't have park features I'm interested in	43	70.49%
(2) Don't feel safe at parks	2	3.28%
(3) Disability or age	7	11.48%
(4) Lack of transportation to get to parks	5	8.20%
(5) Belong to a private club	4	6.56%
RESULTS/total for %	61	100.00%
Is it important to have public parks within walking distance of your neighborhood?		
(1)_____ Yes	358	94.46%
(2)_____ No	14	3.69%
(3)_____ Don't Know	7	1.85%
RESULTS/total for %	379	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%
If you are a park user, how often do you use city parks?		
(1) _____ 1 – 2 times per year	15	4.05%
(2) _____ 3 – 4 times per year	19	5.14%
(3) _____ 5 – 6 times per year	30	8.11%
(4) _____ 7 – 8 times per year	0	0.00%
(5) _____ 9 – 10 times per year	35	9.46%
(6) _____ 10+ times per year	271	73.24%
RESULTS/total for %	370	100.00%
If you use the playgrounds and fields at local schools which schools do you use?		
Butterfield Canyon Elementary	23	17.69%
Fort Herriman Middle School	21	16.15%
Herriman Elementary	23	17.69%
Bluffdale Elementary	2	1.54%
Midas Creek Elementary	4	3.08%
Providence Hall Elem./Jr. High	4	3.08%
Foothills Elementary	20	15.38%
Silver Crest Elementary	23	17.69%
Herriman High School	8	6.15%
Blackridge Elementary (when finished)	2	1.54%
RESULTS/total for %	130	100.00%
If you use the private amenities in a private development please list the development & amenities.		
Development:		
(1) ____Playground	68	22.15%
(2) ____Splash-pad	58	18.89%
(3) ____Pool	87	28.34%
(4) ____Picnic Areas	43	14.01%
(5)____Trails	51	16.61%
RESULTS/total for %	307	100.00%

What activities/programs does you or your family participate in?		
Swimming	72	10.17%
Biking/Cycling	59	8.33%
Soccer	51	7.20%
Hiking/Trails	46	6.50%
Running/Jogging	40	5.65%
Sports	39	5.51%
Baseball	35	4.94%
Basketball	27	3.81%
Rec Center	25	3.53%
Walking	24	3.39%
Water Polo	23	3.25%
Football	18	2.54%
Dance/Ballet	17	2.40%
Fishing	12	1.69%
ATV/Motor Sports	12	1.69%
Golf	12	1.69%
Lacrosse	11	1.55%
Skiing	11	1.55%
Softball	11	1.55%
Camping	10	1.41%
Arts	8	1.13%
Tennis	8	1.13%
Herriman Days	7	0.99%
Musicals/Plays	7	0.99%
Shooting Sports/Archery	7	0.99%
Skating (Rollerblading)	7	0.99%
Volleyball	7	0.99%
Horseback Riding	6	0.85%
Water Sports	6	0.85%
City Sponsored Events	5	0.71%
Gymnastics/Tumbling	5	0.71%
Playground	5	0.71%
Tee Ball	5	0.71%
Karate	4	0.56%
Boating	3	0.42%
Dogs	3	0.42%
Picnic	3	0.42%
Racqetball	3	0.42%
Rodeo	3	0.42%
Rugby	3	0.42%
Skateboarding	3	0.42%
Cricket	2	0.28%
Church Related Activities	2	0.28%
Hockey	2	0.28%
Frisbee	2	0.28%
Kayaking/SUP	2	0.28%
Library Programs	2	0.28%
Parades	2	0.28%
Parks	2	0.28%
Rock Climbing	2	0.28%
Scooter	2	0.28%
Splash Pad	2	0.28%
Tiathlon	2	0.28%
BBQ	1	0.14%
Bird Watching	1	0.14%
Bocce	1	0.14%
Bowling	1	0.14%
Cheer	1	0.14%
Crossfit	1	0.14%
Diving	1	0.14%
Gardening	1	0.14%
Geocache	1	0.14%
Hunting	1	0.14%
Ice Skating	1	0.14%
Motorcycles	1	0.14%
Movies	1	0.14%
Outdoor Movies	1	0.14%
Preschool	1	0.14%
RC Car/Plane	1	0.14%
Scouts	1	0.14%
Sledding	1	0.14%
Snowmobile	1	0.14%
Swings	1	0.14%
Track	1	0.14%
RESULTS/total for %	708	100.00%

If you do not participate in activities/programs, why not?		
(1) Do not offer activities I'm interested in	46	17.29%
(2) Need child care	35	13.16%
(3) Classes are offered at inconvenient times	40	15.04%
(4) Participant age or disability	9	3.38%
(5) Lack of transportation	4	1.50%
(6) Programs are too expensive	65	24.44%
(7) Admission fees are too expensive	49	18.42%
(8) Poor quality of classes	10	3.76%
(9) Poor quality of facilities	8	3.01%
RESULTS/total for %	266	100.00%

Please check the activities that you participate in or would like to.		
City Programs Considered:		
(a)Adult basketball	40	1.68%
(b)Adult soccer	32	1.34%
(c)Adult flag football	17	0.71%
(d)Adult volleyball	43	1.81%
(e)Adult tennis	41	1.72%
(f)Adult baseball/softball	48	2.02%
(g)Aerobics	93	3.91%
(h)Agility training	37	1.55%
(i)Babysitter certification	37	1.55%
(j)Biking	149	6.26%
(k)Baseball	76	3.19%
(l)Dance (ballet, ballroom, jazz)	109	4.58%
(m)First aid	54	2.27%
(n)Fishing	108	4.54%
(o)Fly tying	35	1.47%
(p)Tackle football	36	1.51%
(q)Golf	90	3.78%
(r)Gymnastics	87	3.66%
(s)Hunter safety	73	3.07%
(t)Indoor soccer	68	2.86%
(u)Lacrosse	34	1.43%
(v)Marathon	50	2.10%
(w)Martial arts	45	1.89%
(x)Performing Arts	53	2.23%
(y)Racquetball	56	2.35%
(z)Sailing/boating	39	1.64%
(aa)Self defense	37	1.55%
(ab)Ski/Snowboard instruction	69	2.90%
(ac)Scrapbooking	30	1.26%
(ad)Scouting/merit badge classes	91	3.82%
(ae)Softball	54	2.27%
(af)Swimming	236	9.92%
(ag)Tennis	62	2.61%
(ah)Track & Field	51	2.14%
(ai)Triathlon	49	2.06%
(ai)Volleyball	56	2.35%
(ak)Youth cheer	31	1.30%
(al)Water-skiing	50	2.10%
(am)Wrestling	14	0.59%
RESULTS/total for %	2380	100.00%

Do you or your family use the city's trails system?		
(1)_____ Yes	293	76.70%
(2) _____No	89	23.30%
If yes, how often?	382	100.00%
(1) _____Daily (4 or more times per week)	32	10.85%
(2) _____Weekly	90	30.51%
(3) _____Monthly	119	40.34%
(4) _____Yearly	54	18.31%
RESULTS/total for %	295	100.00%
If City trails were more complete or connected would you use them more often?		
(1)_____ Yes	290	76.32%
(2)_____ No	12	3.16%
(3)_____ Indifferent	78	20.53%
RESULTS/total for %	380	100.00%

Please check the reasons why you use the trails.		
(a) _____Bicycle (recreation)	173	31.17%
(b) _____Bicycle (commuting)	10	1.80%
(c) _____Equestrian	9	1.62%
(d) _____Walking/Jogging/Hiking	305	54.95%
(e) _____In-Line Skating/Skateboard	21	3.78%
(f) _____ Motorized (ATV)	37	6.67%
RESULTS/total for %	555	100.00%
What trails do you use most often?		
Rosecrest Neighborhood/Park	20	15.38%
Rose Creek Ranch	15	11.54%
Blackridge Reservoir	11	8.46%
Yellowfork	9	6.92%
Juniper Point	8	6.15%
Don't know names	6	4.62%
The Cove	6	4.62%
Equestrian	5	3.85%
Daybreak	5	3.85%
All	5	3.85%
Rose Canyon	5	3.85%
Butterfield Park	4	3.08%
Foothills	4	3.08%
Monarch Meadows	4	3.08%
Mirabella	3	2.31%
Firebreak	2	1.54%
Rosalina	2	1.54%
Copper Creak	2	1.54%
Emmeline	2	1.54%
Lookout Ridge	2	1.54%
Don't know names	1	0.77%
Black Hawk Estates	1	0.77%
Cadence Homes	1	0.77%
Downtown	1	0.77%
Canal Roads	1	0.77%
Riverton	1	0.77%
Muirwood Circle	1	0.77%
Bingham Creek	1	0.77%
Jordenelle	1	0.77%
Herriman Hills	1	0.77%
RESULTS/total for %	130	100.00%

What improvements should be made to the trails system?		
(1) More trailheads	122	12.98%
(2) More parking	43	4.57%
(3) More lighting	78	8.30%
(4) Open longer during season	18	1.91%
(5) Restrooms	89	9.47%
(6) Picnic shelters at trail heads	59	6.28%
(7) Interpretive trails (env. education)	19	2.02%
(8) Increased trail miles	97	10.32%
(9) Linking neigh. with trail system	151	16.06%
(10) Linking comm. areas to improve commuting	24	2.55%
(11) Connecting gaps in existing trail system	117	12.45%
(12) ATV trailhead signage	51	5.43%
(13) Pet waste disposal stations	72	7.66%
RESULTS/total for %	940	100.00%
Which type of trails should Herriman City increase?		
(a)Paved Asphalt or Concrete	153	39.74%
(b)Separated, paved multi-use bike routes	45	11.69%
(c)Natural surface, primitive unpaved – hiking, biking, etc.	161	41.82%
(d) Striped and/or signed bike lanes	16	4.16%
(e) Equestrian trails	10	2.60%
RESULTS/total for %	385	100.00%
What additional facilities would you spend extra money on?		
(1)_____Athletic fields for games and practice	68	6.93%
(2)_____Existing parks and playgrounds	83	8.46%
(3)_____New neighborhood/community parks	86	8.77%
(4)_____Preserve open space	130	13.25%
(5)_____Walking and bike trails	177	18.04%
(6)_____Athletic courts (tennis, basketball, etc.)	65	6.63%
(7)_____Recreation center	65	6.63%
(8)_____Indoor aquatic center	43	4.38%
(9)_____Recreational programs	50	5.10%
(10)____Equestrian trails and/or facilities	12	1.22%
(11)____Outdoor aquatic center	202	20.59%
RESULTS/total for %	981	100.00%

How do you learn about recreation programs offered?		
_____ (1) City website	130	16.75%
_____ (2) Social media websites (Facebook etc)	210	27.06%
_____ (3) Other websites	47	6.06%
_____ (4) City Newsletter	104	13.40%
_____ (5) Local newspaper	21	2.71%
_____ (6) Word of mouth	206	26.55%
_____ (7) City electronic message boards	58	7.47%
RESULTS/total for %	776	100.00%
_____ (8) Other, describe:	See Sheet 17	
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%
Please indicate your gender:		
(1) Male	109	28.31%
(2) Female	276	71.69%
RESULTS/total for %	385	100.00%
Please indicate your age:		
(1) 18 – 24 years	25	6.51%
(2) 25 – 34 years	108	28.13%
(3) 35 – 44 years	199	51.82%
(4) 45 – 54 years	40	10.42%
(5) 55 – 64 years	9	2.34%
(6) 65 or over	3	0.78%
RESULTS/total for %	384	100.00%
Do you own or rent?		
(1) Own	345	90.79%
(2) Rent	35	9.21%
RESULTS/total for %	380	100.00%
How long have you lived in Herriman City?		
1 year or less	35	9.70%
2 years	29	8.03%
3 years	33	9.14%
4 years	23	6.37%
5 years	35	9.70%
6 to 9 years	89	24.65%
10 years or more	117	32.41%
RESULTS/total for %	361	100.00%

Please check the age categories for which you have children at home.		
(a) 0 to 5 years	204	32.74%
(b) 6 – 11 years	235	37.72%
(c) 12 – 17 years	154	24.72%
(d) No children under 18 living at home	30	4.82%
RESULTS/total for %	623	100.00%
How many people live in your home?		
1	0	0.00%
2	22	6.25%
3	44	12.50%
4	85	24.15%
5	95	26.99%
6	61	17.33%
7 or more	45	12.78%
RESULTS/total for %	352	100.00%

DRAFT PLAN OPEN HOUSE MEETING NOTES

Herriman City Parks, Recreation, Open Space and Trails Master Plan
DRAFT PLAN OPEN HOUSE **May 14, 2014**
Herriman City Hall **6:00 PM**

MEETING NOTES

TRAILS

- Herriman needs better access points to the primitive trails in the foothills. It would also be helpful if these points/trailheads were more visible/ noticeable.
- We moved to this area specifically because of the close proximity to the foothills. We would like to see more trails on the mountain that are maintained.
- I love the proposed trail system! It is large and covers a lot of ground. My biggest hopes are that these trails will:
    - be labeled clearly so you know where you are and where you are going
    - have labels with distinct markers so you know how far you have walked
    - be well shaded with trees
    - lead to destinations (like shopping, parks, etc.)
    - be wide enough for jogging strollers, wagons, etc.
- The trails that have mini paved hills throughout create nice varied terrain that makes the exercise more interesting.
- The trails system looks great! I'm especially excited about the equestrian trails (primitive trails) and trailheads.
- The proposed trails look great on the maps but when will they be approved and then built? And how will they be funded?
- For the trails in our city, I would love to see:
    - the trails lead to fun places, i.e. commercial areas (ice cream, gas station etc.) and parks
    - big trees planted by the paths in order to create more necessary shade
    - mile markers and arrows pointing where the path lead
    - a huge map of the trail system at a popular starting point (trailhead) so we can see the overview of the whole plan
    - trails wide enough for strollers and two or three people walking side by side
    - drinking fountains, our city needs more drinking fountains in parks and/or trails
- It would be great to see more trailheads and more running trails. I think the city parks are wonderful, but what sets Herriman apart from the rest of the valley is the chance to be in the mountains in our own backyard.

RECREATION

- There is a big need for more sport fields.
- Sports parks are in high demand and some leagues have to use Riverton parks. It would be wise to invest in additional sport parks.
- The idea of creating a destination recreation area is great.
- Based on the survey finding that more than 80% of families have children, this warrants they need for additional sport parks.
- Please do not allow outdoor shooting or hunting as this scares away the animals and is not quiet or peaceful.
- I hope there is an outdoor pool in the near future.
- It is not exciting to hear about a possible gun range in Herriman, unless the location is far from houses and does not echo throughout Herriman.

PARKS

- It would be nice to have a golf course in Herriman.
- A walking loop around the playground(s) would be very nice so the parents can walk around and see that their kids are safe. There is a great example of this at Iron Mesa Park in Sandy (8600 south 1300 east).
- We would support an increase to the parks fee.
- The skate park really needs a drinking fountain.
- The flat Village Drainage open space that is just south of the center of Rosecrest Drive would serve the local neighborhood much better if it was replaced with sod and mowed. A casual recreation field is highly needed in this area because of the high density housing nearby and a lack of parks with grass/fields to play in. The service area for Blackridge Park (which indicates that it serves the Village Drainage neighborhood) is deceiving because there are no playing fields there for all the children in this area.
- It would be great if some of the playgrounds could have a walking trail circling it. This lets the parent walk and get exercise while still being able to keep their kids in sight.
- More shade trees would really help when it gets too hot to walk otherwise.

Herriman, Utah
Ordinance No. 15-__

AN ORDINANCE ADOPTING THE PARKS, TRAILS AND RECREATION IMPACT FEE FACILITY PLAN

WHEREAS, the Herriman City Council ("Council") met in regular meeting on April 22, 2015, to consider, among other things, adopting the Parks, Trails and Recreation Impact Fee Facility Plan ("Parks and Trails Plan"); and

WHEREAS, before preparing or amending the Parks and Trials Plan, Herriman provided written notice of its intent to prepare or amend the Parks and Trials Plan, and the notice was posted on the Utah Public Notice Website created pursuant to Utah Code Ann. § 63F-1-701; and

WHEREAS, on or about September 12, 2014, the written notice of the public hearing was mailed to each affected entity; and

WHEREAS, on or about September 12, 2014 notice of the public hearing was posted on Herriman's official website; and

WHEREAS, on or about September 12, 2014, notice of the public hearing was published in the *Desert News* and *Salt Lake Tribune*; and

WHEREAS, on or about September 12, 2014, notice of the public hearing was published on the Utah Public Notice Website created pursuant to Utah Code Ann. § 63F-1-701

WHEREAS, on or about September 12, 2014, notice of the public hearing and/or public meeting was posted on Herriman's official website; and

WHEREAS, on or about September 12, 2014, a copy of the Parks and Trails Plan, together with a summary designed to be understood by a lay person, was made available to the public; and

WHEREAS, on or about September 12, 2014, a copy of the Parks and Trails Plan and summary was placed in the Herriman Public Library; and.

WHEREAS, on or about September 24, 2014, a public hearing was held to hear public comments on the Parks and Trials Plan; and

WHEREAS, the Council finds that the Parks and Trials Plan contains all the necessary statutory elements for an impact fee facility plan and that all notices and hearings have been given and held; and

WHEREAS, the Council finds that it is in the best interest of the inhabitants of Herriman to adopt the Park and Trails Plan.

NOW, THEREFORE, BE IT ORDAINED by the Council that the Park and Trails Plan be adopted.

PASSED AND APPROVED this 22nd day of April, 2015.

HERRIMAN CITY

By:_____

Carmen Freeman, Mayor

ATTEST:

_____

Jackie Nostrom, City Recorder

Herriman City

Draft Impact Fee Facilities Plan
Parks, Trails and Recreation

ZIONS BANK® ZBPF PUBLIC FINANCE

April 2015

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Summary

Background

Herriman City ("City") updated its Parks, Recreation, Open Space and Trails Master Plan in Summer 2014 and is accordingly updating its Impact Fee Facilities (IFFP) for Parks, Trails and Recreation to reflect recent changes in the Master Plan.

The City has determined that there is one service area citywide and that all parks, trails and recreation facilities are at full capacity in 2014, with the exception of the equestrian center which has significant excess capacity. Only residential development is considered to create demand for parks, trails and recreation facilities and therefore only residential growth has been considered in the determination of impact fees.

Identify the Existing and Proposed Levels of Service and Excess Capacity

Utah Code 11-36a-302(1)(a)(i)(ii)(iii)

The IFFP considers only *system* facilities in the calculation of impact fees. For the City, this has been determined to mean neighborhood and community parks. Local parks are considered *project* improvements and have not been included in the calculation of impact fees.

Existing service levels are based on the (2014) levels of service in the City for both parks and trails. Both parks and trails intend to increase service levels – parks to a standard of 8.0 acres per 1,000 persons (7.5 acres per 1,000 persons not including local parks) and trails to a standard of 1.5 trail miles per 1,000 persons. The equestrian center, however, has excess capacity and is intended to serve the needs of the entire population of the City through at least 2060. Therefore, the City considers that it has no excess capacity in the system other than the equestrian center. The existing and proposed levels of service have been expressed first in acres per 1,000 residents for park, and miles per 1,000 residents for trails; these numbers are then converted to an investment level per 1,000 persons. The parks and trails development in the City is one overall recreation system designed to meet the needs and desires of its residents for physical and leisure activities and therefore the investment level of service reflects the combined level of service for both parks and trails.

Table 1: Summary of Service Levels for Systemwide Facilities

	Demand Unit	Existing LOS	Existing LOS (Non-Gifted – Impact-Fee Eligible)*	Proposed LOS[1]
Parks	Acres per 1,000 persons	4.82	2.28	7.5
	Investment per 1,000 persons	$1,039,626	$580,884	$1,524,083
Trails	Trail miles per 1,000 persons	0.95	0.95	1.5
	Investment per 1,000 persons	$142,952	$142,952	$225,445

While impact fees can be used to reach proposed service levels, the City has not chosen to use impact fees in this manner. Rather, the City intends to charge impact fees only to maintain existing service levels. The proposed service levels will be reached through means other than impact fees.

	Demand Unit	Existing LOS	Existing LOS (Non-Gifted – Impact-Fee Eligible)*	Proposed LOS[1]
Trail Structures	Trail structures per 1,000 persons	$44,620	$44,620	$44,620
Equestrian Center	Investment per 1,000 persons	$27,792	$27,792	$8,564

*LOS = level of service eligible for impact fees that does not include gifted acreage

Existing and proposed service levels, as well as excess capacity are summarized in Table 2 below in terms of investment levels of service.

Table 2: Summary of Investment Service Levels for Systemwide Facilities

Summary of Investment LOS	Existing	Existing (Eligible for Impact Fees)	Proposed	Excess Capacity
Park land per 1,000	$592,860	$280,717	$922,500	$0
Park improvements per 1,000	$278,440	$131,841	$433,258	$0
Park mowed acres per 1,000	$168,326	$168,326	$168,326	$0
Subtotal Parks	$1,039,626	$580,884	$1,524,083	$0
Trail miles per 1,000	$142,952	$142,952	$225,445	$0
Trail structures per 1,000	$44,620	$44,620	$44,620	$0
Equestrian center per 1,000	$27,792	$27,792	$8,564	$19,228

Identify Demands Placed Upon Existing Public Facilities by New Development Activity at the Proposed Level of Service

Utah Code 11-36a-302(1)(a)(iv)

Parks. If no new *system* park facilities are added, the park level of service[2] will decline from the existing level of investment of $580,884 per 1,000 residents to $344,891 per 1,000 residents in 2023. This is less than the proposed standard of investment per 1,000 residents.

Excess capacity in the equestrian center will be partially consumed by new development occurring between 2014 and 2023. The existing level of service is an investment of $27,792 per 1,000 residents; the proposed level is $8,564 per 1,000 residents. By 2023, the level of service will be reduced to $16,501 per 1,000 residents, indicating significant excess capacity remaining in the system at that point in time.

Trails. If no new trail miles are constructed, the trails level of service will decline from the existing 0.95 trail miles and investment of $142,952 per 1,000 residents in 2014 to 0.56 trail miles and an investment level of $84,875 per 1,000 residents in 2023. This is less than the proposed investment per 1,000 residents. The trail structures have sufficient capacity to serve the needs of new development through 2014. If no new trail structures are built, the trail structure standard will decline per trail mile, assuming that new trail miles are built.

[2] Does not include gifted acres.

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Identify How the Growth Demands Will Be Met

Utah Code 11-36a-302(1)(a)(v)

Parks. The City will need to acquire additional park lands and improvements to maintain its existing level of service and to reach its proposed level of service. Existing service levels will decline, as a result of population growth, unless new facilities are constructed or acquired. Impact fees will be used to maintain the existing 2014 service levels for park land and improvements and other funding sources will be used to raise service levels to the proposed levels. Impact fees will not be used for replacement, repair or maintenance costs. Fees collected will be used for capital improvements – land or park improvements – as best meets the needs of the City at the time and as opportunities arise.

New park land can be acquired at an estimated cost of $123,000 per acre, based on recent land acquisition costs by the City. Park improvements can be added for an estimated cost of $57,767.67 per acre based on the level of service for improvements established by the City. Based on these standards, the City will need to expend over $12.2 million in new park facilities.

Table 3: Summary of Park Improvement Costs Necessitated by New Development, 2014-2023

Summary of Increased Improvement Costs, 2014-2023[3]	
Park Land	$5,919,209
Park Improvements	$2,779,991
Park Mowed Acres	$3,549,316
Total Park Improvements	$12,248,516

Trails. The City will also need to maintain service levels for trails. The City currently has 29.31 trail miles, which equates to a trails standard of 0.95 linear trail miles per 1,000 persons. The existing level of service will be maintained in the future through the use of impact fees. This means that the City will need to develop an additional 20.06 trail miles by 2023. The cost for additional trail miles has been based on an "average" cost of $150,296.83 per linear mile for a total cost of $3,014,280.

In addition, the City has five trailheads. In order to maintain the proposed service levels, four trailheads will need to be constructed by 2023 at a cost of $1,100,000. However, new development will only be responsible, through impact fees, for the increased investment amount of $940,851 attributable to new development projected to occur by 2023.

Consideration of Revenue Sources to Finance Impacts on System Improvements

Utah Code 11-36a-302(2)

This Impact Fee Facilities Plan includes a thorough discussion of all potential revenues sources for parks, recreation, and trails improvements. These revenue sources include grants, bonds, interfund loans, transfers from the General Fund, impact fees and anticipated or accepted dedications of system improvements.

[3] All impact fees collected must be spent within a six-year period. This document uses a planning period of ten years, assuming that impact fees will be expended within the required timeframe.

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Utah Code Legal Requirements

Utah law requires that communities prepare an Impact Fee Facilities Plan (IFFP) before preparing an Impact Fee Analysis (IFA) and enacting an impact fee. Utah law also requires that communities give notice of their intent to prepare and adopt an IFFP. This IFFP follows all legal requirements as outlined below. The City has retained Zions Bank Public Finance (ZBPF) to prepare this Impact Fee Facilities Plan in accordance with legal requirements.

Notice of Intent to Prepare Impact Fee Facilities Plan

A local political subdivision must provide written notice of its intent to prepare an IFFP before preparing the Plan (Utah Code §11-36a-501). This notice must be posted on the Utah Public Notice website. The City has complied with this noticing requirement for the IFFP by posting notice on July 11, 2014. A copy of the notice is included in Appendix A.

Preparation of Impact Fee Facilities Plan

Utah Code requires that each local political subdivision, before imposing an impact fee, prepare an impact fee facilities plan. (Utah Code 11-36a-301).

Section 11-36a-302(a) of the Utah Code outlines the requirements of an impact fee facilities plan which is required to identify the following:

(i) identify the existing level of service
(ii) establish a proposed level of service
(iii) identify any excess capacity to accommodate future growth at the proposed level of service
(iv) identify demands placed upon existing facilities by new development activity at the proposed level of service; and
(v) identify the means by which the political subdivision or private entity will meet those growth demands.

Further, the proposed level of service may:

(i) exceed the existing level of service if, independent of the use of impact fees, the political subdivision or private entity provides, implements, and maintains the means to increase the existing level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service; or
(ii) establish a new public facility if, independent of the use of impact fees, the political subdivision or private entity provides, implements, and maintains the means to increase the existing level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service.

In preparing an impact fee facilities plan, each local political subdivision shall generally consider all revenue sources to finance the impacts on system improvements, including:

(a) grants
(b) bonds
(c) interfund loans

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(d) transfers from the General Fund
(e) impact fees; and
(f) anticipated or accepted dedications of system improvements.

Certification of Impact Fee Facilities Plan

Utah Code states that an impact fee facilities plan shall include a written certification from the person or entity that prepares the impact fee facilities plan. This certification is included at the conclusion of this analysis.

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Existing Service Levels, Proposed Service Levels and Excess Capacity

Utah Code 11-36a-302(1)(a)(i)(ii)(iii)

Growth in Demand

Impacts on recreation-related facilities will come from residential development only. Residential growth is projected as follows:

TABLE 4: POPULATION GROWTH

Year	Population	Population Growth
2014	30,816	
2015	33,309	2,493
2016	35,802	2,493
2017	38,102	2,300
2018	40,402	2,300
2019	42,702	2,300
2020	45,002	2,300
2021	47,302	2,300
2022	49,602	2,300
2023	51,902	2,300
2024	54,202	2,300
2025	56,502	2,300
TOTAL		25,686

Source: Herriman City

In 2000, the City had a population of 3,246 people; by 2010 the population had increased to 22,538. The City therefore grew by 19,292 persons over the 10-year period, or an average of 1,929 persons per year. While this is somewhat less than the 2,300 to 2,500 persons of projected annual growth through 2025, the historical growth accounts for the extremely slow growth years such as 2008 when the City issued only 44 building permits. In its peak year of 2005, the City issued 900 building permits.

The somewhat higher population figures projected above also take into account the annexation of a significant amount of property known as South Herriman. South Herriman has approximately 2,800 developable acres, of which the City anticipates that roughly 200 will be developed within the next six years.

Therefore, based on the additional land provided by the South Herriman annexation, as well as known future projects, the availability of vacant land, increased access to the City due to the completion of the Mountain View Corridor, the anticipated extension of light rail to the community, the rapid growth being experienced in neighboring communities, and the increased retail and other amenities now available in the City, City staff feel that the estimates shown in the preceding table are reasonable.

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Existing Service Levels

Parks. Existing system parks (neighborhood and community parks) are shown in the Table below:

TABLE 5: SYSTEM PARKS

Park Name	Acres	Gifted
Copper Creek	8.04	No
Emmebella Park	2.05	No
Hamilton Farms	2.66	No
Main Street Park	1.99	No
Plat X	6.52	Yes
Rosalina Athletic Field	2.94	Yes
Rosalina Park	2.13	Yes
Rose Crest Park	10.42	No
Rose Crest Splash Pad Park	3.73	No
The Cove at Herriman Springs Pond	12.83	Yes
The Ranches Park	6.44	No
Tuscany Park	11.45	No
Umbria Park	3.55	No
Blackridge Park	13.48	Yes
W & M Butterfield Park (equestrian)	40.22	Yes
W & M Butterfield Park	20	No
TOTAL	148.45	
Total NOT Gifted	70.33	

The existing level of service for parks then, for the purpose of calculation of impact fees, is 2.28 acres per 1,000 residents, calculated by dividing the 70.33 eligible park acres by the 2014 population of 30,816 (which has been divided by 1,000). The existing level of service, in terms of level of investment for park land is $280,717 per 1,000 persons.[4]

Existing park improvements are shown in detail in Tables 1, 2, 3 and 4 in the *Herriman City Parks, Recreation, Open Space, and Trails Master Plan.* Unit costs for improvements are shown in Tables 19 and 20 of the same document. The Table below summarizes the improvements, along with the costs, to determine an existing standard for park improvements (not including land or irrigation/sod costs which are treated separately in this analysis).

TABLE 6: SYSTEM PARK IMPROVEMENTS

	# of Units - all System Parks	# of Units - not incl. Gifted Improvements	Unit Costs	Eligible Cost (does not include gifted parks)
Restroom	13	10	$75,000	$750,000
Pavilion	31	23	$16,000	$368,000

[4] Based on land costs of $123,000 per acre. Calculated by multiplying the 70.33 eligible acres by land costs of $123,000 per acre to arrive at a total cost of $8,650,590. This amount is then divided by the number of existing residents (30,816), which has been divided by 1,000.

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	# of Units - all System Parks	# of Units - not incl. Gifted Improvements	Unit Costs	Eligible Cost (does not include gifted parks)
Playground	12	9	$60,000	$540,000
Bike Rack	2	0	$1,200	$0
Bench	96	73	$1,000	$73,000
Picnic Table	89	67	$3,500	$234,500
Ball Diamonds	8	8	$80,000	$640,000
Basketball Court	2	2	$35,000	$70,000
Volleyball Court	8	6	$15,000	$90,000
Tennis Court	0	0	$100,000	$0
Soccer/Football/Lacrosse Fields	12	10	$35,000	$350,000
Horse Shoes	1	1		
Splash Pad	3	2	$123,650	$247,300
Skate Park	1	1	$700,000	$700,000
Arena	1	1		
TOTAL	279	213		$4,062,800[5]

The existing level of service for park improvements is therefore calculated by taking the total costs of $4,062,800 and dividing by the existing population of 30,816, which has been divided by 1,000. The existing level of service for park improvements is therefore $131,841 per 1,000 residents.

In addition, there are improvement costs associated with mowed acres at the parks. The initial capital costs for sod and irrigation are calculated based on a cost of $2.00 per square foot and a total of 59.54 mowed acres that are eligible for impact fees, resulting in total costs of $5,187,124.80. There is therefore, an existing standard of 1.93 mowed acres per 1,000 residents, which results in an investment of $87,120 per mowed acre, or $168,325.70 per 1,000 persons.[6]

Total park investment costs reach $17,900,515, or the equivalent of $580,884 per 1,000 persons.

TABLE 7: SUMMARY OF EXISTING LOS FOR PARKS PER 1,000 PERSONS – LEVEL OF INVESTMENT

Summary Table - Park Investment Costs		
Park Land	$280,717	$8,650,590
Park Improvements	$131,841	$4,062,800
Park Mowed Acres	$168,326	$5,187,125
TOTAL	$580,884	$17,900,515

In addition to the above-listed park facilities, the City has an equestrian center that has excess capacity sufficient to serve the community through a population of approximately 100,000 persons.

[5] This is an equivalent improvement cost of $57,767.67 per acre, calculated by dividing the $4,062,800 by the 70.33 non-gifted acres of improvements.

[6] Calculated by multiplying 43,560 square feet in an acre by $2.00 per square foot for the cost of sod and irrigation to arrive at a cost of $87,120 per acre. A total investment of $5,187,124.80 is then calculated by multiplying the cost per acre ($87,120) by the total number of developed acres (59.54). The total investment of $5,187.124.80 is then divided by the 2014 population which has been divided by 1,000.

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The actual cost of the equestrian facility is $856,436. While excess capacity will be measured later in this analysis, the existing standard of investment is $27,792 per 1,000 population, calculated by dividing actual cost by the 2014 population of 30,816 (which has been divided by 1,000).

Trails. The City currently has 29.31 trail miles. This results in a current (2014) standard of 0.95 trail miles per 1,000 persons, calculated by dividing the 29.31 trail miles by the 2014 population, which has been divided by 1,000. The investment level of service is $142,952 per 1,000 persons for trail miles, calculated by dividing the cost of the existing trail miles ($4,405,200) by the existing population of 30,861 (divided by 1,000).

Table 8 – Trail Miles

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

The City currently has five trailheads. The estimated cost per trailhead is $275,000 for a total existing investment of $1,375,000. With 29.31 trail miles, this is the equivalent investment of $46,912.32 per trail mile, or $44,620 per 1,000 persons.[7]

Proposed Service Levels

Parks. The City has determined that its community parks and recreation facilities, with the exception of the equestrian center, are at capacity as of 2014. Park capacity is difficult to measure but, based on growing demand for sport fields, the need for practice time as well as game time, use of playgrounds during peak hours, etc., the City feels a need, given its rapidly-growing population, to continue to expand its park facilities in the future.

The need to raise the existing service levels and the determination that, with the exception of the equestrian center, community parks and recreation facilities are at capacity has been made using several approaches. First, the City completed a Parks and Recreation Master Plan in July 2014. This Master Plan identifies the need for increased service levels. Page 13 of the Master Plan states the need to "develop 80 acres of new parks to meet the current 2014 need." The City's consultant on this project, Landmark Design, has provided an expert opinion, a copy of which is attached as Appendix C, stating that, "the LOS identified in the current *Herriman City Parks, Recreation, Open Space and Trails Master Plan* is reasonable and fits the unique characteristics of the community and its residents and provides guidance for the development of parks and trails for existing and future residents."

Second, as part of the Master Plan process, the City conducted a community survey of its residents regarding parks and recreation needs. Responses to the survey indicated high usage of parks and trails facilities and the desire to expand recreation offerings. The City's parks, open spaces and trails are the primary source of household recreational and leisure needs for over 27

[7] Calculated by dividing the existing trail structures investment of $1,375,000 (five trailheads at a cost of $275,000 each) by the 2014 population, which has been divided by 1,000.

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percent of respondents according to the survey conducted by the City. In fact, 77 percent of respondents indicate they use the City's trail system, 40 percent use the trails monthly and 31 percent use them weekly.

A third justification for the service levels established by the City comes through a review of service levels in other communities in Utah. As the following table shows, the City's proposed standard of eight acres per 1,000 population is less than that of Provo and St. George, but higher than that of Draper, Highland, Lehi, Saratoga Springs, Sandy and Spanish Fork.

Table 9 – Comparison of Service Levels with Other Utah Communities

City	LOS - Acres per 1000 Residents	Year Plan Completed
Draper	3.5	2008
Highland	4.87	2008
Lehi	5	2010
Provo	10	2004
Saint George	10	2006
Saratoga Springs	5.93	2011
Sandy City	6.5	2005
Spanish Fork	5.9	2008

The Master Plan further gives an explanation of why the City chose its service levels. Page 10 of the Master Plan states:

> Communities vary dramatically in the LOS provided for City residents, and they should. All communities are not alike. Herriman City has a younger population, with a high number of children in the home, which differs demographically from other Utah communities and those across the nation. In addition to local demographics and other unique community characteristics, other factors may also affect LOS, such as recreational resources that are available to resients outside of the City or on public lands, particular preferences of residents which require specific resources, special populations with special needs, and many other reasons. The LOS desired for Herriman City should be a combination of community established standards, as well as the needs an d desires expressed by its residents.

The City's young and active demographic profile creates significant demand on park facilities. The City is organizes and schedules several recreational programs that use existing parks, including the sports fields. In 2014, Recreation Managers report that the City served:

- 660 youth participating in football programs;
- 700-800 youth already registered for fall football programs;
- 1,100 youth participating in baseball programs;
- 900 yough participating in soccer programs; and
- 315 youth participating in lacrosse programs.

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Fourth, according to the Recreation managers, fields are at capacity during peak periods. This observation was verified during the public open houses. Notes from those meetings, as shown on page 49 of the Master Plan indicate the following:

- "There is a big need for more sports fields."
- Sports fields are in high demand and some leagues have to use Riverton parks.

The City therefore concluded that there is no excess capacity in the parks and trails system, other than the equestrian facilities.

Therefore, the proposed service level for system parks is 7.5 acres per 1,000 persons, which is the equivalent investment of $1,524,083 per 1,000 residents.[8] The proposed service level for the equestrian center is $8,564.02 per 1,000 persons, calculated by dividing the actual cost of the equestrian center ($856,436) by the capacity population of 100,004 (which has been divided by 1,000).

Trails. The City has significant plans to expand its existing trails system, thereby raising the level of service in the future. This means that future trail service levels will exceed the existing 0.95 trail miles and $142,952 per 1,000 residents. A map of future trail plans is attached as Appendix B. As stated previously, 77 percent of respondents indicate they use the City's trail system, 40 percent use the trails monthly and 31 percent use them weekly.

However, new development can only be expected to pay for the existing level of service, which is the minimum level that the City intends to maintain, and not to pay for increased levels of service.

The proposed service level for trail structures is the existing level of investment of $46,912 per trail mile, which is equivalent to $44,620 per 1,000 residents. The need for trail structures is closely associated with the development of trail miles.

Identify Excess Capacity

Parks. Only the equestrian center has excess capacity. The existing level of service is $27,792 per 1,000 persons. The proposed level of service is $8,564 per 1,000 persons. Therefore, the excess capacity is $19,228 per 1,000 persons.[9]

It has been determined that there is no excess capacity in the parks system as described in the previous section of this Plan.

Trails. There is no excess capacity in the trail miles or in the trail structures. Again, it has been determined that there is no excess capacity in the trails system as described in the previous section of this Plan.

Summary of Service Levels. A summary of the existing and proposed service levels, as well as any excess system capacity, is shown in the following table.

[8] Includes the cost for park land, improvements and mowed acres.
[9] Calculated by subtracting the proposed LOS of $8,564.02 from the existing LOS of $27,792 per 1,000 residents.

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Table 10: Summary of Existing, Proposed and Excess Capacity

	Demand Unit	Existing LOS	Existing LOS (Non-Gifted – Impact-Fee Eligible)*	Proposed LOS[10]
Parks	Acres per 1,000 persons	4.82	2.28	7.5
	Investment per 1,000 persons	$1,039,626	$580,884	$1,524,083
Trails	Trail miles per 1,000 persons	0.95	0.95	1.5
	Investment per 1,000 persons	$142,952	$142,952	$225,445
Trail Structures	Trail structures per 1,000 persons	$44,620	$44,620	$44,620
Equestrian Center	Investment per 1,000 persons	$27,792	$27,792	$8,564

*LOS = level of service eligible for impact fees that does not include gifted acreage

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[10] Impact fees cannot be used to reach the proposed service levels. Deficiencies in the existing system must be made up through some other means than impact fees.

Identify Demands Placed on Existing Public Facilities by New Development Activity at Proposed Level of Service and How Those Demands Will Be Met

Utah Code 11-36a-302(1)(a)(iv)(v)

Demand Placed on Facilities by New Development Activity

Parks. Park service levels will decline, due to new development activity, from the existing service level of $580,884 per 1,000 residents to $344,891 per 1,000 residents by 2023 unless new improvements are made.

Table 11: Park Service Level Impacts from New Development Activity

Year	Population	Existing Park Investment	LOS per 1,000
2014	30,816	$17,900,515	$580,884
2015	33,309	$17,900,515	$537,408
2016	35,802	$17,900,515	$499,986
2017	38,102	$17,900,515	$469,805
2018	40,402	$17,900,515	$443,060
2019	42,702	$17,900,515	$419,196
2020	45,002	$17,900,515	$397,772
2021	47,302	$17,900,515	$378,430
2022	49,602	$17,900,515	$360,883
2023	51,902	$17,900,515	$344,891

Excess capacity in the equestrian center will be partially consumed by 2023, but with excess capacity still remaining. The proposed LOS for the equestrian facility is an investment of $8,564 per 1,000 residents and the facility will have an investment level of service of $16,501 per resident in 2023.

Table 12: Equestrian Center Service Level Impacts from New Development Activity

Year	Population	Existing Equestrian Center Investment	LOS per 1,000
2014	30,816	$856,436	$27,792
2015	33,309	$856,436	$25,712
2016	35,802	$856,436	$23,921
2017	38,102	$856,436	$22,477
2018	40,402	$856,436	$21,198
2019	42,702	$856,436	$20,056
2020	45,002	$856,436	$19,031
2021	47,302	$856,436	$18,106
2022	49,602	$856,436	$17,266
2023	51,902	$856,436	$16,501

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Trails. Trail mile service levels will decline, due to new development activity from the existing service level of $142,952 per 1,000 residents to $84,875 per 1,000 residents by 2023 unless new trail miles are added.

Table 13: Trail Miles Service Level Impacts from New Development Activity

Year	Population	Existing Trail Mile Investment	LOS per 1,000
2014	30,816	$4,405,200	$142,952
2015	33,309	$4,405,200	$132,253
2016	35,802	$4,405,200	$123,043
2017	38,102	$4,405,200	$115,616
2018	40,402	$4,405,200	$109,034
2019	42,702	$4,405,200	$103,161
2020	45,002	$4,405,200	$97,889
2021	47,302	$4,405,200	$93,129
2022	49,602	$4,405,200	$88,811
2023	51,902	$4,405,200	$84,875

Trail structures are closely related to trail miles and are the trailheads, boardwalks, lighting, etc., needed to make the trails accessible and functional for public use. The level of service for trail structures is $44,620 per 1,000 persons. This LOS will decline to $26,492 by the year 2023 if no new trail structures are added.

Table 14: Trail Structure Service Level Impacts from New Development Activity

Year	Population	Existing Structures Investment	LOS per 1000
2014	30,816	$1,375,000	$44,620
2015	33,309	$1,375,000	$41,280
2016	35,802	$1,375,000	$38,406
2017	38,102	$1,375,000	$36,087
2018	40,402	$1,375,000	$34,033
2019	42,702	$1,375,000	$32,200
2020	45,002	$1,375,000	$30,554
2021	47,302	$1,375,000	$29,069
2022	49,602	$1,375,000	$27,721
2023	51,902	$1,375,000	$26,492

Identify the Means by Which the Political Subdivision Will Meet the Growth Demands

Parks. The City will need to acquire additional park lands and improvements to maintain its existing and proposed service levels. Service levels will decline, as a result of population growth unless new facilities are constructed or acquired. Impact fees will be used to maintain the existing

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service levels for park land and improvements. They will not be used to raise service levels or for replacement, repair or maintenance costs.

Table 15: Park Land, Improvements, and Irrigated Acres Investment Required to Maintain Proposed Standard

Year	Population	LOS per 1,000*	Investment Required	Additional Investment Required
2014	30,816	$580,884	$17,900,515	$0
2015	33,309	$537,408	$19,348,658	$1,448,143
2016	35,802	$499,986	$20,796,801	$2,896,287
2017	38,102	$469,805	$22,132,834	$4,232,319
2018	40,402	$443,060	$23,468,867	$5,568,352
2019	42,702	$419,196	$24,804,899	$6,904,385
2020	45,002	$397,772	$26,140,932	$8,240,417
2021	47,302	$378,430	$27,476,965	$9,576,450
2022	49,602	$360,883	$28,812,998	$10,912,483
2023	51,902	$344,891	$30,149,030	$12,248,516

*Assumes no new investment takes place.

Because there is excess capacity in the equestrian center, new development will be required to buy in to the center and no new construction will be required.

Trails. The City will also need to maintain its existing service levels for trails through impact fees. Service levels may be raised through other funding sources, but not through the use of impact fees. The City currently has 29.31 trail miles, which equates to an existing trails standard of 0.95 linear trail miles per 1,000 residents. Because there is no excess capacity in the existing trails system, there is no buy-in component applicable to the calculation of impact fees. In order to maintain its proposed level of service (which is the same as the existing service level), the City will need to acquire an additional 20.06 trail miles by 2023, thus bringing the total trail miles to 49.37. Projected costs for the additional trail miles will reach over $3 million by 2023.

Table 16: Trail Mile Investment Required to Maintain Proposed Standard

Year	Population	LOS per 1,000	Trail Miles Needed	Facilities Needed	Additional Investment Required
2014	30,816	$142,952	29.31	$4,405,200	$0
2015	33,309	$132,253	31.68	$4,761,579	$356,379
2016	35,802	$123,043	34.05	$5,117,957	$712,757
2017	38,102	$115,616	36.24	$5,446,746	$1,041,546
2018	40,402	$109,034	38.43	$5,775,535	$1,370,335
2019	42,702	$103,161	40.62	$6,104,324	$1,699,124
2020	45,002	$97,889	42.80	$6,433,113	$2,027,913
2021	47,302	$93,129	44.99	$6,761,902	$2,356,702
2022	49,602	$88,811	47.18	$7,090,691	$2,685,491
2023	51,902	$84,875	49.37	$7,419,480	$3,014,280

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Further, the City will need an additional investment of $940,851 to maintain its proposed standard of trail structures.

Table 17: Trail Structures Required to Maintain Proposed Standard

Year	Population	LOS per 1000	Trail Miles Needed	Facilities Needed	Additional Investment Required
2014	30,816	$44,620	29.31	$1,375,000	$0
2015	33,309	$41,280	31.68	$1,486,237	$111,237
2016	35,802	$38,406	34.05	$1,597,474	$222,474
2017	38,102	$36,087	36.24	$1,700,099	$325,099
2018	40,402	$34,033	38.43	$1,802,724	$427,724
2019	42,702	$32,200	40.62	$1,905,349	$530,349
2020	45,002	$30,554	42.80	$2,007,975	$632,975
2021	47,302	$29,069	44.99	$2,110,600	$735,600
2022	49,602	$27,721	47.18	$2,213,225	$838,225
2023	51,902	$26,492	49.37	$2,315,851	$940,851

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Consideration of All Revenue Sources

Utah Code 11-36a-302(2)

Grants. The City anticipates that future trail land will be acquired through easements and grants, as it has in the past, and has therefore not included any cost for trail land in the calculation of impact fees. The City is unaware of any potential grant sources for future parks, recreation and trails development. However, should it be the recipient of any such grants, it will then look at the potential to reduce impact fees.

While the City has been gifted some park property in the past, it has no future indication of any gifts that will be received by the City. Further, the City has conservatively excluded any gifted properties from establishing its level of service used in the calculation of impact fees.

Bonds. The City has no outstanding bonds for parks, recreation, open space and trail facilities. If the City had bonds outstanding, or chooses to issue bonds in the future, it would/will need to ensure that appropriate credits are made in order avoid double-payment by new development. For example, if a general obligation bond were to be passed for parks, recreation or trail facilities, new development could not be expected to pay the entire impact fee plus its share of bond payments. Therefore, calculations would need to be made that would reduce the gross impact fee by the net present value of the projected future payments made by new development on the bond.

Interfund Loans. The City currently has no plans to purchase parks, recreation or trail facilities through any interfund loans and has not done so in the past

Transfer from General Fund. To the extent that the City is able to generate net revenues in its General Fund, it may choose to transfer all or a portion of the net revenues to the City's capital fund. It is most likely that, if net revenues should be generated, they will be used to reach the Proposed Service Levels recommended in the City's Master Plan and not to offset the demands generated by new development which is anticipated to be offset with impact fees.

Impact Fees. Because of the significant growth anticipated to occur in the City, impact fees are a viable means of allowing new development to pay for the impacts that it places on the existing system. This IFFP is developed in accordance with legal guidelines so that an Impact Fee Analysis for Parks, Recreation, and Trails may be prepared and the City may charge impact fees for Parks, Recreation, and Trails.

Anticipated or Accepted Dedications of System Improvements.
Any item that a developer funds must be included in the IFFP if a credit against impact fees is to be issued and must be agreed upon with the City before construction of the improvements.

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Certification

Zions Bank Public Finance certifies that the attached impact fee facilities plan:

1. Includes only the costs of public facilities that are:
    a. allowed under the Impact Fees Act; and
    b. actually incurred; or
    c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;

2. Does not include:
    a. costs of operation and maintenance of public facilities;
    b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
    c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement;

3. Complies in each and every relevant respect with the Impact Fees Act.

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Appendix A - Notice of Intent to Prepare a Comprehensive Amendment to the Parks, Trails and Recreation Impact Fee Facilities Plan

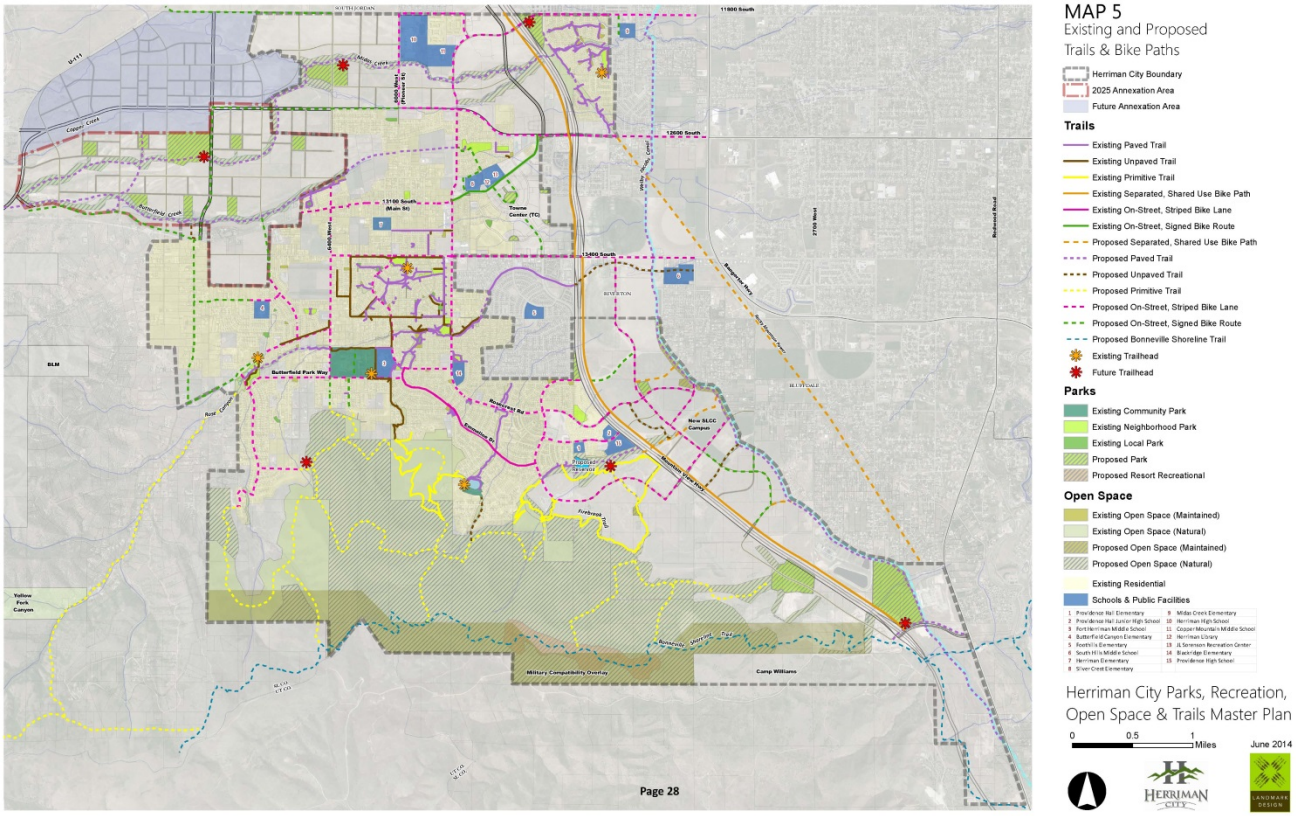
Notice of Preparation of Parks, Recreation, Open Space, and Trails Impact Fee Facilities Plan and Analysis

July 11, 2014

Notice is hereby given that Herriman intends to prepare and/or contract for the preparation of an Impact Fee Facilities Plan and Analysis for Parks, Recreation, Open Space, and Trail facilities. The Plan and Analysis includes all of the property within the current City boundaries. Those receiving this Notice are invited to provide information to be considered in adopting the analysis. For information about the analysis or proposed Impact Fee, please contact Bryn McCarty at 13011 S Pioneer St, Herriman, Utah 84096, or e-mail planning@herriman.org. Any information should be provided in writing.

HERRIMAN CITY

Appendix B –Trails Map



Appendix C – Expert Opinion Letter

Susan Becker, VP
Zions Bank Public Finance
1 South Main Street 18th Floor
Salt Lake City, Utah 84133-1109

February 16, 2015

Landmark Design
LANDSCAPE ARCHITECTURE & PLANNING

Artspace Solar Gardens
850 South 400 West | Studio 104
Salt Lake City, Utah 84101
801.474.3300
www.ldi-ut.com

TO WHOM IN MAY CONCERN

Landmark Design prepared the *Herriman City Parks, Recreation, Open Space, and Trails Master Plan*, which was adopted in 2015. In preparing the plan and analyzing the existing parks and trails system, it was determined that at its current level of service, the City has no excess capacity for either parks or trails. This was determined by calculating the current level of service in the City and comparing it to the level of service adopted in the 2009 Master Plan. As a result of this analysis and review of relevant data it is my opinion that there is no excess capacity in the current parks and trails system, and such analysys identifies a need for more parks and trails to achieve the current adopted level of service which carries forward into the current, completed and adopted parks and trails master plan.

It is difficult to compare level of service with other communities because they vary widely in demographics, location, and access to the natural environment, open spaces, and other facilities, and the City of Herriman has a younger than average population when compared to median ages in other cities in the region. Therefore, our analysis concluded that the level of service identified in the current *Herriman City Parks, Recreation, Open Space and Trails Master Plan* is reasonable and fits the unique characteristics of the community and its residents, and provides guidance for the development of parks and trails for existing and future residents.

Respectfully,

Jan Striefel

Jan Striefel, FASLA, AICP, PLA
Founding Principal
Landmark Design
850 South 400 West
Studio 104 84101

Jan Striefel, FASLA, AICP, PLA
Founding Principal
Landmark Design Inc.

Landmark Design
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Jan Striefel is the Founding Principal of Landmark Design and brings over thirty years' experience in community planning, urban design, landscape architecture and environmental planning in the intermountain area.

Jan has headed a broad range of Parks, Recreation, Trails and Open Space plans, nearly all of which have included extensive public involvement components. Key examples include Park, Recreation, Trails and Open Space Plans for the cities of Draper, Lehi, Saratoga Springs, St. George, Spanish Fork, Sandy (1996 and 2005), Logan, South Ogden, West Jordan, and Smithfield, Utah; and Parks, Recreation, Trail and Open Space Elements for Comprehensive Community Plans prepared for Murray, Taylorsville, Midvale, Woods Cross, Highland and Vernal, Utah, and the City of Twin Falls, Idaho and Rawlins City, Wyoming. Jan was the Principal-in-Charge for the award-wining Jordan River Trail Master Plan that prepared for Salt Lake County, and was the Principal Planner and Project Manager for the *City of Rock Springs Bitter Creek Reconstruction Plan and Design* document and the Final Environmental Assessment associated with the project.

Jan is a member of the American Planning Association (APA) and the American Institute of Certified Planners (AICP). She is a Professional Landscape Architect (PLA) in Utah, and a Fellow of the American Society of Landscape Architects (FASLA). Jan is Council of Landscape Architect Registration Boards (CLARB) certified.

Education
Bachelor of Landscape Architecture and Environmental Planning, Utah State University, Logan, Utah
Master of Science in Economics, University of Utah, Salt Lake City, Utah

Memberships/Affiliations
Fellow, American Society of Landscape Architects (FASLA)
Professional Landscape Architect – Utah (PLA)
Council of Landscape Architectural Registration Board (CLARB) Certified
Certified Planner - American Institute of Certified Planners (AICP)

Community Service
Member, American Society of Landscape Architecture, 1982 – present
Trustee, Utah Chapter, American Society of Landscape Architects – 2000 - present
Member, American Planning Association, 1990 - present
Member and Chair, Utah State Landscape Architect's Registration Board - 1989
Board Member and Chair, Salt Lake City Urban Forestry Board, 1989-1991
Board Member, Assist, Inc., 1988 - 1998
Board Member, Salt Lake City Public Utilities Advisory Committee, 2003 - present
Planning and Zoning Commission, Town of Alta, Utah, 1989 - 2014
Planning and Zoning Commission, Salt Lake County, 1992 – 1995

Herriman, Utah
Ordinance No. 15-__

AN ORDINANCE ADOPTING THE IMPACT FEE ANALYSIS FOR PARKS, TRAILS AND RECREATION

WHEREAS, the Herriman City Council ("Council") met in regular meeting on April 22, 2015, to consider, among other things, adopting the Impact Fee Analysis for Parks, Trails and Recreation ("Parks and Trails Analysis"); and

WHEREAS, before preparing or contracting to prepare the Park and Trails Analysis, the City posted notice of its intent to prepare or contract to prepare Park and Trails Analysis on the Utah Public Notice Website created pursuant to Utah Code Ann. § 63F-1-701; and

WHEREAS, on or about July 11, 2014 notice of Herriman's intent to enact or modify a parks and trails impact fee was posted on the Utah Public Notice Website created pursuant to Utah Code Ann. § 63F-1-701; and

WHEREAS, on or about September 12, 2014, the written notice of the public hearing was mailed to each affected entity; and

WHEREAS, on or about September 12, 2014, notice of the public hearing was posted on Herriman's official website; and

WHEREAS, on or about September 12, 2014, notice of the public hearing was published in the *Desert News* and *Salt Lake Tribune*; and

WHEREAS, on or about September 12, 2014, notice of the public hearing was published on the Utah Public Notice Website created pursuant to Utah Code Ann. § 63F-1-701

WHEREAS, on or about September 12, 2014 a copy of the Parks and Trails Analysis and summary was made available to the public; and

WHEREAS, on or about September 12, 2014, a copy of the Parks and Trails Analysis and summary was posted on Herriman's official website; and

WHEREAS, on or about September 12, 2014, a copy of the Parks and Trails Analysis and summary was placed in the Herriman Public Library; and.

WHEREAS, on or about September 24, 2014, a public hearing was held to hear public comments on the Parks and Trails Analysis; and

WHEREAS, the Council finds that the Parks and Trails Analysis contains all the necessary statutory elements for an impact fee analysis and that all notices and hearings have been given and held; and

WHEREAS, the Council finds that it is in the best interest of the inhabitants of Herriman to adopt the Parks and Trails Analysis.

NOW, THEREFORE, BE IT ORDAINED by the Council that the Parks and Trails Analysis be adopted.

PASSED AND APPROVED this 22nd day of April, 2015.

HERRIMAN CITY

By:_____
Carmen Freeman, Mayor

ATTEST:

_____
Jackie Nostrom, City Recorder

Herriman City

Draft Impact Fee Analysis
Parks, Trails and Recreation

ZIONS BANK ZBPF PUBLIC FINANCE

April 2015

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Summary

Herriman City ("City) forms one geographic service area that provides recreation facilities to the residents living in the City. The City currently has 148.45 total park acres, of which 70.33 were purchased by the City. The remaining 78.12 acres were gifted to the City and have not been included in the calculation of impact fees. The City also has an equestrian center and 29.31 trail miles.

Existing service levels are based on the 2014 levels of service in the City for both parks and trails. Both parks and trails intend to increase service levels – parks to a standard of 8.0 acres per 1,000 persons (7.5 acres per 1,000 persons not including local parks) and trails to a standard of 1.5 trail miles per 1,000 persons. The equestrian center, however, has excess capacity and is intended to serve the needs of the entire population of Herriman through at least 2060. Therefore, the City considers that it has no excess capacity in the system other than the equestrian center. The existing and proposed levels of service have been expressed first in acres per 1,000 residents for park, and miles per 1,000 residents for trails; these numbers are then converted to an investment level per 1,000 persons. The parks and trails development in the City is one overall recreation system designed to meet the needs and desires of its residents for physical and leisure activities and therefore the investment level of service reflects the combined level of service for both parks and trails.

Table 1: Summary of Service Levels for Systemwide Facilities

	Demand Unit	Existing LOS	Existing LOS (Non-Gifted – Impact-Fee Eligible)*	Proposed LOS[1]
Parks	Acres per 1,000 persons	4.82	2.28	7.5
	Investment per 1,000 persons	$1,039,626	$580,884	$1,524,083
Trails	Trail miles per 1,000 persons	0.95	0.95	1.5
	Investment per 1,000 persons	$142,952	$142,952	$225,445
Trail Structures	Trail structures per 1,000 persons	$44,620	$44,620	$44,620
Equestrian Center	Investment per 1,000 persons	$27,792	$27,792	$8,564

*LOS = level of service eligible for impact fees that does not include gifted acreage

Existing and proposed service levels, as well as excess capacity are summarized in Table 2 below.

TABLE 2: SUMMARY OF SERVICE LEVELS

Summary of Investment LOS	Existing	Existing (Eligible for Impact Fees)	Proposed	Excess Capacity
Park land per 1,000	$592,860	$280,717	$922,500	$0
Park improvements per 1,000	$278,440	$131,841	$433,258	$0

[1] While impact fees can be used to reach the proposed service levels, they have not been used to increase service levels as part of this analysis.

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Summary of Investment LOS	Existing	Existing (Eligible for Impact Fees)	Proposed	Excess Capacity
Park mowed acres per 1,000	$168,326	$168,326	$168,326	$0
Subtotal Parks	$1,039,626	$580,884	$1,524,083	$0
Trail miles per 1,000	$142,952	$142,952	$225,445	$0
Trail structures per 1,000	$44,620	$44,620	$44,620	$0
Equestrian center per 1,000	$27,792	$27,792	$8,564	$19,228

This forms the basis for the proportionate share analysis which is summarized as follows:

Table 3: Proportionate Share Analysis

Summary of Costs 2014-2023	Total Cost	Demand Units	Fee per Capita
Parks	$12,248,515.55	21,086	$580.88
Park Buy-In Costs	$856,436.00	100,004	$8.56
Trail Miles	$3,014,279.83	21,086	$142.95
Trail Structures	$940,850.53	21,086	$44.62
Plan Preparation	$5,000.00	21,086	$0.24
Impact Fee Fund Balance	($926,671.85)	21,086	($43.95)
Fee per Capita			**$733.31**

The maximum fee per household takes the fee per capita and multiplies by the appropriate household size[2] for single-family and multi-family dwelling units.

Table 4: Proportionate Share Analysis

	HH Size	Fee per Household
Single-Family HH Size	3.96	**$2,903.90**
Multi-Family HH Size	3.73	**$2,735.24**

The maximum fee per household for a single-family unit is $2,903.90; the maximum fee for a multi-family unit is $2,735.24.

[2] Source: 2010 United States Census

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Utah Code Legal Requirements

Utah law requires that communities prepare an Impact Fee Analysis (IFA) before enacting an impact fee. Utah law also requires that communities give notice of their intent to prepare and adopt an IFA. This IFA follows all legal requirements as outlined below. The City has retained Zions Bank Public Finance (ZBPF) to prepare this Impact Fee Analysis in accordance with legal requirements.

Notice of Intent to Prepare Impact Fee Analysis

A local political subdivision must provide written notice of its intent to prepare an IFA before preparing the Plan (Utah Code §11-36a-503). This notice must be posted on the Utah Public Notice website. The City has complied with this noticing requirement for the IFA by posting notice on July 11, 2014. A copy of the notice is included in Appendix A.

Preparation of Impact Fee Analysis

Utah Code requires that each local political subdivision, before imposing an impact fee, prepare an impact fee analysis. (Utah Code 11-36a-304).

Section 11-36a-304 of the Utah Code outlines the requirements of an impact fee analysis which is required to:

(1) An impact fee analysis shall:

- (a) identify the anticipated impact on or consumption of any existing capacity of a public facility by the anticipated development activity;
- (b) identify the anticipated impact on system improvements required by the anticipated development activity to maintain the established level of service for each public facility;
- (c) demonstrate how the anticipated impacts described in Subsections (1)(a) and (b) are reasonably related to the anticipated development activity;
- (d) estimate the proportionate share of:
  - (i) the costs for existing capacity that will be recouped; and
  - (ii) the costs of impacts on system improvements that are reasonably related to the new development activity; and
- (e) identify how the impact fee was calculated.

(2) In analyzing whether or not the proportionate share of the costs of public facilities are reasonably related to the new development activity, the local political subdivision or private entity, as the case may be, shall identify, if applicable:

- (a) the cost of each existing public facility that has excess capacity to serve the anticipated development resulting from the new development activity;

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(b) the cost of system improvements for each public facility;

(c) other than impact fees, the manner of financing for each public facility, such as user charges, special assessments, bonded indebtedness, general taxes, or federal grants;

(d) the relative extent to which development activity will contribute to financing the excess capacity of and system improvements for each existing public facility, by such means as user charges, special assessments, or payment from the proceeds of general taxes;

(e) the relative extent to which development activity will contribute to the cost of existing public facilities and system improvements in the future;

(f) the extent to which the development activity is entitled to a credit against impact fees because the development activity will dedicate system improvements or public facilities that will offset the demand for system improvements, inside or outside the proposed development;

(g) extraordinary costs, if any, in servicing the newly-developed properties; and

(h) the time-price differential inherent in fair comparisons of amounts paid at different times.

Certification of Impact Fee Analysis

Utah Code states that an Impact Fee Analysis shall include a written certification from the person or entity that prepares the Impact Fee Analysis. This certification is included at the conclusion of this analysis.

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Anticipated Impact On or Consumption of Any Existing Capacity of a Public Facility by the Anticipated Development Activity

Utah Code 11-36a-304(1)(a)

Anticipated Development Activity

Impacts on recreation-related facilities will come from residential development only. Residential growth is projected as follows:

TABLE 5: POPULATION GROWTH

Year	Population	Population Growth
2014	30,816	
2015	33,309	2,493
2016	35,802	2,493
2017	38,102	2,300
2018	40,402	2,300
2019	42,702	2,300
2020	45,002	2,300
2021	47,302	2,300
2022	49,602	2,300
2023	51,902	2,300
2024	54,202	2,300
2025	56,502	2,300
TOTAL		25,686

Source: Herriman City

In 2000, the City had a population of 3,246 people; by 2010 the population had increased to 22,538. The City therefore grew by 19,292 persons over the 10-year period, or an average of 1,929 persons per year. While this is somewhat less than the 2,300 to 2,500 persons of projected annual growth through 2025, the historical growth accounts for the extremely slow growth years such as 2008 when the City issued only 44 building permits. In its peak year of 2005, the City issued 900 building permits.

The somewhat higher population figures projected above also take into account the annexation of a significant amount of property known as South Herriman. South Herriman has approximately 2,800 developable acres, of which the City anticipates that roughly 200 will be developed within the next six years.

Therefore, based on the additional land provided by the South Herriman annexation, as well as known future projects, the availability of vacant land, increased access to the City due to the completion of the Mountain View Corridor, the anticipated extension of light rail to the community, the rapid growth being experienced in neighboring communities, and the increased retail and other amenities now available in the City, City staff feel that the estimates shown in the preceding table are reasonable.

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Demand Placed on Facilities by New Development Activity

Parks. Park service levels will decline, due to new development activity, from the existing service level of $580,884 per 1,000 residents to $344,891 per 1,000 residents by 2023 unless new improvements are made. The current level of park investment is $17,900,515, based on an investment of $8,650,590 for park land; $4,062,800 for park improvements; and $5,187,125 for park mowed acres.

Table 6: Park Service Level Impacts from New Development Activity

Year	Population	Park Investment Unchanged	LOS per 1,000
2014	30,816	$17,900,515	$580,884
2015	33,309	$17,900,515	$537,408
2016	35,802	$17,900,515	$499,986
2017	38,102	$17,900,515	$469,805
2018	40,402	$17,900,515	$443,060
2019	42,702	$17,900,515	$419,196
2020	45,002	$17,900,515	$397,772
2021	47,302	$17,900,515	$378,430
2022	49,602	$17,900,515	$360,883
2023	51,902	$17,900,515	$344,891

Excess capacity in the equestrian center will be partially consumed by 2023, but with excess capacity still remaining. The proposed LOS for the equestrian facility is an investment of $8,564 per 1,000 residents and the facility will have an investment level of service of $16,501 per resident in 2023.

Table 7: Equestrian Center Service Level Impacts from New Development Activity

Year	Population	Equestrian Center Investment	LOS per 1,000
2014	30,816	$856,436	$27,792
2015	33,309	$856,436	$25,712
2016	35,802	$856,436	$23,921
2017	38,102	$856,436	$22,477
2018	40,402	$856,436	$21,198
2019	42,702	$856,436	$20,056
2020	45,002	$856,436	$19,031
2021	47,302	$856,436	$18,106
2022	49,602	$856,436	$17,266
2023	51,902	$856,436	$16,501

Trails. Trail mile service levels will decline, due to new development activity from the existing service level of $142,952 per 1,000 residents to $84,875 per 1,000 residents by 2023 unless new trail miles are added. Trail mile investment is based on 14.7 existing paved/urban trails at a cost of

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$215,000 per mile; 7.4 unpaved trails at a cost of $100,000 per mile; and 7.21 primitive trails at a cost of $70,000 per mile for a total of $4,405,200.

Table 8: Trail Miles Service Level Impacts from New Development Activity

Year	Population	Trail Mile Investment	LOS per 1,000
2014	30,816	$4,405,200	$142,952
2015	33,309	$4,405,200	$132,253
2016	35,802	$4,405,200	$123,043
2017	38,102	$4,405,200	$115,616
2018	40,402	$4,405,200	$109,034
2019	42,702	$4,405,200	$103,161
2020	45,002	$4,405,200	$97,889
2021	47,302	$4,405,200	$93,129
2022	49,602	$4,405,200	$88,811
2023	51,902	$4,405,200	$84,875

Trail structures are closely related to trail miles and are the trailheads, boardwalks, lighting, etc., needed to make the trails accessible and functional for public use. The level of service for trail structures is $44,620 per 1,000 persons. This LOS will decline to $26,492 by the year 2023 if no new trail structures are added. Trail structure investment is calculated based on five trail structures at a cost of $275,000 each for a total cost of $1,375,000.

Table 9: Trail Structure Service Level Impacts from New Development Activity

Year	Population	Structures Investment	LOS per 1000
2014	30,816	$1,375,000	$44,620
2015	33,309	$1,375,000	$41,280
2016	35,802	$1,375,000	$38,406
2017	38,102	$1,375,000	$36,087
2018	40,402	$1,375,000	$34,033
2019	42,702	$1,375,000	$32,200
2020	45,002	$1,375,000	$30,554
2021	47,302	$1,375,000	$29,069
2022	49,602	$1,375,000	$27,721
2023	51,902	$1,375,000	$26,492

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Identify the Anticipated Impact on System Improvements Required by the Anticipated Development Activity to Maintain the Established Level of Service for Each Public Facility and Demonstrate How the Anticipated Impacts are Reasonably Related to the New Development Activity

Utah Code 11-36a-304(1)(b)(c)

Parks. The City will need to acquire additional park lands and improvements to maintain its existing and proposed service levels. Service levels will decline, as a result of population growth unless new facilities are constructed or acquired. Impact fees will be used to maintain the existing service levels for park land and improvements. They will not be used to raise service levels or for replacement, repair or maintenance costs.

Table 10: Park Land, Improvements, and Irrigated Acres Investment Required to Maintain Proposed Standard through 2023

Year	Population	LOS per 1,000*	Investment Required	Increased Investment
2014	30,816	$580,884	$17,900,515	$0
2015	33,309	$537,408	$19,348,658	$1,448,143
2016	35,802	$499,986	$20,796,801	$2,896,287
2017	38,102	$469,805	$22,132,834	$4,232,319
2018	40,402	$443,060	$23,468,867	$5,568,352
2019	42,702	$419,196	$24,804,899	$6,904,385
2020	45,002	$397,772	$26,140,932	$8,240,417
2021	47,302	$378,430	$27,476,965	$9,576,450
2022	49,602	$360,883	$28,812,998	$10,912,483
2023	51,902	$344,891	$30,149,030	$12,248,516

*Assumes no new investment takes place.

Because there is excess capacity in the equestrian center, new development will be required to buy in to the center and no new construction will be required.

Trails. The City will also need to maintain its existing service levels for trails through impact fees. Service levels may be raised through other funding sources, but not through the use of impact fees. The City currently has 29.31 trail miles, which equates to an existing trails standard of 0.95 linear trail miles per 1,000 residents. Because there is no excess capacity in the existing trails system, there is no buy-in component applicable to the calculation of impact fees. In order to maintain its proposed level of service (which is the same as the existing service level), the City will need to acquire an additional 20.06 trail miles by 2023, thus bringing the total trail miles to 49.37. Projected costs for the additional trail miles will reach over $3 million by 2023.

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Table 11: Trail Mile Investment Required to Maintain Proposed Standard

Year	Population	LOS per 1,000	Trail Miles Needed	Facilities Needed	Additional Investment Required
2014	30,816	$142,952	29.31	$4,405,200	$0
2015	33,309	$132,253	31.68	$4,761,579	$356,379
2016	35,802	$123,043	34.05	$5,117,957	$712,757
2017	38,102	$115,616	36.24	$5,446,746	$1,041,546
2018	40,402	$109,034	38.43	$5,775,535	$1,370,335
2019	42,702	$103,161	40.62	$6,104,324	$1,699,124
2020	45,002	$97,889	42.80	$6,433,113	$2,027,913
2021	47,302	$93,129	44.99	$6,761,902	$2,356,702
2022	49,602	$88,811	47.18	$7,090,691	$2,685,491
2023	51,902	$84,875	49.37	$7,419,480	$3,014,280

Further, the City will need an additional investment of $940,851 to maintain its proposed standard of trail structures.

Table 12: Trail Structures Required to Maintain Proposed Standard

Year	Population	LOS per 1000	Trail Miles Needed	Facilities Needed	Additional Investment Required
2014	30,816	$44,620	29.31	$1,375,000	$0
2015	33,309	$41,280	31.68	$1,486,237	$111,237
2016	35,802	$38,406	34.05	$1,597,474	$222,474
2017	38,102	$36,087	36.24	$1,700,099	$325,099
2018	40,402	$34,033	38.43	$1,802,724	$427,724
2019	42,702	$32,200	40.62	$1,905,349	$530,349
2020	45,002	$30,554	42.80	$2,007,975	$632,975
2021	47,302	$29,069	44.99	$2,110,600	$735,600
2022	49,602	$27,721	47.18	$2,213,225	$838,225
2023	51,902	$26,492	49.37	$2,315,851	$940,851

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Proportionate Share Analysis

The proportionate share analysis is calculated by taking the total costs required to serve the needs of new development, as well as the buy-in proportionate share for the equestrian center, and dividing by the total demand units served. Demand units show the increase in population from 2014 to 2023. Total costs were calculated in the previous section on meeting the demands of new development and are summarized below.

Table 13: Proportionate Share Analysis

Summary of Costs 2014-2023	Total Cost	Demand Units	Fee per Capita
Parks	$12,248,515.55	21,086	$580.88
Park Buy-In Costs (total)	$856,436.00	100,004	$8.56
Trail Miles	$3,014,279.83	21,086	$142.95
Trail Structures	$940,850.53	21,086	$44.62
Plan Preparation	$5,000.00	21,086	$0.24
Impact Fee Fund Balance	($926,671.85)	21,086	($43.95)
Fee per Capita	$12,248,515.55	21,086	$580.88

The fee per capita is then calculated by multiplying the per capita fee by appropriate household sizes for single-family and multi-family development.

Table 14: Proportionate Share Analysis

	HH Size	Fee per Household
Single-Family HH Size	3.96	$2,903.90
Multi-Family HH Size	3.73	$2,735.24

The maximum impact fee that can be charged to new development is $2,903.90 for single-family residential and $2,735.24 for multi-family residential.

DRAFT

Calculation of Credits

There is no outstanding debt on the parks and recreation facilities and therefore no credits have been applied.

DRAFT

Certification

Zions Bank Public Finance certifies that the attached impact fee analysis:

1. Includes only the costs of public facilities that are:
    a. allowed under the Impact Fees Act; and
    b. actually incurred; or
    c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;

2. Does not include:
    a. costs of operation and maintenance of public facilities;
    b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents; or
    c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement;

3. Offsets costs with grants or other alternate sources of payment; and

4. Complies in each and every relevant respect with the Impact Fees Act.

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Appendix A - Notice of Intent to Prepare a Comprehensive Amendment to the Parks, Recreation, Open Space, and Trails Impact Fee Facilities Plan

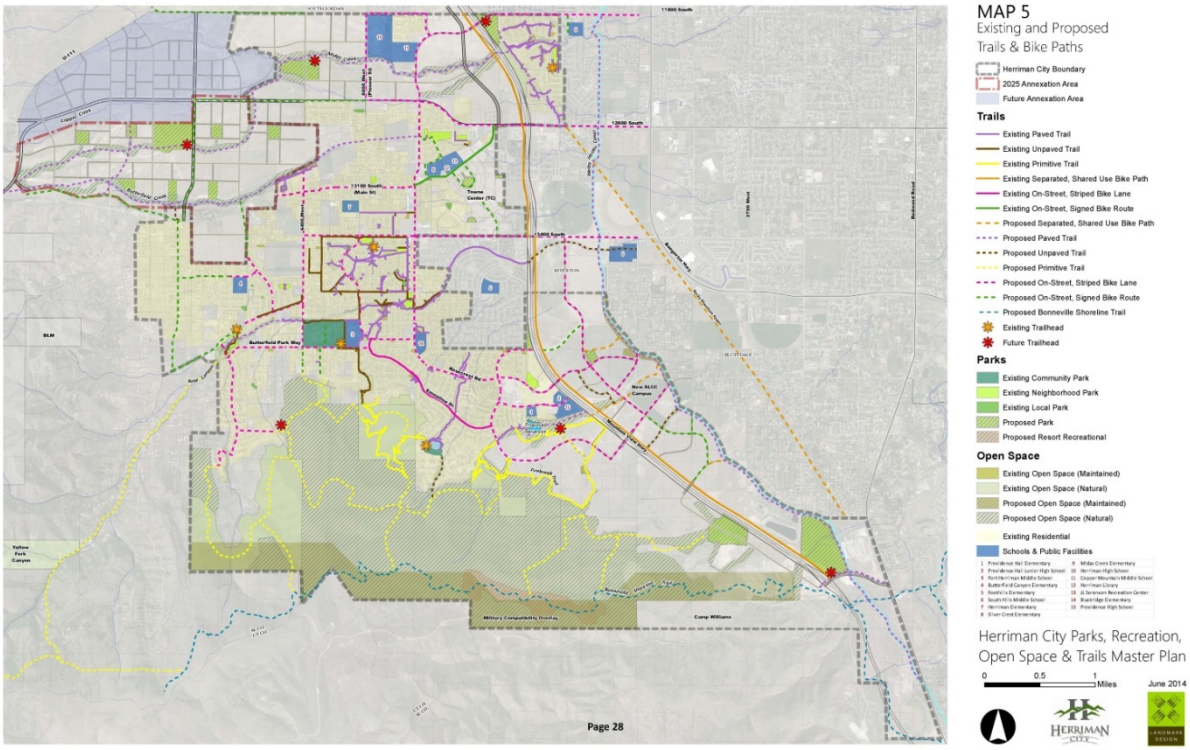
Notice of Preparation of Parks, Recreation, Open Space, and Trails Impact Fee Facilities Plan and Analysis

July 11, 2014

Notice is hereby given that Herriman intends to prepare and/or contract for the preparation of an Impact Fee Facilities Plan and Analysis for Parks, Recreation, Open Space, and Trail facilities. The Plan and Analysis includes all of the property within the current City boundaries. Those receiving this Notice are invited to provide information to be considered in adopting the analysis. For information about the analysis or proposed Impact Fee, please contact Bryn McCarty at 13011 S Pioneer St, Herriman, Utah 84096, or e-mail planning@herriman.org. Any information should be provided in writing.

HERRIMAN CITY

Appendix B –Trails Map



GARY R. HERBERT
Governor

SPENCER J. COX
Lieutenant Governor

State of Utah
Department of Commerce

OFFICE OF THE PROPERTY RIGHTS OMBUDSMAN

FRANCINE A. GIANI
Executive Director

BRENT N. BATEMAN
Lead Attorney, Office of the Property Rights Ombudsman

ADVISORY OPINION

Advisory Opinion Requested by:	City of Herriman
Local Government Entity:	City of Herriman
Scope of Advisory Opinion:	Parks, Trails, and Recreation Impact Fee Early Review
Date of this Advisory Opinion:	April 14, 2015
Opinion Authored By:	Brent N. Bateman Office of the Property Rights Ombudsman

Issues

Early review of Herriman City's Draft Parks, Trails, and Recreation Impact Fees.

Summary of Advisory Opinion

Herriman City's impact fees substantially comply with the Impact Fees Act with respect to matters currently capable of review. Future review for compliance with the Impact Fee Act will be needed as the City imposes, collects, and spends impact fee funds

Review

A Request for an Advisory Opinion may be filed at any time prior to the rendering of a final decision by a local land use appeal authority under the provisions of UTAH CODE § 13-43-205. An advisory opinion is meant to provide an early review, before any duty to exhaust administrative remedies, of significant land use questions so that those involved in a land use application or other specific land use disputes can have an independent review of an issue. It is hoped that such a review can help the parties avoid litigation, resolve differences in a fair and neutral forum, and understand the relevant law. The decision is not binding, but, as explained at

the end of this opinion, may have some effect on the long-term cost of resolving such issues in the courts.

A Request for an Advisory Opinion was received from John N. Brems, Herriman City Attorney, on November 25, 2014. As a courtesy, a copy of that request was sent to Mr. Ross K. Ford, Executive Director of the Utah Home Builders Association on December 3, 2014. No submissions were received by any third party.

Evidence

The following documents and information with relevance to the issue involved in this Advisory Opinion were reviewed prior to its completion:

1. *Herriman City Draft Impact Fee Facilities Plan: Parks, Trails, and Recreation*, dated November 2014 and prepared by Zion's Bank Public Finance;
2. *Herriman City Draft Impact Fee Analysis: Parks, Trails, and Recreation*, dated November 2014 and prepared by Zion's Bank Public Finance; and
3. *Herriman City Draft Ordinance Reaffirming the Adoption of the Impact Fee Facilities Plan and Impact Fee Analysis for Parks, Trails, and Recreation.*
4. *Revised Herriman City Draft Impact Fee Facilities Plan: Parks, Trails, and Recreation (redline)*, dated March 2015 and prepared by Zion's Bank Public Finance;
5. *Revised Herriman City Draft Impact Fee Analysis: Parks, Trails, and Recreation (redline)*, dated February 2015 and prepared by Zion's Bank Public Finance.

Introduction: Early Review of Impact Fees

By necessity, early review of impact fees is limited. The Utah Impact Fee act contains extensive requirements covering all aspects of an impact fee system. However, many of those statutory provisions are active only upon collection or expenditure of the fees. Early review of an impact fee occurs prior to the collection or expenditure of any funds. Thus, many statutory requirements, such as the requirement to segregate the funds in a separate ledger account or refund unspent fees within six years, cannot be reviewed early. They have not occurred.

Early review of an impact fee is a review of the documents and procedures that establish the fee, and their compliance with the requirements of the Impact Fee Act. Accordingly, no party should assume that this Advisory Opinion ends the inquiry into the legality of the fees. In time, as the fees are collected and expended, all involved parties should take continual care to ensure that the impact fee complies with the Impact Fee Act.

Likewise, interested parties should note that an early review of an impact fee by the Property Rights Ombudsman is limited to a *legal* review. No attempt is made to review the fee's accounting and engineering conclusions (beyond a cursory check for obvious errors and legal compliance). The Ombudsman's office has neither the capacity nor expertise to verify whether an impact fee meets the standards of practice for those professions. In addition, all impact fees

are based upon certain data and future projections, such as projected new growth in an area or projected costs of needed facilities. The legal review undertaken here cannot verify the facts nor guarantee the accuracy of the projections. This Opinion will examine the documents provided only within the legal framework of the Impact Fee Act.

Subject to those limitations, this Office has made every attempt to accurately and thoroughly apply the Impact Fee Act to the materials and facts provided. Where questions arise regarding the conclusions in this Advisory Opinion or the accuracy of the fees in general, whether reviewed herein or unrevewable, the parties are encouraged to make further inquiries.

Analysis

The Utah Impact Fees Act is found in Title 11, Chapter 36a of the Utah Code ("Act"). In accordance with UTAH CODE § 13-43-205(1), Herriman City has requested a review of its Parks, Trails, and Recreation Impact Fees ("Impact Fees") by providing a *Draft Impact Fee Facilities Plan: Parks, Trails, and Recreation* ("IFFP"), a *Draft Impact Fee Analysis: Parks, Trails, and Recreation* ("Analysis"), and a draft *Ordinance Reaffirming the Adoption of the Impact Fee Facilities Plan and Impact Fee Analysis for Parks, Trails, and Recreation* ("Ordinance"). In undertaking this analysis, this Advisory Opinion will forego reproduction of some lengthy sections of the Act, which may be readily accessed. Only sections of the Act directly applicable to this review will be discussed.

I. Permissible Public Facilities

It is currently unknown whether the Impact Fees comply with the public facilities provisions of the Act. All Impact Fees must comply with UTAH CODE § 11-36a-201(2). This section dictates that impact fees may be used only for those public facilities defined in UTAH CODE § 11-36a-102. That latter section states that impact fees can apply to "only the following impact fee facilities that have a life expectancy of 10 or more years and are owned or operated by or on behalf of a local political subdivision or private entity:" including for our purposes "(f) parks, recreation facilities, open space, and trails." UTAH CODE § 11-36a-102(16).

Thus, in order to comply with this section of the Act, Herriman City's impact fees must be expended on (1) parks, recreation facilities, open space, and trails, (2) with a 10 year life expectancy, and (3) owned or operated by or on behalf of Herriman City.

Normally, an impact fee facilities plan will list the specific facilities upon which it intends to spend the impact fees. Herriman City does not do so. Instead, the IFFP states that impact fee revenue will be spent on "land or park improvements — as best meets the need of the City at the time and as opportunities arise." Until such facilities are actually selected for purchase and/or improvement, it is impossible to verify whether those facilities meet the Act's three-pronged public facilities test. Compliance or noncompliance with this section of the Act can only be determined once the facilities are selected. Thus, it is unknown whether Herriman City's impact fees comply with this requirement in the Act. The requirement to specify public facilities is further discussed below.

II. The Impact Fee Facilities Plan

In order to establish a legal Impact Fee, Herriman City must prepare and adopt an impact fee facilities plan that complies with the Impact Fee Act. UTAH CODE § 11-36a-302 lists several items and calculations that must be included within an IFFP. The relevant requirements can generally be summarized into two categories: (i) Level of Service, and (ii) Revenue Source.

A. Level of Service

The Act defines "level of service" as "the defined performance standard or unit of demand for each capital component of a public facility within a service area." UTAH CODE § 11-36a-102(11). UTAH CODE § 11-36a-302(1) requires an IFFP to:

(i) identify the existing level of service;
(ii) establish a proposed level of service;
(iii) identify any excess capacity to accommodate future growth at the proposed level of service;
(iv) identify demands placed upon existing public facilities by new development activity at the proposed level of service; and
(v) identify the means by which the political subdivision or private entity will meet those growth demands.

To restate, the Impact Fee Facilities plan must calculate the level at which the current parks, trails, and recreation facilities serve the public. Also, the City must calculate the level of service that it needs to accommodate projected growth, and explain how it is going to get there. The Act prohibits using Impact fees to raise the level of service on existing development. Impact fees are only to be used to provide new growth with the facilities necessary to achieve the City's level of service.

The Act does not dictate how the level of service calculation is to be done. Herriman City has elected to calculate its existing Parks, Trails, and Recreation level of service using an "investments per thousand" method. The City has estimated the dollar value of existing park facilities, including both property and improvements, and expressed that number per 1000 city residents. This method, one of several that could be chosen, defines a performance standard/unit of demand for parks and recreation facilities, as required by the Act. Thus, "investment per thousand" is a valid method to measure level of service.

Using the *investment per thousand* method, Herriman City also establishes a proposed level of service, as required by the Act. This proposed level of service exceeds the existing level of service by some measure. Nevertheless, Herriman City bases its final Impact Fee on the *existing* level of service rather than the proposed level of service. In other words, Herriman is only charging new growth an impact fee sufficient to bring new growth up to the current level of service. This is perfectly permissible and may be preferable–it results in a lower fee.

UTAH CODE § 11-36a-302(1)(a)(iii) requires the City to "identify any excess capacity to accommodate future growth at the proposed level of service." In the IFFP, Herriman City indicates that there is no excess capacity in its existing parks, recreation and trails facilities, with the exception of the equestrian center. Herriman supports this conclusion by providing a comparison with the level of service of other communities in Utah, and the results of community surveys. Most prominently, the City includes as an appendix to its IFFP a letter from its expert, a landscape planner who drafted the City's parks master plan. This expert concludes that, after a review and analysis of relevant data, Herriman City has no excess capacity in its parks and trails system. This showing sufficiently identifies excess capacity to accommodate future growth.

Finally, the Impact fee act requires Herriman City to identify the demands the new growth will inflict upon its parks and recreation level of service, and how those demands will be met. Herriman City adequately identifies the demands for new growth by demonstrating that, without adding new facilities, the level of service will decline as anticipated population increases.

UTAH CODE § 11-36a-302(1)(a)(v) requires Herriman to identify the means by which it will meet those growth demands. As stated above, this would typically be done by specifying public facilities that the City plans to construct and spend impact fees on. Herriman, however, does not provide a list of specific facilities. Instead, Herriman states that "fees collected will be used for capital improvements — land or park improvements — as best meets the needs of the city at the time and as opportunities arise." In other words, the City intends to collect impact fee money without any knowledge of what it will be spent on. The city only states a vague plan to spend it as the need and opportunities arise.

This approach is not preferred. Moreover, UTAH CODE § 11-36a-602 states that

> A local political subdivision may expend impact fees only for a system improvement:
> (a) identified in the impact fee facilities plan; and
> (b) for the specific public facility type for which the fee was collected.

Thus the Act requires that collected fees be expended upon a system improvement that has been identified in the IFFP.

Nevertheless, we do not believe that this section of the IFFP violates the Act. The word "identify" is key. In both UTAH CODE § 11-36a-602 and in UTAH CODE § 11-36a-302(1)(a)(v), the City is required to *identify* the improvements it plans to use impact fees on. A narrow view of this word would equate to "specify" — which would make necessary the specific identification of the proposed facilities. However, the plain meaning of the word "identify" is to "establish or indicate." Although specificity may be preferable, and in many cases may be necessary, we feel that a narrow view of the word "identify" would lead to an inefficient result in some instances. Better city planning and better located and improved parks can sometimes be obtained by following Herriman's intended method. The requirements in the Act are met because Herriman *indicates* that it will spend impact fees on "capital improvements — land or park improvements — as best meets the needs of the city at the time and as opportunities arise." As stated above, this

approach will require that the proposed facilities be reviewed for compliance with the act at the time they are purchased rather than at the establishment of the fee. Specificity will be necessary at some point. The funds cannot be spent without specifying what the funds will be spent on, and determining that those funds satisfy the Act's three-pronged public facilities test. But it is not necessary in this case to read "identify" in the Act to require specificity in this early stage. We find, therefore, that the Act does not prohibit Herriman's approach.

B. Revenue Source Calculation

The Impact Fee Act also requires a City to "generally consider all revenue sources to finance the impacts on system improvements." UTAH CODE § 11-36a-302(2). This means that if the necessary system improvements can be paid by means besides impact fees, those means should be included in the calculation. Herriman City appears to have done this to a sufficient degree to comply with the Act.

Herriman anticipates that land for trails will be acquired by other means, "through easements and grants," and will not need to be purchased. Accordingly, Herriman does not include the cost of trail lands in its impact fee calculation. The City then indicates that it does not anticipate any further revenue sources, except that donations of system improvements by a developer will be used to credit impact fees to the benefit of the developer. Nothing has been provided that calls these conclusions by the City into question. Although the IFFP's consideration of these revenue sources is brief and very cursory (not a "thorough discussion"), it appears to comply with the requirements in the Act to consider all revenue sources.

Accordingly, Herriman City's Impact Fee Facilities Plan generally complies with the Impact Fee Act.

III. The Impact Fee Analysis

A City creating an impact fee must also prepare an Impact Fee Analysis. Therein, the data and information from the IFFP and projections about future demand from development determine the maximum fee that can be imposed. UTAH CODE § 11-36a-304 requires that an Impact Fee Analysis

> (a) identify the anticipated impact on or consumption of any existing capacity of a public facility by the anticipated development activity;
> (b) identify the anticipated impact on system improvements required by the anticipated development activity to maintain the established level of service for each public facility;
> (c) subject to Subsection (2), demonstrate how the anticipated impacts described in Subsections (1)(a) and (b) are reasonably related to the anticipated development activity;
> (d) estimate the proportionate share of:
> (i) the costs for existing capacity that will be recouped; and

(ii) the costs of impacts on system improvements that are reasonably related to the new development activity; and

(e) based on the requirements of this chapter, identify how the impact fee was calculated.

Herriman City bases its Analysis on its projected growth calculations. Herriman explains that those growth calculations were obtained using historical growth data, with consideration of land acreage within the City anticipated to be developed. Although the data and associated explanations only provide general estimates, they provide a sufficient foundation for a reasonable identification of anticipated growth.

Using those calculations, Herriman City identifies the impact upon the demand expected by this new growth, by showing that if new growth continues and no further facilities are established, the level of service will decline. Herriman City then identifies how it will maintain the current level of service in the face of anticipated growth by showing the amounts that must be invested in order to maintain the present "investment per thousand" level of service. Assuming the accuracy of the growth projections, nothing could be found in these calculations that violate the Impact Fee Act.

The crux of an impact fee analysis is the proportionate share calculation. This is where the amounts needed to maintain the level of service is apportioned to each new unit of growth. Herriman does this by calculating the number of standard units (derived from the population projections) that are anticipated to enter the City within the next ten years. The Analysis then divides the total funds needed within the next ten years by the total number of new citizens anticipated to arrive in Herriman during the next ten years. This results in a per capita proportionate share calculation. Ten years is an acceptable projection length.

The analysis then converts the per capita proportionate share calculation into a per unit calculation by multiplying the per capita number by the number of capitas in a standard unit. The City uses different multipliers for single family households and multi-family households to account for different average household sizes. The result is the proportional share per unit, and the impact fee. The calculation used appears to comply with the requirements of the Act.

IV. The Impact Fee Enactment

Finally, the Impact Fee Act requires adoption of an impact fee enactment. The provisions required in the Act to appear in the enactment are verifiable by checklist – they are either in the enactment or they are not. Herriman City's proposed enactment contains each of the required provisions in UTAH CODE § 11-36a-401. Herriman establishes its service area as the entire city in Section 7. The enactment contains in Section 5 a very light, but nonetheless legally adequate schedule of impact fees. Also in section 5, Herriman indicates its intent to charge parks and recreation impact fees on residential development, indicates the fee for both single family and multi-family development, and adopts by reference the formulas to calculate the fee set forth in the Impact Fee Analysis.

Herriman's enactment also contains in Section 6 a required provision authorizing it to adjust the standard impact fee in appropriate circumstances or based upon studies or data submitted by the developer. Likewise, the enactment in section 6.3 requires Herriman City to credit a developer for any dedication of land for, improvement to, or new construction of, any system improvements, as the statute requires. Accordingly, the Enactment is compliant with the Act.

Conclusion

Herriman City's impact fees substantially comply with the Impact Fees Act. Nevertheless, Herriman's stated intent to "spend as opportunity arises" on permissible capital facilities, although compliant with the Act at present, will require further review at such time that facilities are identified and impact fees spent.

Brent N. Bateman, Lead Attorney
Office of the Property Rights Ombudsman

NOTE:

This is an advisory opinion as defined in § 13-43-205 of the Utah Code. It does not constitute legal advice, and is not to be construed as reflecting the opinions or policy of the State of Utah or the Department of Commerce. The opinions expressed are arrived at based on a summary review of the factual situation involved in this specific matter, and may or may not reflect the opinion that might be expressed in another matter where the facts and circumstances are different or where the relevant law may have changed.

While the author is an attorney and has prepared this opinion in light of his understanding of the relevant law, he does not represent anyone involved in this matter. Anyone with an interest in these issues who must protect that interest should seek the advice of his or her own legal counsel and not rely on this document as a definitive statement of how to protect or advance his interest.

An advisory opinion issued by the Office of the Property Rights Ombudsman is not binding on any party to a dispute involving land use law. If the same issue that is the subject of an advisory opinion is listed as a cause of action in litigation, and that cause of action is litigated on the same facts and circumstances and is resolved consistent with the advisory opinion, the substantially prevailing party on that cause of action may collect reasonable attorney fees and court costs pertaining to the development of that cause of action from the date of the delivery of the advisory opinion to the date of the court's resolution.

Evidence of a review by the Office of the Property Rights Ombudsman and the opinions, writings, findings, and determinations of the Office of the Property Rights Ombudsman are not admissible as evidence in a judicial action, except in small claims court, a judicial review of arbitration, or in determining costs and legal fees as explained above.

The Advisory Opinion process is an alternative dispute resolution process. Advisory Opinions are intended to assist parties to resolve disputes and avoid litigation. All of the statutory procedures in place for Advisory Opinions, as well as the internal policies of the Office of the Property Rights Ombudsman, are designed to maximize the opportunity to resolve disputes in a friendly and mutually beneficial manner. The Advisory Opinion attorney fees provisions, found in Utah Code § 13-43-206, are also designed to encourage dispute resolution. By statute they are awarded in very narrow circumstances, and even if those circumstances are met, the judge maintains discretion regarding whether to award them.

MAILING CERTIFICATE

Section 13-43-206(10)(b) of the Utah Code requires delivery of the attached advisory opinion to the government entity involved in this matter in a manner that complies with Utah Code Ann. § 63-30d-401 (Notices Filed Under the Governmental Immunity Act).

These provisions of state code require that the advisory opinion be delivered to the agent designated by the governmental entity to receive notices on behalf of the governmental entity in the Governmental Immunity Act database maintained by the Utah State Department of Commerce, Division of Corporations and Commercial Code, and to the address shown is as designated in that database.

The person and address designated in the Governmental Immunity Act database is as follows:

Jackie Nostrom, City Recorder
City of Herriman
13011 S. Pioneer Street
Herriman, Utah 84096

On this 14th Day of April, 2015, I caused the attached Advisory Opinion to be delivered to the governmental office by delivering the same to the United States Postal Service, postage prepaid, certified mail, return receipt requested, and addressed to the person shown above.

Cynthia W Nelson

Office of the Property Rights Ombudsman

S T A F F R E P O R T

DATE: **April 14, 2015**

TO: The Honorable Mayor and City Council

FROM: Bryn McCarty, City Planner

SUBJECT: **Parks Recreation, Open Space, and Trails Impact Fee Enactment public hearing and adoption**

RECOMMENDATION:

Staff recommends approval of the Parks Recreation, Open Space, and Trails Impact Fee Enactment, with the new impact fees as allowed in the Impact Fee Analysis.

BACKGROUND:

The Parks Recreation, Open Space, and Trails Master Plan, Impact Fee Facility Plan, and Impact Fee Analysis all went through the public hearing process last year. We then sent everything to the Ombudsman for a final review before we adopted the plans. It's easier to adopt them all at once, since a change in one usually requires a change to all three. Once the CC adopts the Master Plan, IFFP, and IFA, they can then approve the ordinance to enact new impact fees.

DISCUSSION:

The ombudsman has reviewed the documents and found that they meet the state statute. The IFA recommends a maximum impact fee of $2,903.90 per single family residential unit and $2,735.24 per multi-family residential unit.

The current impact fees are $2,205.17 per single family residential unit and $2,077.09 per multi-family residential unit. The current fees were adopted in 2011.

ALTERNATIVES:

n/a

Bryn McCarty
City Planner

City Council Meeting
April 22, 2015

HERRIMAN, UTAH
ORDINANCE NO. 15-__

ORDINANCE ADOPTING AN IMPACT FEE ENACTMENT THAT IMPOSES A PARKS, TRAILS AND RECREATION IMPACT FEE; PROVIDING FOR THE CALCULATION AND COLLECTION OF SUCH FEE; AND PROVIDING FOR APPEAL, ACCOUNTING, SEVERABILITY OF THE SAME, AND OTHER RELATED MATTERS

WHEREAS, the Herriman City Council ("Council") met in regular meeting on April 22, 2015, to consider, among other things, adopting an Impact Fee Enactment that imposes a Parks, Trails and Recreation Impact Fee for Herriman City ("City"); providing for the calculation and collection of such fee; and providing for appeal, accounting, severability of the same, and other related matters; and

WHEREAS, the Council finds that it was in the public interest to adopt a Parks, Trails and Recreation Impact Fee Facilities Plan ("Impact Fee Facility Plan") and Impact Fee Analysis for Parks, Trails and Recreation ("Impact Fee Analysis") to address impacts of development upon the City; and adopt this Impact Fee Enactment ("Impact Fee Enactment") that imposes a Parks, Recreation, Open Space, and Trails Impact Fee; and

WHEREAS, the City is a local political subdivision of the state of Utah and has authority pursuant to Utah Code Ann. § 11-36a-101, et seq. (the "Impact Fee Act"), to mitigate the impact of new development on public facilities by enacting an impact fee; and

WHEREAS, the Council finds that the Impact Fee Facilities Plan identifies demands placed upon existing public facilities by new development activity and proposes means by which the City will meet those demands and has generally considered all revenue sources, including impact fees, and anticipated dedication of system improvements, to finance the impacts on system improvements; and

WHEREAS, the Council finds that the Impact Fee Analysis identifies the anticipated impacts on or consumption of existing capacity of public facilities by anticipated development activities, identifies impact on system improvements required by anticipated development activities to maintain the established level of service for each public facility, demonstrates how those anticipated impacts are reasonably related to the anticipated development activities and estimates the proportionate share of the cost for existing capacity that will be recouped and the cost of impacts on system improvements that are reasonably related to the new development activity; and

WHEREAS, the Council finds that the impact fees which are enacted pursuant to this Impact Fee Enactment are necessary to achieve an equitable allocation to the costs borne in the past and to be borne in the future, in comparison to the benefits already received and yet to be received; and

WHEREAS, on April 11, 2015, notice of the date, time, and place of a public hearing to consider the adoption of this Impact Fee Enactment was mailed to each affected entity, posted on the City's official website, published in the *Salt Lake Tribune* and *Deseret News*, and published on the Utah Public Notice website; and

WHEREAS, on April 11, 2015 copies of this Impact Fee Enactment were made available to the public; and

WHEREAS, on April 22, 2015, the Council held a public hearing regarding the adoption of this Impact Fee Enactment.

NOW, THEREFORE, BE IT ORDAINED as follows:

Section 1. Findings; Authority; Purpose.

The Council finds and determines that growth and development activities in the City will create additional demand and need for parks, recreation, open space, and trails facilities, and the Council finds that persons responsible for growth and development activities should pay a proportionate share of the costs of such planned facilities needed to serve the growth and development activity. The Council further finds that based on the Impact Fee Facilities Plan and Impact Fee Analysis that impact fees are necessary to achieve an equitable allocation of the costs borne in the past and to be borne in the future, in comparison with the benefits already received and yet to be received. The provisions of this Impact Fee Enactment shall be liberally construed in order to carry out the purpose and intent of the Council in establishing this impact fee program.

Section 2. Definitions.

Except as provided below, words and phrases that are defined in the Impact Fee Act shall have the same meaning in this Impact Fee Enactment.

2.1 Applicant shall mean any person or entity that intends, or is otherwise interested in obtaining, development approval, such as a building permit.

2.2 Impact Fee(s) shall mean the stated impact fee assessed (less all allowable exemptions, adjustments, credits, reimbursements, or other adjustments required by this Impact Fee Enactment and/or the Impact Fee Act) set forth herein for system improvements based on the requirements of this Impact Fee Enactment.

2.3 Impact Fee Agent shall mean the person or persons designated by the City to evaluate the Impact Fee applications and calculate the resulting Impact Fee.

Section 3. Adoptions of Analysis in the Impact Fee Facilities Plan and Impact Fee Analysis. The Council hereby adopts the analysis in the Impact Fee Facilities Plan and the Impact Fee Analysis. The Council hereby adopts and determines to maintain the current level of service as set forth in the Impact Fee Facility Plan and Impact Fee Analysis.

Section 4. Impact Fees Accounting.

4.1 Impact Fees Accounting. The City has established a separate interest-bearing ledger account with the Utah Public Treasurer's Investment Fund for each type of public facility for which impact fees are collected. Interest earned on such account shall be allocated to that account.

(a) *Reporting*. At the end of each fiscal year, the City shall prepare a report on each fund or account showing the source and amount of all monies collected, earned, and received by the fund or account and each expenditure from the fund or account. The report shall identify impact fees by the year in which they were received, the project from which the funds were collected, the system improvements for which the funds were budgeted, and the projected schedule for expenditures. The report shall be in a format developed by the State Auditor that is certified by the City's Chief Financial Officer and shall be transmitted annual to the State Auditor.

(b) *Impact Fee Expenditures*. The City may expend Impact Fees for systems improvements that are (i) identified in the Impact Fee Facilities Plan and (ii) for the specific public facilities type for which the fee was collected.

(c) *Time of Expenditure*. Impact Fees collected pursuant to this Impact Fee Enactment shall be expended or encumbered for a permissible use within six (6) years of the receipt of those funds by the City. For purposes of this calculation, the first funds received shall be deemed to be the first funds expended.

(d) *Extension of Time*. The City may hold unencumbered Impact Fees for longer than six (6) years if the Council identifies in writing (i) an extraordinary and compelling reason why the fees should be held longer than six (6) years and (ii) an absolute date by which the fees will be expended.

4.2 Refunds. The City shall refund any Impact Fees collected pursuant to this Impact Fee Enactment paid by an Applicant, plus interest actually earned on such amounts, when (i) the Applicant does not proceed with the development or building activity and files a written request for a refund; (ii) the fees have not been spent or encumbered; and (iii) no impact has resulted.

4.3 Additional Fees and Costs. The Impact Fees authorized hereby are separate from and in addition to user fees and other charges lawfully imposed by the City, such as engineering and inspection fees, building permit fees, review fees and other fees and costs that may not be included as part of the Impact Fee.

4.4 Fees Effective at Time of Payment. Unless the City is otherwise bound by a contractual requirement, the Impact Fee shall be determined in accordance with the provisions of Section 5 below.

Section 5. Impact Fee Imposed, Amount, and Procedure.

5.1 Impact Fee Imposed. Impact Fees are hereby imposed on the basis of the Impact Fee Analysis and shall be paid as a condition of issuing a building permit from the City or other development approval, but not on a school district or charter school.

5.2 Impact Fee Amount. There is hereby imposed an Impact Fee as follows:

(a) *Single-family Residents*. An Impact Fee for recreational improvements in an amount of $2,903.90 per single-family residual unit payable as a condition of issuance of a building permit, less any exemptions, adjustments, and credits as provided herein.

(b) *Multifamily Residents*. An Impact Fee for recreational improvements in an amount of $2,735.24 per multifamily residual family unit payable as a condition of issuance of a building permit, less any exemptions, adjustments, and credits as provided herein.

5.3 Application Procedure. Each Applicant shall make application in writing to the City on forms provided by the City for determination of the amount of the required Impact Fee payable by the Applicant. Each Applicant shall provide all information requested by the City to allow the City to verify the accuracy of the information presented by the Applicant. The Impact Fee Agent shall consider the information presented by the Applicant and determine the resulting Impact Fee.

Section 6. Exemptions, Adjustments, and Credits.

6.1 Exemption. The City may, on a project-by-project basis, authorize exemptions to the Impact Fee imposed for development activity that the City determines to be of broad public purpose to justify the exception, such as low income housing, the state, a school district, or a charter school (the school district and charter school on the same basis) and, except for low-income housing, establish one or more sources of funds other than the Impact Fee to pay for that development activity.

6.2 Adjustments. The City may adjust Impact Fees at the time the fee is charged to ensure that the Impact Fees are imposed fairly and respond to (i) unusual circumstances in specific cases, (ii) a request for a prompt and individualized impact review for the development activities of the state or a school district or a charter school and an offset or credit for a public facility for which an Impact Fee has been or will be collected, or (iii) permits adjustments of the amount of the Impact Fee to be imposed on a particular development based upon studies and data submitted by the Applicant.

6.3 Credits and Reimbursements.

(a) The City shall give the Applicant a credit against the Impact Fee for any dedication of land for, improvements to, or new construction of, any system improvements

provided by the Applicant if the facilities are system improvements or are dedicated to the public and offset the need for identified system improvements.

(b) The City shall ensure that the Applicant be allowed a credit against or proportionate reimbursement of the Impact Fees if the Applicant, including a school district or charter school, dedicates land for a system improvement, builds and dedicates some or all of the system improvement, or dedicates a public facility that the City and the Applicant agrees will reduce the need for a system improvement.

Section 7. Service Area. Service areas are hereby designed and established as the entire City.

Section 8. Appeal Procedures.

8.1 Application. The appeal procedure applies to challenges to the legality of Impact Fees, the interpretation and/or application of those fees.

8.2 Request for Information Concerning the Fee. Any person or entity required to pay an Impact Fee may file a written request for information concerning the fee with the City. The City will provide the person or entity with the Impact Fee Facility Plan, Impact Fee Analysis, and other relevant information relating to the Impact Fee within two (2) weeks after receipt of the request for information.

8.3 Appeals. The validity of the Impact Fee may be challenged as set forth in the Impact Fee Act.

Section 9. Severability. If any section, subsection, paragraph, clause, or phrase of this Impact Fee Enactment shall be declared invalid for any reason, such decision shall not affect the remaining provisions of this Impact Fee Enactment, which shall remain in full force and effect, and for this purpose, the provisions of this Impact Fee Enactment are declared to be severable.

Section 10. Effective Date. The Impact Fee imposed pursuant to this Impact Fee Enactment shall take effect July 21, 2015(at least 90 days after its enactment).

ADOPTED by the Council this 22nd day of April, 2015.

HERRIMAN

_____

Carmen Freeman, Mayor

ATTEST:

_____

Jackie Nostrom, City Recorder

S T A F F R E P O R T

DATE: **April 14, 2015**

TO: The Honorable Mayor and City Council

FROM: John Brems, City Attorney

SUBJECT: **Adoption of the Community Development Project Area Plan known as the Herriman Business Center Community Development Project Area Plan**

RECOMMENDATION:

A motion to approve Ordinance No. _____ adopting the Community Development Project Area Plan Entitled, "Herriman Business Center Community Development Project Area Plan," dated June 12, 2014.

BACKGROUND:

This is the Business Park CDA (Community College Area). The statute requires the CDRA to approve the Plan (this was done at the last meeting) and the City Council to approve the plan by ordinance. This is City Council Plan approval. There will be several Interlocal Agreements (to share property taxes) that will come to the Council in the next few months.

John Brems
City Attorney

City Council Meeting
April 22, 2015

HERRIMAN, UTAH
ORDINANCE NO. 15-_____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HERRIMAN, ADOPTING THE COMMUNITY DEVELOPMENT PROJECT AREA PLAN ENTITLED, "HERRIMAN BUSINESS CENTER COMMUNITY DEVELOPMENT PROJECT AREA PLAN," DATED JUNE 12, 2014.

WHEREAS, the City Council ("Council") met in regular session on April __, 2015, to consider, among other things, adopting the Community Development Project Area Plan entitled, "Herriman Business Center Community Development Project Area Plan," dated June 12, 2015; and

WHEREAS, the Community Development and Renewal Agency of Herriman has adopted a resolution approving the Herriman Business Center Community Development Project Area Plan; and

WHEREAS, the Council finds that it is in the best interest of Herriman City ("City") to adopt the Herriman Business Center Community Development Project Area Plan.

NOW THEREFORE BE IT ORDAINED as follows:

Section 1. Adoption of Project Area Plan. The Community Development and Renewal Agency of Herriman (the "Agency") has adopted the Project Area Plan entitled, "Herriman Business Center Community Development Project Area Plan," dated June 12, 2015 (the "Project Area Plan"). The Project Area Plan is hereby designated as the official Community Development Project Area Plan of the Herriman Business Center Community Development Project Area Plan (the "Project Area"). The Council, after review of the Agency's findings, as set forth herein, hereby adopts by Ordinance the Project Area Plan pursuant to Section 17C-4-105 of the Utah Community Development and Renewal Agencies Act.

Section 2. Project Boundaries. The legal description of the boundaries of the Project Area covered by the Project Area Plan is as follows, to-wit:

The outer boundary of the CDA is as described below:

A tract of land located within the East half of Section 7, and the West Half of Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian. Herriman City, Salt Lake County, State of Utah, and being more particularly described as follows;

Commencing at a point said point being a distance of 1647.29 feet, S 89°55'01" E along the section line and a distance of 1979.31 feet, South from the North Quarter corner of said Section 7, and running thence bearing N 38°24'00" E a distance of 2150.90 feet to the Westerly bank of the

Provo Reservoir canal; thence along said Westerly bank the following 25 calls; (1) bearing N 85°56’02” E a distance of 202.12 feet; (2) along a curve to the RIGHT, having a radius of 167.31 feet, a delta angle of 14° 02' 54", and whose long chord bears S 87°02’33” E a distance of 40.92 feet; (3) bearing S 80°01’08” E a distance of 275.05 feet; (4) along a curve to the RIGHT, having a radius of 210.31 feet, a delta angle of 46° 59' 26", and whose long chord bears S 56°31’23” E a distance of 167.69 feet; (5) bearing S 33°01’37” E a distance of 262.36 feet; (6) along a curve to the RIGHT, having a radius of 862.31 feet a delta angle of 20° 23' 54.19", and whose long chord bears S 22°49’40” E a distance of 305.38 feet; (7) bearing S 12°37’44” E a distance of 241.98 feet; (8) along a curve to the LEFT, having a radius of 934.69 feet, a delta angle of 14° 03' 36", and whose long chord bears S 19°39’32” E a distance of 228.79 feet; (9) bearing S 26°41’20” E a distance of 252.50 feet; (10) bearing S 29°06’35” E a distance of 54.88 feet; (11) bearing N 42°27’54” E a distance of 16.05 feet; (12) bearing S 29°06’35” E a distance of 469.45 feet; (13) bearing S 31°00’12” E a distance of 438.47 feet; (14) along a curve to the RIGHT, having a radius of 326.87 feet, a delta angle of 16° 05' 17", and whose long chord bears S 22°57’34” E a distance of 91.48 feet; (15) along a curve to the RIGHT, having a radius of 66.81 feet, a delta angle of 35° 46' 26", and whose long chord bears S 2°58’25” W a distance of 41.04 feet; (16) bearing S 20°51’46” W a distance of 93.97 feet; (17) bearing S 24°09’11” W a distance of 73.17 feet; (18) along a curve to the LEFT, having a radius of 65.19 feet, a delta angle of 22° 19' 28", and whose long chord bears S 12°59’34” W a distance of 25.24 feet; (19) bearing S 1°49’58” W a distance of 46.07 feet; (20) along a curve to the LEFT, having a radius of 26.95 feet, a delta angle of 50° 25' 29", and whose long chord bears S 23°22’49” E a distance of 22.96 feet; (21) along a curve to the LEFT, having a radius of 83.95 feet, a delta angle of 20° 40' 57", and whose long chord bears S 58°56’06” E a distance of 30.14 feet; (22) along a curve to the LEFT, having a radius of 428.45 feet, a delta angle of 08° 52' 16", and whose long chord bears S 73°42’45” E a distance of 66.27 feet; (23) along a curve to the LEFT, having a radius of 918.95 feet, a delta angle of 02° 58' 48", and whose long chord bears S 79°38’16” E a distance of 47.79 feet; (24) along a curve to the RIGHT, having a radius of 603.05 feet, a delta angle of 13° 44' 58", and whose long chord bears S 74°15’10” E a distance of 144.37 feet; (25) bearing S 67°22’41” E a distance of 400.52 feet to the center section line of said section 8; thence along said center section line bearing S 0°33’21” W a distance of 1034.40 feet; thence bearing S 89°38’27” W a distance of 1316.11 feet; thence bearing S 0°30’43” W a distance of 1340.27 feet to the south line of said section 8; thence along said section line bearing S 89°26’53” W a distance of 1315.17 feet to the Southwest corner of said section 8; thence along the South section line of said section 7, bearing N 89°18”07’ W a distance of 1395.38 feet; thence bearing N 52°48’16” W a distance of 324.08 feet; thence bearing N 37°11’44” E a distance of 216.14 feet; thence bearing N 52°48’16” W a distance of 789.63 feet; thence bearing N 38°23’59” E a distance of 1552.91 feet to the easterly right of way of the Mountain View Corridor; thence along said easterly right of way the following 6 calls (1) bearing N 53°57’03” W a distance of 152.48 feet; (2) bearing N 52°03’04” W a distance of 298.19 feet; (3) bearing N 27°21’54” W a distance of 181.27 feet; (4) bearing N 51°35’34” W a distance of 100.00 feet; (5) bearing N 75°49’14” W a distance of 189.81 feet; (6) bearing N 52°03’04” W a distance of 1247.02 feet to the southwest corner of the Meadows at Rosecrest phase 3, subdivision; thence along said south line of subdivision the following 12 calls; (1) bearing N 37°56’56” E a distance of 254.18 feet; (2) bearing N 62°22’05” E a distance of 223.52 feet; (3) along a curve to the LEFT, having a radius of 533.00 a delta angle of 02° 04' 58", and whose long chord bears S

28°40’24” E a distance of 19.37 feet; (4) bearing N 60°17’08” E a distance of 103.00 feet; (5) bearing N 81°41’30” E a distance of 388.11 feet; (6) bearing N 78°34’32” E a distance of 56.90 feet; (7) bearing N 73°48’32” E a distance of 59.08 feet; (8) bearing N 69°48’12” E a distance of 59.18 feet; (9) bearing N 65°25’58” E a distance of 59.24 feet; (10) bearing N 60°22’16” E a distance of 81.00 feet; (11) bearing N 51°43’15” E a distance of 117.94 feet; (12) bearing N 48°03’09” E a distance of 5.00 feet to the westerly right of way line of Autumn Crest Blvd; thence along said westerly right of way the following 3 calls; (1) bearing S 41°56’51” E a distance of 150.85 feet; (2) along a curve to the LEFT, having a radius of 3045.00 a delta angle of 09° 39' 09", and whose long chord bears S 46°46’26” E a distance of 512.38 feet; (3) bearing S 51°35’59” E a distance of 215.70 feet; thence bearing N 38°24’00” E a distance of 90.00 feet to the point of beginning. Contains 372.9 acres.

Section 3. Purposes of Project Area Plan. The purposes and intent of the Council with respect to the Project Area are to accomplish the following purposes by adoption of the Project Area Plan:

B. Provide for the strengthening of the tax base and economic health of the entire community and the State of Utah.

C. Implement the tax increment financing provisions of the Act, which are incorporated herein by reference and made a part of this Plan.

D. Encourage economic use of and new construction upon the real property located within the Project Area.

E. Promote and market the Project Area for community development that would be complementary to existing businesses and industries or would enhance the economic base of the City through diversification.

F. Provide for compatible relationships among land uses and quality standards for development, such that the area functions as a unified and viable center of community activity for the City.

G. Remove any impediments to land disposition and development through assembly of land into reasonably sized and shaped parcels served by adequate public utilities and infrastructure improvements.

H. Achievement of an environment reflecting an appropriate level of concern for architectural, landscape and design principles, developed through encouragement, guidance, appropriate controls, and financial and professional assistance to owner participants and developers.

I. Provide for construction of public streets, utilities, curbs and sidewalks, other public rights-of-way, street lights, landscaped areas, public parking, water utilities, sewer utilities,

storm drainage, parks and open space, and other public improvements.

J. Provide improved public streets and road access to the area to facilitate better traffic circulation and reduce traffic hazards by assisting in the street alignments.

Section 4. Project Area Plan Incorporated by Reference. The Project Area Plan, together with any supporting documents, is incorporated herein by reference and made a part of this Ordinance. Copies of the Project Area Plan shall be filed and maintained in the office of the City Recorder and the Agency for public inspection.

Section 5. Findings. The Agency has determined and found as follows:

The adoption of the Project Area Plan will:

A. Satisfy a public purpose by, among other things, encouraging and accomplishing appropriate development and economic development within the Project Area;

B. Provide a public benefit, as shown by the benefit analysis included in the Project Area Plan as required pursuant to Subsection 17C-4-103(11) of the Act;

C. Be economically sound and feasible; it is expected that the private sector will perform required construction and installation relating to projects, and any related funding from the Agency will be pursuant to interlocal agreements entered into between the Agency and one or more taxing entities and/or by way of grants received by the Agency;

D. Conform to the City's general plan; the Plan provides that all development in the Project Area is to be in accordance with the City's zoning ordinances and requirements;

E. Promote the public peace, health, safety and welfare of the City.

Section 6. Acquisition of Property. Pursuant to this Project Area Plan the Agency may acquire (but is not required to acquire) property in the Project Area by negotiation, gift, devise, exchange, purchase, or other lawful method, but not by **eminent domain (condemnation)** except from an Agency board member or officer with their consent. Pursuant to this Project Area Plan the Agency is authorized to acquire (but is not required to acquire) any other interest in real property in the Project Area less than fee title such as leasehold interests, easements, rights of way, etc. by negotiation, gift, devise, exchange, purchase or other lawful method, but not by **eminent domain (condemnation)** except from an Agency board member or officer with their consent.

Section 7. Financing.

A. Subject to any limitations required by currently existing law (unless a limitation is subsequently eliminated), this Ordinance hereby specifically incorporates all of the provisions of the Act that authorize or permit the Agency to receive funding for the Project Area and that authorize the various uses of such funding by the Agency, and to the extent greater (or more beneficial to the Agency) authorization for receipt of funding by the Agency or use thereof by the Agency is provided by any amendment of the Act or by any successor provision, law or act, those are also specifically incorporated herein. It is the intent of this Ordinance that the Agency shall have the broadest authorization and permission for receipt of and use of sales tax, tax increment and other funding as is authorized by law, whether by existing or amended provisions of law. This Ordinance also incorporates the specific provisions relating to funding of community development project areas permitted by Title 17C, Chapter 4, Part 2, Utah Code Annotated, 1953, as amended, which provides in part as follows:

> "**17C-4-201. Consent of a taxing entity or public entity to an agency receiving tax** increment **or sales tax funds for community development project.** (1) An agency may negotiate with a taxing entity and public entity for the taxing entity's or public entity's consent to the agency receiving the entity's or public entity's tax increment or sales tax revenues, or both, for the purpose of providing funds to carry out a proposed or adopted community development project area plan.
> (2) The consent of a taxing entity or public entity under Subsection (1) may be expressed in:
> (a) a resolution adopted by the taxing entity or public entity; or
> (b) an interlocal agreement, under Title 11, Chapter 13, Interlocal Cooperation Act, between the taxing entity or public entity and the agency.
> (3) A school district may consent to an agency receiving tax increment from the school district's basic levy only to the extent that the school district also consents to the agency receiving tax increment from the school district's local levy.
> (4) (a) A resolution or interlocal agreement under this section may be amended from time to time.
> (b) Each amendment of a resolution or interlocal agreement shall be subject to and receive the benefits of the provisions of this part to the same extent as if the amendment were an original resolution or interlocal agreement.
> (5) A taxing entity's or public entity's consent to an agency receiving funds under this section is not subject to the requirements of Section 10-8-2."

B. Except for grants, the particulars as to the amount and duration of funding for the Project Area shall be as provided for in the funding resolutions or interlocal agreements of taxing entities and public entities, unless another method is provided by law that the Agency deems more beneficial to the Agency.

Section 8. Effective Date. This Ordinance shall take effect upon its first publication or posting.

PASSED and **APPROVED** by the Council this __ day of April 2015.

HERRIMAN

_____

Mayor Carmen Freeman

ATTEST:

_____

Jackie Nostrom, **City Recorder**

Herriman City

Business Center CDA Project Area Plan

ZIONS BANK ZBPF PUBLIC FINANCE

January 2015

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Herriman Business Center CDA Project Area Plan

The Agency, following thorough consideration of the needs and desires of the City and its residents, as well as the need and capacity for new development, has carefully crafted this Herriman Business Center Community Development Project Area Plan ("Plan") for the Herriman Business Center Community Development Project Area ("Project Area").

In accordance with the terms of this Plan, the Agency will encourage, promote and provide for the development of a mixed use development. The Herriman Business Center CDA will include approximately 308 acres within which the Developer plans to develop 44 retail acres, 94 office acres, 10 acres for service uses, 27 acres of high-density housing, 4 transit-related acres, 102 acres of educational use (90 acres Salt Lake Community College; 12 acres Jordan School District), 12 acres of recreational space and 15 acres of rights-of-way.

In addition, this Plan will govern the development and maintenance of publicly-owned infrastructure needed to support the development proposed herein. It is the purpose of this Plan to clearly set forth the aims and objectives of this development, its scope, its mechanism, and its value to the residents, businesses and property owners of the City.

The Project is undertaken as a community development project pursuant to the provisions of the Act.

1. Recitals of Preconditions for Designating a Community Development Project Area

a) Pursuant to the provisions of §17C-4-101 et seq. of the Limited Purpose Local Government Entities Community Development and Renewal Agencies Act, the governing body of the Redevelopment Agency of Herriman City authorized the preparation of a draft community development project area plan; and

b) Pursuant to the provisions of §17C-4-102(2)(a) and (b) of the Act, the City has a planning commission and general plan as required by law; and

c) Pursuant to the provisions of §17C-4-102 (1)(a) of the Act, on the Agency's own motion, the Agency selected the Project Area hereinafter described comprising all or part of the proposed survey area; and

d) Pursuant to the provisions of §17C-4-102(1)(d) of the Act, the Agency has conducted one or more public hearings for the purpose of informing the public about the proposed Project Area, allowing public comment on the draft Project Area Plan and whether the Plan should be revised, approved or rejected; and

e) Pursuant to the provisions of §17C-4-102(1)(b) and (c) of the Act, the Agency made a draft Project Area Plan available to the public at the Agency's offices during normal business

hours, provided notice of the Plan hearing and will hold a public hearing on the draft Plan on March 11, 2015.

2. Definitions

As used in this Community Development Project Area Plan:

1. The term "**Act**" shall mean and include the Limited Purpose Local Government Entities – Community Development and Renewal Agencies Act in Title 17C, Chapters 1 through 4, Utah Code Annotated 1953, as amended, or such other amendments as shall from time to time be enacted or any successor or replacement law or act.

2. The term "**Agency**" shall mean the Community Development Renewal Agency of Herriman, a separate body corporate and politic.

3. The term "**base taxable value**" shall mean the base taxable value of the property within the Project Area from which tax increment will be collected, as shown upon the assessment roll last equalized, before: (A) the date the Project Area Plan is adopted by the City legislative body; and (B) the date the Agency adopts the first Project Area Budget.

4. The term "**City**" shall mean Herriman City, Utah.

5. The term "**community**" shall mean the community of Herriman City, Utah.

6. The term **"community development"** shall mean development activities within the community, including the encouragement, promotion, or provision of development.

7. The term "**developer"** shall mean the entities investing in the development in the area.

8. The term **"Plan Hearing"** means the public hearing on the draft Project Area Plan required under Subsection 17C-4-102 of the Act.

9. The term "**planning commission**" shall mean the planning commission of the City.

10. The term "**Project Area**" or **"Herriman Business Center Community Development Project Area**" shall mean the geographic area described in this Project Area Plan or Draft Project Area Plan where the community development set forth in this Project Area Plan or Draft Project Area Plan takes place or is proposed to take place.

11. The term "**Project Area Budget**" shall mean a budget setting forth:
    a. the anticipated costs, including administrative costs, of implementing the Herriman Business Center Community Development Project Area Plan; and
    b. the tax increment, sales tax, and other revenue the Agency anticipates to fund the project.

12. The term **"Project Area Map"** is the area depicted in Appendix A.

13. The term **"Project Area Plan"** or **"Plan"** shall mean a project area plan adopted pursuant to the Act to guide and control community development activity within the Project Area.

14. The term **"Herriman Business Center Community Development Project Area Plan"** or **"Plan"** shall mean a project area plan and project area map adopted pursuant to the Act to guide and control community development activities within a project area.

15. The terms "**tax," "taxes," "property tax" or "property taxes"** include privilege tax and each levy on an ad valorem basis on tangible or intangible personal or real property.

16. The term "**taxing entity**" shall mean a public entity that levies a tax on property within the Project Area.

17. The term "**Tax Increment**" shall mean the difference between the amount of property tax revenues generated each tax year by all Taxing Entities from the area designated in the Project Area Plan from which Tax Increment is to be collected, using the current assessed value of the property and the amount of property tax revenues that would be or were generated from that same area using the Base Taxable Value of the property.

18. All other terms shall have the same meaning set forth in the Act unless the context clearly indicates otherwise.

3. Project Area Boundaries [17C-4-103(1)]

The Project Area consists of approximately 308 acres located along the Mountain View Corridor and approximately 14800 South and includes the properties lying within the boundaries as depicted on the Project Area map. The approximate boundaries follow 14200 on the North with the future Autumn Crest Boulevard and Rosecrest Road forming a corner on the Northwest. The Mountain View Corridor forms part of the southwest border of the Project Area, with a southern section in the area south of the Corridor generally bounded by the future Juniper Crest Road and 15000 South. The East border extends to 3600 West. A map of the Project Area is provided in Appendix A. The boundaries are given in detail in Appendix B as part of the legal description of the property.

4. General Statement of Land Uses, Layout of Principal Streets, Population Densities, Building Intensities and How They Will be Affected by the Community Development [17C-4-103(2)]

A. Land Uses in the Project Area

The permitted land uses within the Project Area shall be those uses permitted by the officially adopted zoning ordinances of the City, as those ordinances may be amended from time to time, subject to limitations imposed by "overlay" restrictions and the controls and guidelines of this Plan.

Land uses will be affected as vacant land is developed in accordance with this Plan. This will change existing vacant land use to commercial, residential and educational uses.

The 2025 Land Use map shows that land use within the Project Area is planned to include park land, open spaces, commercial uses, residential areas (low, medium, and high density), and mixed use areas. Development of this Project Area, as outlined in this Plan, is in accordance with the City's Land Use map.

Current land uses surrounding the Project Area include residential to the west, north and east; and unimproved real property, combined with agriculture, to the northwest, south and southeast.

At present, all of the real property in the Project Area is unimproved and is currently zoned MU-2, R-2-10, C-2, R-M and A-1.

B. Layout of Principal Streets in the Project Area

There are currently no improved roads within the Project Area. The layout of the principal roads planned for the Project Area is shown in Appendix A. Major roads proximate to the Project Area are 13400 South to the north, 15000 South and Rosecrest Road to the west. The Mountain View Corridor runs northwest to southeast through the Project Area.

The Mountain View Corridor serves 13 municipalities in western Salt Lake County and northwestern Utah County. Initial construction of the Mountain View Corridor in Salt Lake County includes two lanes in each direction from 5400 South to Redwood Road (at approximately 16000 South). The initial 15-mile segment includes signalized intersections where Mountain View Corridor crosses local roads and will preserve the land in the middle for future expansion.

There are no existing roads in the project area. When development occurs, principal roads will be developed as shown in Appendix A.

C. Population Densities in the Project Area

Currently, no one lives in the Project Area. The Plan proposes 27 acres of residential development, with average densities of 12 units per acre. This will result in an estimated 324 residential units. The average household size in Herriman is large – 3.86 persons per unit.[1] This would result in an estimated population of 1,250 persons in the Project Area. However, it is anticipated that the higher-density housing in this area will have smaller household sizes – similar to other higher-density developments. While household size is not known, if it is reduced to 2.6 persons per household, the same as the United States average,[2] the resulting population in the Project Area will

[1] United States Census 2010
[2] United States Census 2010

be 842 persons. The smaller household size results in a population density of 2.74 persons per acre, on average, over the entire Project Area.

D. Building Intensities in the Project Area

Currently there are no buildings within the Project Area. The Plan proposes 600,000 square feet of retail space on 44 acres, resulting in an average floor area ratio (FAR) of 0.31[3] for retail development. The Project Area will also include 94 acres of office space, supporting 1,500,000 square feet of office development, resulting in an average floor area ratio of 0.37 for building density.[4] Both the retail and office floor area ratios are typical for their respective development types.

There will be 27 acres of residential development with an average of 12 units per acre, resulting in approximately 324 dwelling units. Service uses, such as hotels and restaurants, are planned on an additional 10 acres will include an additional 200,000 square feet of space, resulting in a building intensity of 0.46[5]

Salt Lake Community College will be located on 90 acres of the development, and will be developed in a campus-style format, with walkable areas of open space between the buildings. Planning for Salt Lake Community College expansion is currently underway and no building square footage has yet been determined. Jordan School District has been allocated 12 acres of the total development.

Of the remaining acreage, four acres are reserved for transit-related uses, 12 acres for recreational space and 15 acres for right-of-way. There will need to be some flexibility in the type and amount of square footage developed in order for the Developer to respond to changing market conditions in the future.

5. Standards That Will Guide the Community Development [17C-4-103(3)]

A. General Design Objectives

Development within the Project Area will be held to high quality design and construction standards and will be subject to: (1) appropriate elements of the City's General Plan; (2) applicable City building codes and ordinances; (3) Planning Commission review and recommendation; and (4) the City's land use code.

Owners and developers will be allowed flexibility in the development of land located within the Project Area and are expected to obtain quality design and development. The development contemplated herein shall be of a design and shall use materials that are in harmony with adjoining areas and subject to design review and approval by the City. It is contemplated that these design

[3] Calculated as follows: 600,000 bldg sf/(44 acres x 43,560) = 0.31
[4] Calculated as follows: 1,500,000 bldg sf/(94 acres x 43,560) = 0.37
[5] Calculated as follows: 200,000 bldg sf/(10 acres x 43,560) = 0.46

objectives will be addressed in a development agreement with the Developer specifically addressing these points.

Coordinated and attractive landscaping shall also be provided as appropriate for the character of the Project Area. Materials and design paving, retaining walls, fences, curbs, benches, and other items shall have an attractive appearance, be easily maintained, and indicative of their purpose.

Parking areas shall be designed with careful regard to orderly arrangement, topography, relationship to view, ease of access, and as an integral part of the overall site design.

All development will be accompanied by site plans, development data, and other appropriate material clearly describing the development, including land coverage, setbacks, heights, and any other data required by the City's land use code, the applicable zoning designations, or as requested by the City or the Agency.

The general standards that will guide the community development are as follows:

1. Encourage and assist community development with the creation of a well-planned, vibrant business and educational center which will include space for retail, office, residential and educational uses.

2. Provide for the strengthening of the tax base and economic health of the entire community and the State of Utah.

3. Implement the tax increment financing provisions of the Act, which are incorporated herein by reference and made a part of this Plan.

4. Encourage economic use of and new construction upon the real property located within the Project Area.

5. Promote and market the Project Area for community development that would be complementary to existing businesses and industries or would enhance the economic base of the City through diversification.

6. Provide for compatible relationships among land uses and quality standards for development, such that the area functions as a unified and viable center of community activity for the City.

7. Remove any impediments to land disposition and development through assembly of land into reasonably sized and shaped parcels served by adequate public utilities and infrastructure improvements.

8. Achieve an environment that reflects an appropriate level of concern for architectural, landscape and design principles, developed through encouragement, guidance, appropriate controls, and financial and professional assistance to owner participants and developers.

9. Provide for construction of public streets, utilities, curbs and sidewalks, other public rights-of-way, street lights, landscaped areas, public parking, water utilities, sewer utilities, storm drainage, open space, and other public improvements.

10. Provide improved public streets and road access to the area to facilitate better traffic circulation and reduce traffic hazards by assisting in the street alignments.

B. Specific Design Objectives and Controls

In addition to the general City design objectives and standards described above, it is contemplated that the following guidelines will be approved.

1. Building Design Objectives

All new buildings shall be of design and materials that will be in harmony with adjoining areas and other new development.

The design of buildings shall take advantage of available views and topography and shall provide, where appropriate, separate levels of access.

2. Open Space Pedestrian Walks and Interior Drive Design Objectives

All open spaces, pedestrian walks and interior drives shall be designed as an integral part of an overall site design, properly related to existing and proposed buildings.

Comfortably graded pedestrian walks should be provided along the lines of the most intense use, particularly from building entrances to parking areas, and adjacent buildings on the same site.

The location and design of pedestrian walks should afford adequate safety and separation from vehicular traffic.

Materials and design of paving, retaining walls, fences, curbs, and other accouterments, shall be of good appearance, easily maintained, and indicative of their purpose.

3. Parking Design Objectives

Parking areas shall be designed with regard to orderly arrangement, topography, ease of access, and as an integral part of overall site design.

It is desirable that parking areas be relatively level.

4. Project Improvement Design Objectives

- All streets and walkways within public rights-of-way will be designed or approved by the City and will be consistent with all design objectives.

- Lighting standards and signs of pleasant appearance and modern illumination standards shall be provided as necessary as approved by the City.

- The applicable portions of the Project Area will be graded in conformance with the final project design determined by the Agency and the City for each specific project.

C. Techniques to Achieve the Community Development Plan Objectives

Activities contemplated in carrying out the Plan in the Project Area may include the acquisition and development of properties in the Project Area.

Parcels of real property located in the Project Area may be acquired by purchase, but may not be acquired by condemnation, unless from an Agency board member or officer with their consent [§17C-1-206 (1) and (2)(b)].

D. Property Acquisition, Disposition and Development

The objectives of this Plan are to be accomplished by various means including but not limited to the following:

1. Acquisition of Real Property

The Agency may acquire, but is not required to acquire, real property located in the Project Area. The Agency may acquire property by negotiation, gift, devise, exchange, purchase, or other lawful method, but not by eminent domain (condemnation) unless from an Agency board member or officer with their consent. The Agency is authorized to acquire any other interest in real property less than fee title such as leasehold interests, easements, rights of way, etc. by negotiation, gift, devise, exchange, purchase or other lawful method, but not by eminent domain (condemnation) unless from an Agency board member or officer with their consent [§17C-1-206 (1) and (2)(b)].

2. Cooperation with the Community and Public Entities

The community and certain public entities are authorized by state law, with or without consideration, to assist and cooperate in the planning, undertaking, construction, or operation of projects within this Project Area. The Agency may seek the aid and cooperation of such public entities in order to accomplish the purposes of community development and the highest public good.

The Agency, by law, is not authorized to acquire real property owned by a public entity without the consent of the public entity. The Agency, however, will seek the cooperation of all public entities that own or intend to acquire property in the Project Area. To the extent allowed by law, the Agency shall impose on all public entities owning real property in the Project Area the planning and design controls contained in this Plan to the end that uses and any future development by public entities will conform to the requirements of this Plan.

3. Property Management

During such time that property, if any, in the Project Area is owned by the Agency, such property shall be under the management and control of the Agency. Such property may be rented or leased by the Agency pending its disposition for community development.

4. Property Disposition and Development

The Agency is also authorized, by lawful means, to provide for and promote the community development of the Project Area as follows:

While there are currently no buildings or structures in the Project Area and it is unlikely that there will ever be a need to demolish and clear buildings or structures in the Area, the Agency is authorized to demolish and clear buildings, structures, and other improvements from any real property in the Project Area, should such a need occur, to carry out the purposes of this Plan. The Agency is authorized to install and construct or to cause to be installed and constructed the public improvements, public facilities, and public utilities, within the Project Area, not prohibited by law which are necessary or desirable to carry out this Plan, as well as publicly-owned improvements and infrastructure outside the Project Area that are of benefit to the Project Area. The Agency is authorized to prepare or cause to be prepared as building sites any real property in the Project Area. The Agency is also authorized to rehabilitate or to cause to be rehabilitated any building or structure in the Project Area should such a need occur in the future. The Agency is also authorized to advise, encourage, and assist in the rehabilitation of property in the Project Area not owned by the Agency should such a need occur in the future.

For the purposes of this Plan, the Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property. The Agency is authorized to dispose of real property by leases or sales by negotiation with or without public bidding. All real property acquired by the Agency in the Project Area shall be sold or leased to public or private persons or entities for development for the uses permitted in this Plan. Real property may be conveyed by the Agency to the City or any other public entity without charge. The Agency shall reserve such controls in the disposition and development documents as may be necessary to prevent transfer, retention, or use of property for speculative purposes and to insure that development is carried out pursuant to this Plan. All purchasers or lessees of property from the Agency shall be made obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

To the maximum possible extent, the objectives of this Plan are to be accomplished through Agency encouragement of, and assistance to, private enterprise in carrying out development activities. To provide adequate safeguards to ensure that the provisions of this Plan will be carried out, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, shall be made subject to the provisions of this Plan by leases, deeds, contracts, agreements, declarations of restrictions, provisions of the City ordinances, conditional use permits, or other means. Where appropriate, as determined by the Agency, such documents or portions thereof shall be recorded in the Office of the County Recorder. The leases, deeds, contracts, agreements, and declarations of restrictions may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provision necessary or desirable to carry out this Plan.

To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop, or construct any building, facility, structure, or other improvement either within or outside the Project

Area for itself or for any public entity to the extent that such improvement would be of benefit to the Project Area. During the period of development in the Project Area, the Agency shall require that the provisions of this Plan and of other documents formulated pursuant to this Plan are being observed, and that development in the Project Area is proceeding in accordance with development documents and time schedules. Plans for development by owners or developers shall be submitted to the Agency for review and approval. All community development must conform to this Plan and all applicable federal, state, and local laws.

For the purpose of this Plan, the Agency is authorized to sell, lease, exchange, transfer, assign, pledge, encumber, and otherwise dispose of personal property.

E. Approvals

The City shall approve the design of all development within the Project Area to ensure that development therein is consistent with this Plan.

6. How the Purposes of this Title Will Be Attained by the Community Development [17C-4-103(4)]

It is the intent of the Agency, with the assistance and participation of private owners, to facilitate new development within the Project Area that includes this objective: the encouragement, promotion, or provision of development in the community. Further, the Project will strengthen the tax base of the community, will accomplish community development objectives and create a well-planned business center and educational campus, with residential housing. The purposes of the Act will be obtained as a result of the proposed community development project by accomplishing the following items:

A. Construction of Educational / School Buildings

The proposed community development project will reserve approximately 90 acres for the development of a community college campus with multiple educational buildings. This complex will serve as a center for regional activity with anticipated student attendees commuting from various parts of Salt Lake and Utah Counties. It is anticipated that, over time, this will raise the educational and vocational skill levels of employees in the area and that this will attract more businesses to the City. There is also the potential for business incubation and increased business park development that will be an outgrowth of Salt Lake Community College.

B. Establishment of New Business

The project includes significant commercial development which will benefit the State and the City through increased job creation, increased sales tax base, and increased income taxes paid.

C. Public Infrastructure Improvements

The construction of the public infrastructure improvements as provided by this Plan will support the development contemplated herein and provide for future development in surrounding areas. Infrastructure is an important element of economic development and areas that lack good

infrastructure are not able to be competitive in attracting good-quality businesses to locate in their community.

The development of the Herriman Business Center CDA and the associated public infrastructure improvements will also: (a) make the land within the Project Area more accessible to and from other parts of the City; and (b) allow existing infrastructure to be extended and connected to other infrastructure and thereby used more efficiently. Thus, the components of the Project provided in this Plan will encourage, promote and provide for community development within the Project Area and the City generally for years to come.

7. The Plan is Consistent With and Will Conform to the Community's General Plan [17C-4-103(5)]

This Plan is consistent with the City's General Plan which states, "Herriman wishes to grow into a healthy, diverse, livable community, with a unique sense of place." This development will diversify and strengthen Herriman City by adding a business and educational center to the community – elements which are currently lacking in the City. It will also provide a greater diversity of residential housing. The Plan area is described specifically in the General Plan which refers to an area covering 1,179 acres. This Project Area is specifically mentioned in the General Plan as part of one of the three main focus areas for the City: These three areas are:

- Herriman Towne Center
- East and South Herriman
- North Herriman

Establishment of a Project Area in the East and South Herriman area clearly will further the goals and objectives of the City's General Plan by accelerating development in this area (Herriman 2025 Plan, approved July 2014).

8. Description of Any Specific Project or Projects That are the Object of the Proposed Community Development [17C-4-103(6)]

The proposed community development project will have a mix of uses, including office, retail, residential and institutional/educational uses.

Specific projects identified in the Plan include development of 600,000 sf of retail space on 44 acres, 1,500,000 square feet of office space on 94 acres, 200,000 square feet of service (hotel/restaurant) space on 10 acres and 324 residential units on 27 acres. In addition, there will be an educational campus spanning 90 acres. However, there will need to be some flexibility in the type and amount of square footage developed in order for the Developer to respond to changing market conditions in the future.

Specific projects also include construction and installation of the public infrastructure improvements, some of which will have the capacity to serve areas outside of the Project Area. Specific infrastructure improvements are included in the Project Area Budget.

9. How Private Developers Will Be Selected and Identification of Current Developers in the Community Development Project Area [17C-4-103(7)]

A. Selection of Private Developers

Originally, it is expected that the Momentum Development Group will be selected to pursue its proposal of constructing approximately 1,500,000 square feet of office space, 600,000 of retail space, 200,000 square feet of service space, and 324 residential units within the proposed Project Area. This selection has occurred because the Momentum Development Groups, through Rosecrest Communities LLC, is the single largest landowner in the area. The Agency contemplates that owners of real property within the Project Area will take advantage of the opportunity to develop their property, or sell their property to developers for the development of facilities within the Project Area. In the event that owners do not wish to participate in the community development in compliance with the Plan, or in a manner acceptable to the Agency, or are unable or unwilling to appropriately participate, the Agency reserves the right pursuant to the provisions of the Act to acquire parcels, to encourage other owners to acquire other property within the Project Area, or to select non-owner developers by private negotiation, public advertisement, bidding or the solicitation of written proposals, or a combination of one or more of the above methods.

B. Identification of Developers Who are Currently Involved in the Proposed Economic Development

Momentum Development Group is currently involved in the community development process and intends to construct significant office, retail, service and residential space in the Project Area. Specific development guidelines and agreement regarding the use and payment of tax increment will be set forth in a Development Agreement between the Agency and Momentum Development Group.

1. Qualified Owners

It is anticipated that the Momentum Development Group will be selected to pursue its proposal of constructing office, retail, service and residential space in the Project Area. Any person wishing to become a developer will be required to own or have the right to purchase all or part of the Project Area.

2. Other Parties

If no owner in the Project Area, as described in Subparagraph A above, who possesses the skill, experience and financial resources necessary to become a developer in the Project Area is willing or able to become a developer of all or part of the Project Area, the Agency may identify other qualified persons who may be interested in developing all or part of the Project Area. Potential developers may be identified by one or more of the following processes: (1) public solicitation, (2)

requests for proposals (RFP), (3) requests for bids (RFB), (4) private negotiation, or (5) some other method of identification approved by the Agency.

3. Owner Participation Agreements

The Agency has not entered into nor does it intend to enter into any owner participation agreements or agreements with developers to develop all or part of the Project Area until after the Agency and the City decide whether or not to adopt this Plan for the Project Area. If the Project Area is adopted, it is contemplated that a development agreement may be entered into between the Agency and the Momentum Development Group.

10. Reasons for the Selection of the Project Area [17C-4-103(8)]

The Project Area was selected by the Agency as that area within the City having an immediate opportunity to strengthen the community through a major developer who is willing to invest private capital into a community center that will allow for the construction of an educational campus with regional draw, bring new businesses and services into the community, expand the residential diversity of the area, and provide for public infrastructure which will support the development contemplated herein and provide for future development in surrounding areas. Additionally, although not required as part of a Plan, it is anticipated that the project will create new jobs.

The Project Area contains a portion of the City that is desirable for business park and commercial development because of: (1) its accessible location to the planned Mountain View Corridor; (2) the opportunity to commence a public-private partnership to improve this area of the City; and (3) the current proposal of the Momentum Development Group to construct a large master planned development in the City, including the Project Area.

Specific boundaries of the Project Area were arrived at by the Agency after a review of the area by members of the Agency, City staff, economic development consultants, and other technical and legal consultants. Planned treatment of this area is intended to stimulate development to the degree necessary for sound long-term growth in the Project Area and to encourage the development of real property located within the Project Area. Finally, development of the Project Area as a business and educational center is an important element in the City's General Plan.

11. Description of the Physical, Social and Economic Conditions Existing in the Area [17C-4-103(9)]

A. Physical Conditions

The Project Area consists of approximately 308 acres of relatively flat, publicly and privately owned vacant land as shown on the Project Area map, located in the eastern part of the City at a future interchange of the Mountain View Corridor and approximately 14800 South.

B. Social Conditions

There are currently no buildings and no residents in the Project Area. No unusual social conditions were found to exist. Because of the shifting of land uses from vacant land to active business park, educational space and residential uses in the Project Area, consistent with the General Plan of the City, this area will take on a new social character that will enhance existing development in the City. The Herriman Business Center Project Area Plan will bring consumers, workers and students from all over the region to the Project Area for employment and educational purposes. It is anticipated, therefore, that the proposed project area will add to the community's economy, quality of life, and reputation.

C. Economic Conditions

There is currently no development in the Project Area. Most of the land is either tax exempt or has been held in "greenbelt" status and therefore has a very low taxable value of $384,642 based on the taxable value of the area as of January 1, 2014.[6] Because of these conditions, minimal property tax revenues are currently generated from this area.

12. Tax Incentives Offered to Private Entities for Facilities Located Within the Project Area [17C-4-103(10)]

The Agency intends to use property tax increment generated within the Project Area to pay part of the costs associated with development of the Project Area. The Agency intends to negotiate and enter into one or more inter-local agreements with the Jordan School District, Salt Lake County, Herriman City, water districts, sewer district, fire district, law enforcement district and possibly other smaller taxing entities to secure receipt of a portion of the property tax increment generated within the Project Area that would otherwise be paid to those taxing entities. Collectively, those tax revenues may be used to reimburse a private developer for a portion of the cost of the public infrastructure improvements including interest and bonding costs. Subject to the provisions of the Act, the Agency may agree to pay for eligible development costs and other items from such tax revenues for any period of time the Agency and the taxing entities may deem appropriate under the circumstances.

Detailed tax increment information is provided in Appendix C in the Project Area Budget that is attached to this Plan and made a part thereof.

13. Analysis or Description of the Anticipated Public Benefit to be Derived from the Community Development [17C-4-103(11)]

The public will realize significant benefits from the development of the Community Development Project Area as proposed by this Plan. The Agency's long-term objective in developing the Project Area is to create a high quality, mixed-use business and educational center that will diversify the

[6] Based on an e-mail from the Salt Lake County Assessor's Office dated July 9, 2014.

City's economic and tax base, provide employment opportunities to City residents, and offer high-quality educational opportunities.

In order to facilitate the development contemplated herein, the Agency created the Project Area. The City and the Agency saw the development of the Project as an opportunity to "jump start" the proposed business park development by creating a public-private partnership for the project area. The residential development is necessary in order to create sufficient rooftops in close proximity that will support commercial development.

A. Beneficial Influences on the Tax Base

The anticipated taxable value of the area is over $389 million at buildout, which is projected to occur approximately in approximately 2032. At that time, the incremental property tax revenues to all taxing entities should reach nearly $6.7 million per year. In addition, the development will generate sales tax revenues (to the extent that support retail for the business park is located within the project area) and municipal energy ("franchise") tax revenues.

In addition to tax revenues, the project will generate other revenues including Class B/C Road Funds, business license fees, charges for services, and one-time fees such as building permits and impact fees.

B. Associated Business and Economic Activity

Business and economic activity likely to be derived includes business and employee expenditures, student expenditures and construction expenditures.

1. Business, Student and Employee Expenditures

It is anticipated that employees and business owners in the Herriman Business Center CDA Project Area will directly or indirectly purchase local goods and services related to their operations from local or regional suppliers. These purchases will likely increase employment opportunities in the related businesses of office equipment, furniture and furnishings, office supplies, computer equipment, communication, security, transportation and delivery services, maintenance, repair and janitorial services, packaging supplies, office and printing services, transportation and delivery services.

A summary of benefits is as follows:

- Provide an increase in direct purchases in the City.
- Provide economic diversification within the City and Salt Lake County.
- Encourage economic development in order for a public or private employer to create additional jobs in the community.
- Complement existing businesses and industries located within the City by providing new employees who may live and shop and pay taxes in the City and the region.

- Another benefit will be the expenditure of income by employees filling the new positions. The types of expenditures by employees in the area will likely include convenience shopping for personal and household goods, lunches at area restaurants, convenience purchases and personal services (haircuts, banking, dry cleaning, etc.) The employees will not make all of their convenience or personal services purchases near their workplace, and each employee's purchasing patterns will be different. However, it is reasonable to assume that a percentage of these annual purchases will occur within close proximity to the workplace (assuming the services are available).

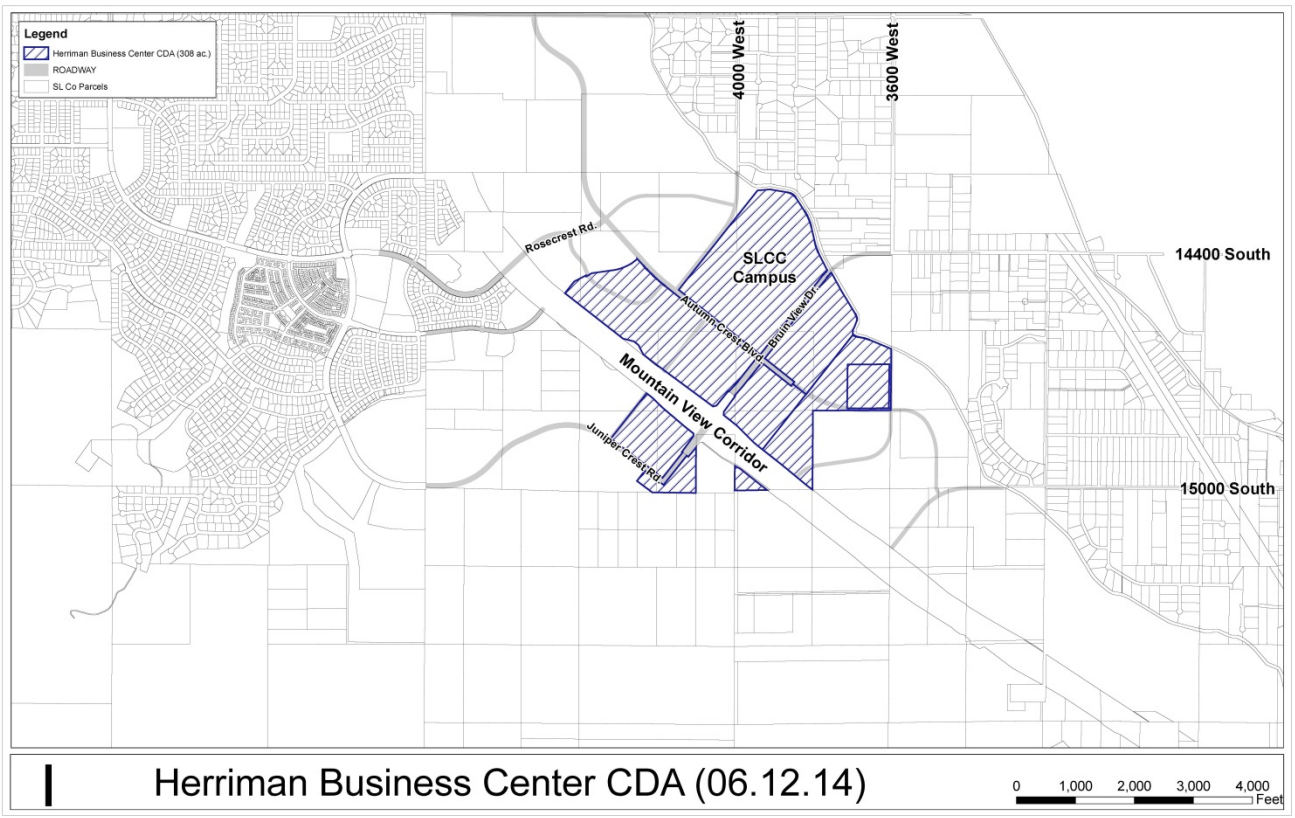
2. Construction Expenditures

Economic activity associated with the development will include construction activity. Construction costs are expected to reach $389 million, not including the construction of the college campus. A conservative estimate of the college campus cost of $165 million[7] results in total estimated construction costs of nearly $554 million within the Project Area.

Generally, 40 percent of construction costs are attributable to labor, with another 40 percent for supplies, and the remaining 20 percent allocated to overhead and profit. This suggests that nearly $222 million will be spent on labor, with another $222 million spent on building supplies. A portion of the labor costs will be re-spent in the community – to the extent that convenience goods and services, such as fast food for lunch, personal services, etc., are available. A portion of the supplies could be purchased within the local community, and most likely within the County, thus generating additional sales tax revenues.

[7] Estimated based on developing 90 acres at a FAR of 0.30, with an average construction cost of $140 per square foot.

APPENDIX A: PROJECT AREA MAP AND LAYOUT OF PRINCIPAL STREETS



APPENDIX B: LEGAL DESCRIPTION

Property Owners within CDA:

Rosecrest Communities, LLC
4393 Riverboat Road #450
Salt Lake City, UT 84123

Salt Lake Community College
4600 South Redwood Road
Taylorsville, UT 84123

Board of Education of the Jordan School District
7905 South Redwood Road
West Jordan, UT 84088

Legal Description of CDA:

All of Lot D, Lot E, Lot F, Lot G, Lot H, Lot J, and Lot K of the South Herriman subdivision plat as recorded on May 7th, 2013 in the office of the Salt Lake County Recorders as Enty #11635733 on Book 2013P at Page 77.

AND

All of Parcel ID# 33-08-151-001, described as follows:

BEG S 89?55 01" E 1647.29 FT ALG SEC LINE & S 1979.31 FT FR N 1/4 COR SEC 7, T4S, R1W, SLM; N 38?24 E 2150.89 FT; N 85?56 02" E 202.12 FT; E LY ALG 167.31 FT RADIUS CURVE TO R 41.02 FT (CHD S 87?02 33" E 40.92 FT); S 80?01 08" E 275.05 FT; SE LY ALG 210.31 FT RADIUS CURVE TO R 172.49 FT (CHD S 56?31 23" E 167.69 FT); S 33?01 37" E 262.36 FT; SE LY ALG 862.31 FT RADIUS CURVE TO R 306.99 FT (CHD S 22?49 40" E 305.38 FT); S 12?37 44" E 241.98 FT; S LY ALG 934.69 FT RADIUS CURVE TO L 229.37 FT (CHD S 19?39 32" E 228.79 FT); S 26?41 20" E 252.50 FT; S 29?06 35" E 52.63 FT; SW LY ALG 1085 FT RADIUS CURVE TO L 112.45 FT (CHD S 41?22 09" W 112.40 FT); S 38?24 W 1713.86 FT; N 51?36 W 1761.87 FT TO BEG. LESS & EXCEPT BEG S 0?27 59" W 731.22 FT FR NE COR SEC 7, T4S, R1W, SLM; S 0?27 59" W 611.68 FT TO SE COR OF NE 1/4 OF NE 1/4 SD SEC 7; N 89?50 48" W 478.80 FT; N 38?24 E 778.84 FT TO BEG. 86.64 AC M OR L.

AND

All of Parcel ID# 33-08-326-001, described as follows:

BEG S 0?33 20" W 637.35 FT & N 89?26 40" W 33 FT FR CEN SEC 8, T4S, R1W, SLM; S 0?33 20" W 664.44 FT; S 89?40 12" W 657.02 FT; N 0?33 20" E 664.44 FT; N 89?40 12" E 657.02 FT TO BEG. 10.00 AC.

AND

All of Parcel ID# 33-07-200-011, described as follows:

BEG S 0?27 59" W 731.22 FT FR NE COR SEC 7, T4S, R1W, SLM; S 0?27 59" W 611.68 FT TO SE COR OF NE 1/4 OF NE 1/4; N 89?50 48" W 478.80 FT; N 38?24 E 778.84 FT TO BEG. 3.36 AC M OR L.

AND

Lot C of the South Herriman subdivision plat as recorded on May 7th, 2013 in the office of the Salt Lake County Recorders as Enty #11635733 on Book 2013P at Page 77.

LESS AND EXCEPT

Beginning South 00°26'18" West 857.93 feet and South 89°33'42" East 387.82 feet from the monument located at the North Quarter Corner of Section 7, Township 4 South, Range 1 West, Salt Lake Base and Meridian and on the West Right of Way line of Autumn Crest Boulevard as dedicated on the South Herriman Plat as recorded in the office of the Salt Lake County Recorder in Book 2013P on page 77 and running:

Thence South 86°16'38" East 34.94 feet;

Thence South 41°56'51" East 795.94 feet;

Thence South 48°03'09" West 5.00 feet;

Thence South 51°43'15" West 117.94 feet;

Thence South 60°22'16" West 81.00 feet;

Thence South 65°25'58" West 59.24 feet;

Thence South 69°48'12” West 59.18 feet;

Thence South 73°48'32” West 59.08 feet;

Thence South 78°34'32” West 56.90 feet;

Thence South 81°41'30” West 388.11 feet;

Thence South 60°17'08” West 103.00 feet to a point of curvature;

Thence 19.37 feet along the arc of 533.00 foot radius curve to the left through a central angle 02°04'58” (Long Chord Bears North 28°40'24” West 19.37 feet) to a point of tangency;

Thence South 62°22'05” West 223.52 feet;

Thence South 37°56'56” West 254.19 feet;

Thence North 52°03'04” West 266.57 feet;

Thence North 46°19'06” West 223.74 feet;

Thence North 39°47'40” West 429.30 feet;

Thence North 47°20'29” East 170.06 feet to a point of curvature;

Thence 513.64 feet along the arc of a 755.00 foot radius curve to the right through a central angle 38°58'45” (Long Chord Bears North 66°49'51” East 503.79 feet) to a point of tangency;

Thence North 86°19'13” East 91.67 feet to a point of curvature;

Thence 31.42 feet along the arc of a 20.00 foot radius curve to the right through a central angle 90°00'00” (Long Chord Bears South 48°40'47” East 28.28 feet) to a point of tangency;

Thence North 86°19'13” East 66.00 feet to a point of curvature;

Thence 31.42 feet along the arc of a 20.00 foot radius curve to the right through a central angle 90°00'00” (Long Chord Bears North 41°19'13” East 28.28 feet) to a point of tangency;

Thence North 86°19'13" East 24.46 feet to a point of curvature;
Thence 544.61 feet along the arc of a 845.00 foot radius curve to the left through a central angle of 36°55'39” (Long Chord Bears North 67°51'24” East 535.23 feet) to the point of beginning.

APPENDIX C: PROJECT AREA BUDGET

Project Year									1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Inflation Year				**NPV**	**TOTAL**	**0**	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**	**17**	**18**	**19**	**20**	**21**	**22**
AGENCY BUDGET						**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**
Base year taxable value						$384,642	$384,642	$384,642	$384,642	$384,642	$384,642	$384,642	$384,642	$384,642	$384,642	$384,642	$384,642	$384,642	$384,642	$384,642	$384,642	$384,642	$384,642	$384,642	$384,642	$384,642	$384,642	$384,642
Total incremental value - annual						$0	$0	$0	$21,480,531	$1,147,413	$22,567,983	$17,343,563	$23,710,487	$379,959	$24,910,831	$0	$26,171,941	$0	$27,496,896	$42,389,215	$28,888,926	$24,494,343	$30,351,428	$25,734,369	$31,887,969	$40,111,239	$0	$0
Total incremental value - cumulative						$0	$0	$0	$21,480,531	$22,627,945	$45,195,928	$62,539,491	$86,249,978	$86,629,937	$111,540,767	$111,540,767	$137,712,708	$137,712,708	$165,209,604	$207,598,819	$236,487,745	$260,982,088	$291,333,516	$317,067,885	$348,955,854	$389,067,092	$389,067,092	$389,067,092
REVENUES																												
Tax Revenue Distribution																												
Base Year Taxable Value Revenues - to Entities	**Tax Rate**	**Years**																										
Salt Lake County	0.00318	20		$16,499	$24,463	$1,223	$1,223	$1,223	$1,223	$1,223	$1,223	$1,223	$1,223	$1,223	$1,223	$1,223	$1,223	$1,223	$1,223	$1,223	$1,223	$1,223	$1,223	$1,223	$1,223	$1,223	$1,223	$1,223
Jordan School District	0.007132	20		$37,003	$54,865	$2,743	$2,743	$2,743	$2,743	$2,743	$2,743	$2,743	$2,743	$2,743	$2,743	$2,743	$2,743	$2,743	$2,743	$2,743	$2,743	$2,743	$2,743	$2,743	$2,743	$2,743	$2,743	$2,743
Herriman Town	0.000418	20		$2,169	$3,216	$161	$161	$161	$161	$161	$161	$161	$161	$161	$161	$161	$161	$161	$161	$161	$161	$161	$161	$161	$161	$161	$161	$161
South Salt Lake Valley Mosquito Abatement	0.000021	20		$109	$162	$8	$8	$8	$8	$8	$8	$8	$8	$8	$8	$8	$8	$8	$8	$8	$8	$8	$8	$8	$8	$8	$8	$8
Jordan Valley Water Conservancy	0.000424	20		$2,200	$3,262	$163	$163	$163	$163	$163	$163	$163	$163	$163	$163	$163	$163	$163	$163	$163	$163	$163	$163	$163	$163	$163	$163	$163
South Valley Sewer	0.000396	20		$2,055	$3,046	$152	$152	$152	$152	$152	$152	$152	$152	$152	$152	$152	$152	$152	$152	$152	$152	$152	$152	$152	$152	$152	$152	$152
Central Utah Water Conservancy	0.000446	20		$2,314	$3,431	$172	$172	$172	$172	$172	$172	$172	$172	$172	$172	$172	$172	$172	$172	$172	$172	$172	$172	$172	$172	$172	$172	$172
Salt Lake Valley Fire Service Area	0.002192	20		$11,373	$16,863	$843	$843	$843	$843	$843	$843	$843	$843	$843	$843	$843	$843	$843	$843	$843	$843	$843	$843	$843	$843	$843	$843	$843
Salt Lake Valley Law Enforcement Service Area	0.00223	20		$11,570	$17,155	$858	$858	$858	$858	$858	$858	$858	$858	$858	$858	$858	$858	$858	$858	$858	$858	$858	$858	$858	$858	$858	$858	$858
Salt Lake County Library	0.000755	20		$3,917	$5,808	$290	$290	$290	$290	$290	$290	$290	$290	$290	$290	$290	$290	$290	$290	$290	$290	$290	$290	$290	$290	$290	$290	$290
TOTAL	**0.017194**			**$89,207**	**$132,271**	**$6,614**	**$6,614**	**$6,614**	**$6,614**	**$6,614**	**$6,614**	**$6,614**	**$6,614**	**$6,614**	**$6,614**	**$6,614**	**$6,614**	**$6,614**	**$6,614**	**$6,614**	**$6,614**	**$6,614**	**$6,614**	**$2,647**	**$2,647**	**$2,647**	**$2,647**	**$2,647**
Check:																												
			% to																									
Incremental Revenues - to Entities	**Tax Rate**		**Entity/Agency**																									
Salt Lake County	0.00318	20	25%	$1,559,079	$3,035,364	$0	$0	$0	$17,077	$17,989	$35,931	$49,719	$68,569	$68,871	$88,675	$88,675	$109,482	$109,482	$131,342	$165,041	$188,008	$207,481	$231,610	$252,069	$277,420	$309,308	$309,308	$309,308
Jordan School District	0.007132	20	25%	$3,496,650	$6,807,614	$0	$0	$0	$38,300	$40,346	$80,584	$111,508	$153,784	$154,461	$198,877	$198,877	$245,542	$245,542	$294,569	$370,149	$421,658	$465,331	$519,448	$565,332	$622,188	$693,707	$693,707	$693,707
Herriman Town	0.000418	20	0%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
South Salt Lake Valley Mosquito Abatement	0.000021	20	100%	$41,183	$80,179	$0	$0	$0	$451	$475	$949	$1,313	$1,811	$1,819	$2,342	$2,342	$2,892	$2,892	$3,469	$4,360	$4,966	$5,481	$6,118	$6,658	$7,328	$8,170	$8,170	$8,170
Jordan Valley Water Conservancy	0.000424	20	20%	$166,302	$323,772	$0	$0	$0	$1,822	$1,919	$3,833	$5,303	$7,314	$7,346	$9,459	$9,459	$11,678	$11,678	$14,010	$17,604	$20,054	$22,131	$24,705	$26,887	$29,591	$32,993	$32,993	$32,993
South Valley Sewer	0.000396	20	20%	$155,320	$302,391	$0	$0	$0	$1,701	$1,792	$3,580	$4,953	$6,831	$6,861	$8,834	$8,834	$10,907	$10,907	$13,085	$16,442	$18,730	$20,670	$23,074	$25,112	$27,637	$30,814	$30,814	$30,814
Central Utah Water Conservancy	0.000446	20	20%	$174,931	$340,572	$0	$0	$0	$1,916	$2,018	$4,031	$5,579	$7,693	$7,727	$9,949	$9,949	$12,284	$12,284	$14,737	$18,518	$21,095	$23,280	$25,987	$28,282	$31,127	$34,705	$34,705	$34,705
Salt Lake Valley Fire Service Area	0.002192	20	25%	$1,074,686	$2,092,301	$0	$0	$0	$11,771	$12,400	$24,767	$34,272	$47,265	$47,473	$61,124	$61,124	$75,467	$75,467	$90,535	$113,764	$129,595	$143,018	$159,651	$173,753	$191,228	$213,209	$213,209	$213,209
Salt Lake Valley Law Enforcement Service Area	0.00223	20	25%	$1,093,316	$2,128,573	$0	$0	$0	$11,975	$12,615	$25,197	$34,866	$48,084	$48,296	$62,184	$62,184	$76,775	$76,775	$92,104	$115,736	$131,842	$145,498	$162,418	$176,765	$194,543	$216,905	$216,905	$216,905
Salt Lake County Library	0.000755	20	25%	$370,159	$720,660	$0	$0	$0	$4,054	$4,271	$8,531	$11,804	$16,280	$16,351	$21,053	$21,053	$25,993	$25,993	$31,183	$39,184	$44,637	$49,260	$54,989	$59,847	$65,865	$73,436	$73,436	$73,436
TOTAL	**0.017194**			**$8,131,624**	**$15,831,426**	**$0**	**$0**	**$0**	**$89,068**	**$93,826**	**$187,403**	**$259,317**	**$357,631**	**$359,207**	**$462,498**	**$462,498**	**$571,019**	**$571,019**	**$685,033**	**$860,798**	**$980,585**	**$1,082,149**	**$1,208,000**	**$1,314,706**	**$1,446,928**	**$1,613,247**	**$1,613,247**	**$1,613,247**
Check:																												
Incremental Revenues - to Agency	**Tax Rate**																											
Salt Lake County	0.003180	20	75%	$4,677,236	$9,106,091	$0	$0	$0	$51,231	$53,968	$107,792	$149,157	$205,706	$206,612	$266,025	$266,025	$328,445	$328,445	$394,025	$495,123	$564,023	$622,442	$694,830	$756,207	$832,260	$927,925	$927,925	$927,925
Jordan School District	0.007132	20	75%	$10,489,951	$20,422,843	$0	$0	$0	$114,899	$121,037	$241,753	$334,524	$461,351	$463,384	$596,632	$596,632	$736,625	$736,625	$883,706	$1,110,446	$1,264,973	$1,395,993	$1,558,343	$1,695,996	$1,866,565	$2,081,120	$2,081,120	$2,081,120
Herriman Town	0.000418	20	100%	$819,742	$1,595,952	$0	$0	$0	$8,979	$9,458	$18,892	$26,142	$36,052	$36,211	$46,624	$46,624	$57,564	$57,564	$69,058	$86,776	$98,852	$109,091	$121,777	$132,534	$145,864	$162,630	$162,630	$162,630
South Salt Lake Valley Mosquito Abatement	0.000021	20	0%	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Jordan Valley Water Conservancy	0.000424	20	80%	$665,207	$1,295,089	$0	$0	$0	$7,286	$7,675	$15,330	$21,213	$29,256	$29,385	$37,835	$37,835	$46,712	$46,712	$56,039	$70,418	$80,217	$88,525	$98,820	$107,549	$118,366	$131,972	$131,972	$131,972
South Valley Sewer	0.000396	20	80%	$621,278	$1,209,564	$0	$0	$0	$6,805	$7,169	$14,318	$19,813	$27,324	$27,444	$35,336	$35,336	$43,627	$43,627	$52,338	$65,767	$74,919	$82,679	$92,294	$100,447	$110,549	$123,256	$123,256	$123,256
Central Utah Water Conservancy	0.000446	20	80%	$699,722	$1,362,287	$0	$0	$0	$7,664	$8,074	$16,126	$22,314	$30,774	$30,910	$39,798	$39,798	$49,136	$49,136	$58,947	$74,071	$84,379	$93,118	$103,948	$113,130	$124,507	$138,819	$138,819	$138,819
Salt Lake Valley Fire Service Area	0.002192	20	75%	$3,224,057	$6,276,903	$0	$0	$0	$35,314	$37,200	$74,302	$102,815	$141,795	$142,420	$183,373	$183,373	$226,400	$226,400	$271,605	$341,292	$388,786	$429,055	$478,952	$521,260	$573,683	$639,626	$639,626	$639,626
Salt Lake Valley Law Enforcement Service Area	0.002230	20	75%	$3,279,948	$6,385,718	$0	$0	$0	$35,926	$37,845	$75,590	$104,597	$144,253	$144,889	$186,552	$186,552	$230,325	$230,325	$276,313	$347,209	$395,526	$436,493	$487,255	$530,296	$583,629	$650,715	$650,715	$650,715
Salt Lake County Library	0.000755	20	75%	$1,110,476	$2,161,981	$0	$0	$0	$12,163	$12,813	$25,592	$35,413	$48,839	$49,054	$63,160	$63,160	$77,980	$77,980	$93,550	$117,553	$133,911	$147,781	$164,968	$179,540	$197,596	$220,309	$220,309	$220,309
TOTAL	**0.017194**			**$25,587,616**	**$49,816,427**	**$0**	**$0**	**$0**	**$280,268**	**$295,239**	**$589,696**	**$815,987**	**$1,125,351**	**$1,130,308**	**$1,455,334**	**$1,455,334**	**$1,796,813**	**$1,796,813**	**$2,155,581**	**$2,708,656**	**$3,085,586**	**$3,405,177**	**$3,801,189**	**$4,136,959**	**$4,553,019**	**$5,076,372**	**$5,076,372**	**$5,076,372**
EXPENSES																												
Administrative Percent									25.0%	25.0%	12.0%	8.0%	6.0%	6.0%	5.0%	5.0%	4.0%	3.5%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Administration			3.9%	($1,073,917)	($1,867,812)	$0	$0	$0	($70,067)	($73,810)	($70,764)	($65,279)	($67,521)	($67,819)	($72,767)	($72,767)	($71,873)	($62,888)	($64,667)	($81,260)	($92,568)	($102,155)	($114,036)	($124,109)	($136,591)	($152,291)	($152,291)	($152,291)
Remaining Increment for Expenses				**$24,513,699**	**$47,948,615**	**$0**	**$0**	**$0**	**$210,201**	**$221,429**	**$518,933**	**$750,708**	**$1,057,830**	**$1,062,490**	**$1,382,567**	**$1,382,567**	**$1,724,941**	**$1,733,925**	**$2,090,913**	**$2,627,396**	**$2,993,018**	**$3,303,022**	**$3,687,153**	**$4,012,850**	**$4,416,428**	**$4,924,081**	**$4,924,081**	**$4,924,081**

Infrastructure Costs:	
Culinary water	$21,033,199
Secondary water	$12,137,523
Sewer	$2,187,514
Storm drain	$4,340,364
Roads	$18,897,600
Parks and trails	$0
SUBTOTAL Construction Costs	$58,596,200
Engineering and Consulting	$4,686,591
City Engineering & Review Fees	$1,852,838
TOTAL	**$65,135,629**

S T A F F R E P O R T

DATE: April 14, 2015

TO: The Honorable Mayor and City Council

FROM: Steven Brown, GIS Manager

SUBJECT: Interlocal Agreement with Salt Lake County

RECOMMENDATION:

Approve Agreement for the purchase of Aerial Imagery

BACKGROUND:

This will allow us to experience significant savings and give us a larger area than purchasing the aerial on our own.

ALTERNATIVES:

Purchase aerial on our own. The delivered product is slightly sooner.

FISCAL IMPACT:

60% SAVINGS

13011 S. Pioneer Street • Herriman, Utah 84096
(801) 446-5323 office • (801) 446-5324 fax • Herriman.org

HERRIMAN, UTAH
RESOLUTION NO. 15-___

A RESOLUTION APPROVING AN INTERLOCAL COOPERATIVE AGREEMENT BETWEEN SALT LAKE COUNTY AND HERRIMAN WITH RESPECT TO AERIAL PHOTOGRAPHY

WHEREAS, the Herriman City Council ("*Council*") met in regular session on April__, 2015, to consider, among other things, approving the an Interlocal Cooperative Agreement with Salt Lake County with respect to aerial photography; and

WHEREAS, the Utah Interlocal Cooperative Act (UTAH CODE ANN. § 11-13-101, *et seq.*) (the "Act") provides that any two or more government entities are authorized to enter into agreements with each other to do what each agency is authorized by law to perform; and

WHEREAS, the Herriman City ("Herriman") and Salt Lake County ("County") are government entities as contemplated by the Act; and

WHEREAS, Herriman and the County are authorized to enter into agreements with each other for cooperative action; and

WHEREAS, the Council finds that it is in the best interests of the inhabitants of Herriman to enter into an Interlocal Cooperative Agreement with the County ("*Agreement*"); and

WHEREAS, the Agreement has been prepared for approval, which sets forth the purpose thereof, the extent of participation of the parties, and the rights and duties and responsibilities of the parties. A copy of the Agreement is attached hereto.

NOW, THEREFORE, BE IT RESOLVED that the Agreement is approved, and the City Manager and Recorder are hereby authorized and directed to execute and deliver the same.

This Resolution, assigned No. 15-____, shall take effect immediately upon passage and acceptance as provided herein.

PASSED AND APPROVED by the Council of Herriman, Utah, this _____ day of _____, 2015.

HERRIMAN

_____
Carmen Freeman, Mayor

_____
Jackie Nostrom, City Recorder

County Contract No. _____
District Attorney No. 15-02705
City Contract No._____

INTERLOCAL COOPERATION AGREEMENT
Between
SALT LAKE COUNTY
And
HERRIMAN CITY

THIS INTERLOCAL COOPERATION AGREEMENT ("Agreement") is made and entered into this 31 day of March, 2015, by the between SALT LAKE COUNTY, a body corporate and politic of the State of Utah ("County") for its County Surveyor's Office, and the HERRIMAN CITY, a municipal corporation of the State of Utah ("City"). County and City are sometimes referred to as the "Parties".

RECITALS

WHEREAS, County and City are governmental entities and authorized pursuant to the Utah Interlocal Cooperation Act, Utah Code Ann. §11-13-101, et seq. to enter into agreements for the joint cooperation of the Parties;

WHEREAS, County has entered into an agreement with the Utah Department of Technology Services, Automated Geographic Reference Center for use of a commercial license with Google for use of high-resolution digital orthophotography (aerial photography) with options to purchase updated aerial photography content; and

WHEREAS, the County desires to make available and the City desires to acquire Google imagery data;

NOW, THEREFORE, the County and City enter into the following agreement:

1. PROJECT

   a. The City agrees to participate in the purchase of a commercial aerial photography license of high-resolution Google Imagery data which will include at a minimum the entire area of the County of Salt Lake. The data will be acquired each year beginning in 2015 and ending December 31, 2017 unless renewed. City agrees that delays in acquiring the Google Imagery data that are through no fault of the County will not be a basis for termination of this Agreement or damages.

   b. As part of purchase agreement, the City agrees to fill out the electronic Organizational Usage Agreement located on the AGRC Aerial Photography page at http://gis.utah.gov/data/aerial-photography, a sample of which is attached hereto and incorporated herein as Exhibit A.

2. COMPENSATION Total project cost includes the initial Google Imagery data purchase and two years maintenance costs. Pricing per city will be based on a sixteenth of the total project cost which is not to exceed $5000.00. The City agrees to pay its portion of the first year's purchase cost in the amount of $3750.00 to the County. Payment will be made upon completion and delivery of the work described in paragraph 1 above. City agrees to tender payment in full no later than 30 days after delivery. The City's portion of the maintenance cost will be billed annually in subsequent years.

3. DURATION AND TERMINATION

   a. This Agreement shall take effect upon the execution of this Agreement by a duly authorized official of each Party and recordation with their respective keeper of records pursuant to the Interlocal Agreement Act and shall terminate on December 31, 2017 unless renewed. This Agreement may be renewed for 2 additional three-year periods.

   b. This Agreement may be voluntarily terminated in whole or in part by either Party on not less than thirty (30) days notice in advance of the contemplated termination given in writing.

4. DELIVERABLES

   a. The Google Imagery data will be available as a GIS WMA service and as a downloadable product. The County will coordinate all deliverables and QA/QC with the Utah Automated Geographic Reference Center (AGRC). The anticipated initial delivery is March 2015. Provides purchase options, in subsequent years, for the State, if current on the annual maintenance costs, to acquire future aerial photography updates, as flown by the product provider, at the initial per unit acquisition cost, for a period of 3 years from purchase, with: a minimum purchase limit not exceeding 5,000 km, and an expected update of the settled area of the Wasatch Front annually.

   b. Provides a content use license that may restrict or prohibit bulk redistribution of the raw aerial photography data outside the allowable user/usage specifications, but, otherwise includes staff and web application uses for conducting the official business of Utah's state government, regional and local political subdivisions, public safety communication centers, K-12 and higher education entities. The entities above, as provided by private sector or non-profit parties using map technology to deliver services to these organizations as specifically directed per statutory requirement, per contract, or per other formalized, time-limited agreement. AGRC will obtain a statewide download of the imagery, per the on-premise rights associated with the commercial aerial photography service and will make the downloaded files available to partnering agencies and other qualifying organizations.

5. SEPARATE LEGAL ENTITY This Agreement does not create a separate legal entity.

6. LIABILITY AND INDEMNIFICATION Both parties are governmental entities under the Utah Governmental Immunity Act, Title 63, Chapter 30, Utah Code Ann., 1953, as amended. Consistent with the terms of this Act, it is mutually agreed that each party is responsible and liable for its own wrongful or negligent acts which it commits or which are committed by its agents, officials, or employees. Neither party waives any defenses otherwise available under the Governmental Immunity Act.

7. NOTICE Any notice required or permitted to be given hereunder shall be deemed sufficient if given by a communication in writing and shall be deemed to have been received (a) upon personal delivery or actual receipt thereof, or (b) within two days after such notice is deposited in the United States Mail, postage prepaid, and certified and addressed to the Parties as set forth below:

County:	Salt Lake County Mayor 2001 South State Street, N2100 PO Box 144575 Salt Lake City, Utah 84114-4575 Salt Lake County Surveyor 2001 State Street, N1500 PO Box 144575 Salt Lake City, Utah 84114-4575
City:	_____ _____ _____

8. INTERLOCAL COOPERATION ACT REQUIREMENTS In satisfaction of the requirements of the Interlocal Cooperation Act, and in connection with this Agreement, the Parties agree as follows:

   a. This Agreement shall be approved by each Party pursuant to Section 11-13-202.5 of the Interlocal Act;

   b. This Agreement shall be reviewed as to proper form and compliance with applicable law by a duly authorized attorney on behalf of each Party, pursuant to Section 11-13-202.5 of the Interlocal Act;

   c. A duly executed original counterpart of this Agreement shall be filed with keeper of records of each Party, pursuant to Section 11-13-209 of the Interlocal Act;

   d. Except as otherwise specifically provided herein, each Party shall be responsible for its own costs of any action taken pursuant to this Agreement, and for any financing of such costs;

e. No real or personal property will be acquired, held, or disposed of in this cooperative undertaking. To the extent that a Party acquires, holds, or disposes of any real or personal property for use in the joint or cooperative undertaking contemplated by this Agreement, such Party shall do so in the same manner that it deals with other property of such Party.

9. MISCELLANEOUS PROVISIONS It is mutually agreed and understood by and between said Parties that:

a. Agents, employees, or representatives of each party shall not be deemed to be the agents, employees or representatives of the other;

b. This Agreement contains the entire agreement between the parties, with respect to the subject matter hereof, and no statements, promises, or inducements made by either party or agents for either party that are not contained in this written Agreement shall be binding or valid; and this Agreement may not be enlarged, modified, or altered except in writing, and signed by the parties.

c. The County designates Mark Miller as representative to assist in the management of this Agreement. The City designates _____ as representative to assist in the management of this Agreement. The representatives shall have no control over the means, methods, techniques or procedures employed in the services of this Agreement.

d. This Agreement may be executed in counterparts by the City and the County.

e. Amendments may be proposed at any time during the period of performance by either Party and shall become effective upon signing by both Parties. No change to this Agreement shall be binding unless and until reduced to writing and signed by duly authorized officials of both Parties.

f. If any provision hereof shall be held or deemed to be or shall, in fact, be inoperative or unenforceable as applied in any particular case in any jurisdiction or in all jurisdictions, or in all cases because it conflicts with any other provision or provisions hereof or any constitution or statute or rule or public policy, or for any other reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision or provisions hereof invalid, inoperative, or unenforceable to any extent whatever. The invalidity of any one or more phrases, sentences, clauses, or paragraphs herein contained shall not affect the remaining portions hereof, or any part thereof.

g. Nothing in this agreement creates any enforceable rights in third parties.

h. Each Party agrees to follow the records retention schedule required by law.

IN WITNESS WHEREOF, the parties have subscribed their names and seals the day and year first above written.

SALT LAKE COUNTY

By _____
Mayor Ben McAdams or Designee

APPROVED AND AGREED TO:
SALT LAKE COUNTY SURVEYOR

By_____
Reid J. Demman PLS, County Surveyor

Approved as to Form and Legality:

By _____
Melanie F. Mitchell, Unit Chief

Date 8 April 2015

HERRIMAN CITY

By _____

Title _____

ATTEST:

_____
Recorder

Approved as to Form and Legality:

_____
Attorney for _____
Date _____

EXHIBIT A

EXHIBIT A

Exhibit A

* Required

Organizational Usage Agreement, Google Imagery License

For the State of Utah's Google High Resolution Aerial Photography License (DTS#0152):

The following agreement is required for all qualifying organizations to use the Utah license to Google's high resolution imagery.

Organizations (state departments or divisions, counties, cities, contractors, etc) need only complete the agreement once, and it is suggested this be done by a designated primary contact (GIS manager, CAD lead, mapping apps project manager, etc).

Contractors and partners need only fill out this agreement if access to the service is desired outside of an immediate licensee's physical facilities or network.

Email contact information collected will only be used to provide updates regarding the imagery terms of service, changes to imagery content, or notices regarding the imagery web services.

PART 1: Organization and Primary Contact (Required)

Organization: *

Primary Contact First and Last Name: *

Primary Contact Email *

Primary Contact Phone: *

PART 1b: Additional Information for Contractors and Partner Organizations (Required if Applicable)

If not state, regional, local or tribal government, public safety communications center, K-12, or higher ed, then please provide:

Name of project or relevant partnership for which imagery will be used:

Working on behalf of, or partnering with:

Provide the state, regional, local or tribal government, public safety, K-12, or higher ed entity for which you are performing work under the project or formal partnership

Contact email at qualifying organization with which you are formally partnering or performing contracted work:

Anticipated project end date:

Is the anticipated end date likely to be extended?

- No
- Possible
- Probable

PART 2: Informational Items and Terms of Service (Required)

Check each box to indicate acknowledgement and agreement to the informational items and terms of service

*

☐ Imagery web services are provided as a 'best effort' level service; there is no implied or explicit high availability service-level agreement for the imagery web services.

*

☐ The organization-specific web service URL or other credentials for accessing the imagery as a service may not to be distributed outside of your organization. Usage statistics will be kept to inform the acquisition of future aerial photography updates and to support sustained funding for the license.

*

☐ The Google imagery is a proprietary product licensed to Utah's state, local & tribal government. The license requires attribution on any published hard copy or digital maps, including web maps. Attribution should at a minimum read "Google" and must be legible to the average viewer. Attribution graphic files will be available at: gis.utah.gov/data/googleimagery.

*

☐ Inclusion of the imagery in any non-commercial printed document (5000 document copies or less) is permitted for public sector organizations without prior approval. Approval from Google must be obtained through AGRC for non-commercial documents printed in larger quantities or for any printed or digital materials provided to end users for a fee that exceeds the total cost of production.

*

☐ Stated horizontal positional accuracy of the imagery is expected to achieve or exceed one meter (CE90) in most areas without significant vertical relief. Higher precision is expected in urban areas, where existing supplemental ground control was more abundant.

*

☐ License information, known issues, frequently asked questions, and other resources related to the Google imagery license are available at gis.utah.gov/data/googleimagery.

*

☐ A datum transformation may be required to achieve the highest level of positional accuracy, especially when reprojecting imagery between NAD27, NAD83, and WGS84-based datums. More information is available on this topic at: gis.utah.gov/data/googleimagery.

*

☐ Contractors or formal partners performing work on behalf of a licensee must apply separately for access to the imagery service if it is to be used outside the immediate licensee's physical facilities or network.

*

☐ Imagery files may not be resold, leased, rented or redistributed outside of your immediate organization or used for projects not identified to and approved by AGRC. Providing mass downloads of any imagery files or derivative works containing the imagery is not permitted.

PART 3: On Premise Imagery Files Request (Optional)

Image files may be requested through AGRC for those organizations with legitimate use requirements that cannot be met using the aerial photography via web services.

*** Important Note: The imagery .jpg files are not yet ready, but you can still place your request in the queue for future attention.

☐ The streaming aerial photography web service is not anticipated to meet my organization's needs, My organization is requesting access to the imagery files for the following project and reason:

Project or Application Description (if applicable):

Why web service access doesn't fulfill requirements (if applicable):

Description of Geographic Area Required:

Exhibit A

PART 4. Acknowledgement (Required)

On behalf of my organization, I have checked the appropriate boxes to indicate acknowledgement and agreement to the informational items and terms of service, as listed above, pertaining to usage of the State of Utah's license to the Google High Resolution Aerial Photography products and services. Furthermore, by signing this document, my organization commits to communicating the content of this agreement to all of its end users of the aerial photography and related services.

Signature of Primary Contact *

Adding your name below will constitute an electronic signature.

An email will be sent out to the primary contact indicated, confirming submission of this license agreement. Please notify us if you fail to receive a confirmation email.

Submit

Never submit passwords through Google Forms.

Powered by

This form was created inside of .

Report Abuse - Terms of Service - Additional Terms

S T A F F R E P O R T

DATE: **April 15, 2015**

TO: The Honorable Mayor and City Council

FROM: Tina Giles, Operations Administrative Coordinator

SUBJECT: **Hazard Mitigation Plan**.

RECOMMENDATION:

Adopt the Hazard Mitigation Plan

BACKGROUND:

The purpose of mitigation planning is to identify policies and actions that can be implemented over the long term to reduce risk and future losses. **Mitigation Plans** form the foundation for a community's long-term strategy to reduce disaster losses and break the cycle of disaster damage, reconstruction, and repeated damage. The planning process is as important as the plan itself. It creates a framework for risk-based decision making to reduce damages to lives, property, and the economy from future disasters. Once this is adopted the Federal Disaster Insurance will be in effect and we will receive a letter from FEMA stating that the insurance is in effect for five years.

Tina Giles
Operations Administrative Coordinator

City Council Meeting
April 22, 2015

HERRIMAN, UTAH
RESOLUTION NO. 15.__

A RESOLUTION OF THE CITY COUNCIL OF HERRIMAN ADOPTING A HAZARD MITIGATION PLAN

WHEREAS, the Herriman City Council ("*Council*") met in regular meeting on April 22, 2015, to consider, among other things, adopting a Hazard Mitigation Plan (the "*Plan*"); and

WHEREAS, a copy of the executive summary of the Plan is attached hereto as exhibit "A"; and,

WHEREAS, the Disaster Mitigation Act of 2000, Public Law 106-390 was enacted to establish a national disaster hazard mitigation program to reduce the loss of life and property, human suffering, economic disruption, and disaster assistance costs resulting from natural disasters, and to assist state, local and Indian tribal governments in implementing effective hazard mitigation measures designed to ensure the continuation of critical services and facilities after a natural disaster into law on October 30, 2000; and,

WHEREAS, the Disaster Mitigation Act of 2000 and 44 C.F.R. 201.6 requires among other things that the Plan has been formally adopted by the governing body of the jurisdiction requesting approval of the plan; and

WHEREAS, the Plan has been prepared in accordance with FEMA requirements at; and

NOW, THEREFORE, BE IT RESOLVED that the Council adopts the Plan and shall take effect immediately on passage and acceptance as provided herein.

ADOPTED by the Council this 22nd day of April, 2015.

HERRIMAN

_____
Carmen Freeman, Mayor

ATTEST:

_____
Jackie Nostrom, City Recorder

Herriman City

Hazard Mitigation Plan 2014

Hazard Mitigation Plan (2014)

For questions or information about this plan, please contact:

Brett Wood
City Manager/ Emergency Manager
(801) 446-5323
bwood@herriman.org

Tina Giles
Operations Admin Coordinator/Emergency C
(801) 446-5323
tgiles@herriman.org

ANNEX E: HERRIMAN CITY
1 Introduction

1.1 Background

Herriman City is strategically located in the southwest corner of the Salt Lake Valley, with the Wasatch Mountain Range on the east and the Oquirrh Mountain Range on the west. The city is 20 miles southwest of Salt Lake City. Salt Lake International Airport is 21 miles north of the city. Herriman is located immediately east of the Bingham Canyon/Rio Tinto Copper Mine.

We are dedicated to creating a community; not just building a city. This attitude is shown by our recreational system that includes 794.92 acres of open space, 21 miles of improved trails, fishing and swimming reservoir, a 64-acre equestrian park and the largest recreational center in Salt Lake County.

The city is known for high-quality, single family neighborhoods and open space. The city has more than 8,600 households. The 2014 population of Herriman in is 30,816. Herriman is the 28th largest city in the state in land area, encompassing 13274.90 Ac.

1.2 Purpose

Herriman City is a community dedicated to preserving its unique identity and heritage, and providing its citizens a safe and highly functional environment.

The decisions and direction from the Mayor and City Council are based on those values.

Herriman City is dedicated to provide courteous and efficient service to the public, preserve community identity, and promote a high quality of life.

The four purposes of this Plan are:

1. To identify threats to the community
2. To create mitigation strategies to address those threats
3. To develop long-term mitigation planning goals and objectives
4. To fulfill federal, state and local hazard mitigation planning obligations.

Mitigation actions in particular would serve to minimize conditions that have an undesirable impact on our citizens, the economy, environment and the well-being of Herriman . This Mitigation Plan is intended to enhance awareness for elected officials, agencies and the public of these hazards and their associated threat to life and property. The Plan also details what actions can be taken to help prevent or reduce hazard vulnerability.

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Herrim an, coupled with it's respective citizens, prepared this local hazard mitigation plan to guide hazard mitigation planning to better protect people and property from the hazardous events. This plan demonstrates the community's commitment to reducing risks and serves as a tool to help decision makers direct mitigation activities and resources. This plan was also developed to help Herriman qualify for certain federal disaster assistance, specifically, the Federal Emergency Management Agency's (FEMA) Hazard Mitigation Grant Program and Pre-Disaster Mitigation program, and to earn points for the National Flood Insurance Program's Community Rating System (CRS).

1.3 Authority and Reference

Herriman City has a traditional form of government, with a part-time Mayor and four part-time City Council members. The City Manager is a full-time employee and works under the direction of the Mayor and Council. In the state of Utah, Herriman is currently classified as a third class city.

Local

Local governments play an essential role in implementing effective mitigation. For the purposes of this plan, local government includes not only cities and counties, but also special service districts with elected boards. Herriman will review all present or potential damages, losses and related impacts associated with natural hazards to determine the need or requirement for mitigation action and planning. Herriman is prepared to participate in the post-disaster hazard mitigation team process and pre-mitigation planning as outlined in this document in order to effectively protect their citizens. Herriman city and it's citizens participated in the development of this plan.

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2 Community Profile

2.1 Geography, Environment & Climate

Herriman is located in the southwest quadrant of Salt Lake County.

Adjacent to Herriman City on the west are the Oquirrh Mountains and the Bingham Canyon/Rio Tinto Copper Mine. To the south is Camp Williams nestled in the South Hills which separates Herriman from Utah County. Adjacent to Herriman on the east is Riverton; to the north is South Jordan. Herriman has developed commercial and residential areas as well as significant agricultural holdings and 793.92 acres of open space within its boundaries. This open space is reserved for recreational purposes and currently has many multi-use trails.

Herriman has an average annual temperature of 53.7°F and receives 15.69 inches of rain.

Figure 1 displays a City map, location of Herriman City within Salt Lake County.

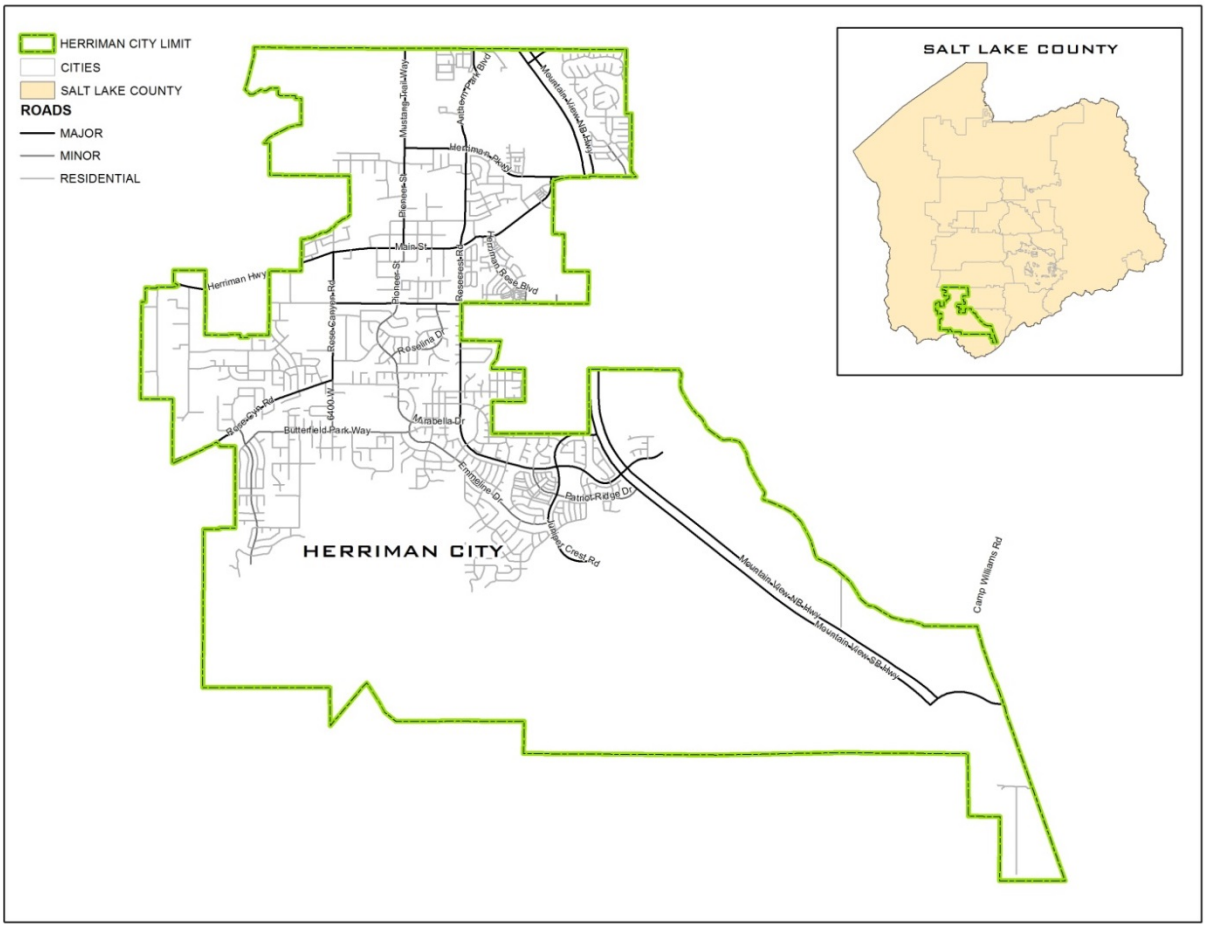

Figure H.1. The City of Herriman Location within Salt Lake County

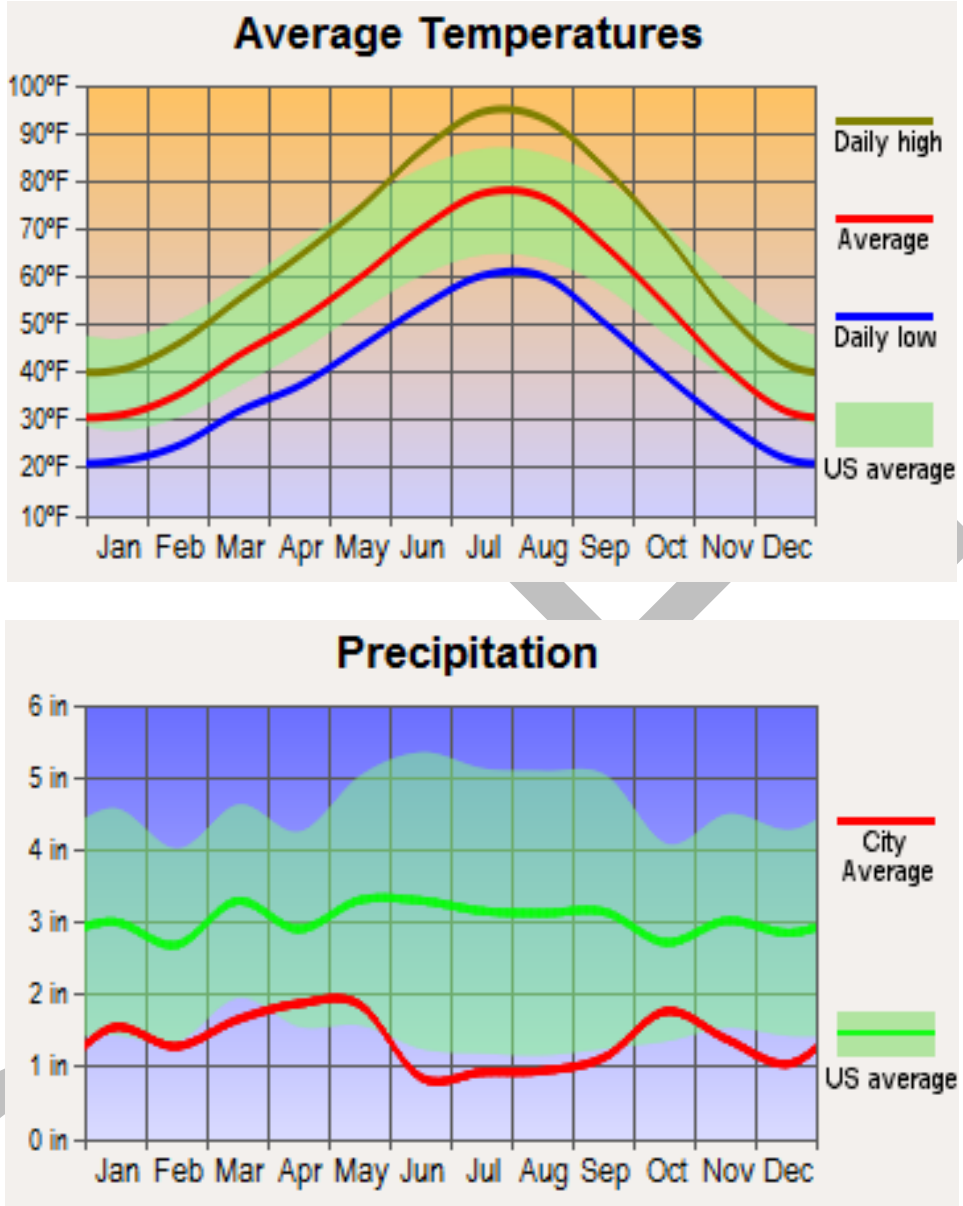

Figure H.3. The City of Herriman's Average Temperatures and Precipitation

2.2 Community Facts and History

Herriman is located in the southwest corner of the Salt Lake County, 22 miles from Salt Lake City near the foothills of the Oquirrh Mountains once considered an isolated and far-flung locale; Herriman has emerged as one of the most desirable and fastest-growing communities in the region.

Originally called Butterfield, the town was established in 1849 by Thomas Jefferson Butterfield, John Jay Stocking, Robert Cowan Petty and Henry Harriman. In 1854 an adobe Fort was

constructed in the area, in order to protect settlers from hostile native tribes. Fort Herriman, as it was called, was soon disbanded, yet the small settlement remained for more than 130 years. Local residents earned a living through dry land farming, sheep and cattle ranching, and as employees at the nearby mines and smelters. Many people who did not live in Herriman grazed their livestock here. For a period of time, Herriman became home to some of the largest sheep operations west of the Mississippi River.

In the 1980's and 1990's development pressure suddenly increased, resulting in the town's incorporation in 1999. Between 2000 and 2010 the pace of change and development was particularly furious, as Herriman went from being the 111th-largest incorporated place in Utah to the 32nd-largest.

2.3 Population and Demographics

In 2011, the total population for the City of Herriman was estimated at 26,025 by the U.S. Census. Herriman City's Median Household Income is $76,509. Currently Herriman City has 8,658.00 households. The median age is 24.7 years.

2.4 Economy

As Herriman grows, it will maintain a dedication to;community synergy for residents, businesses development, providing a wide range of housing options, a job-creation focus, retail variety, a higher education institution, and recreational amenities. This progressive planning approach, combined with close proximity to downtown Salt Lake City has proven to be a recipe for growth

Herriman City is a great place to live. Herriman has maintained a small town community spirit, which is exemplified by such community events as the annual Herriman Town Days celebration. Herriman's unique growth opportunities and outdoor recreational venues, continues to attract new residents, developers, businesses, and industries to the City.

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2.5 Land Use and Development

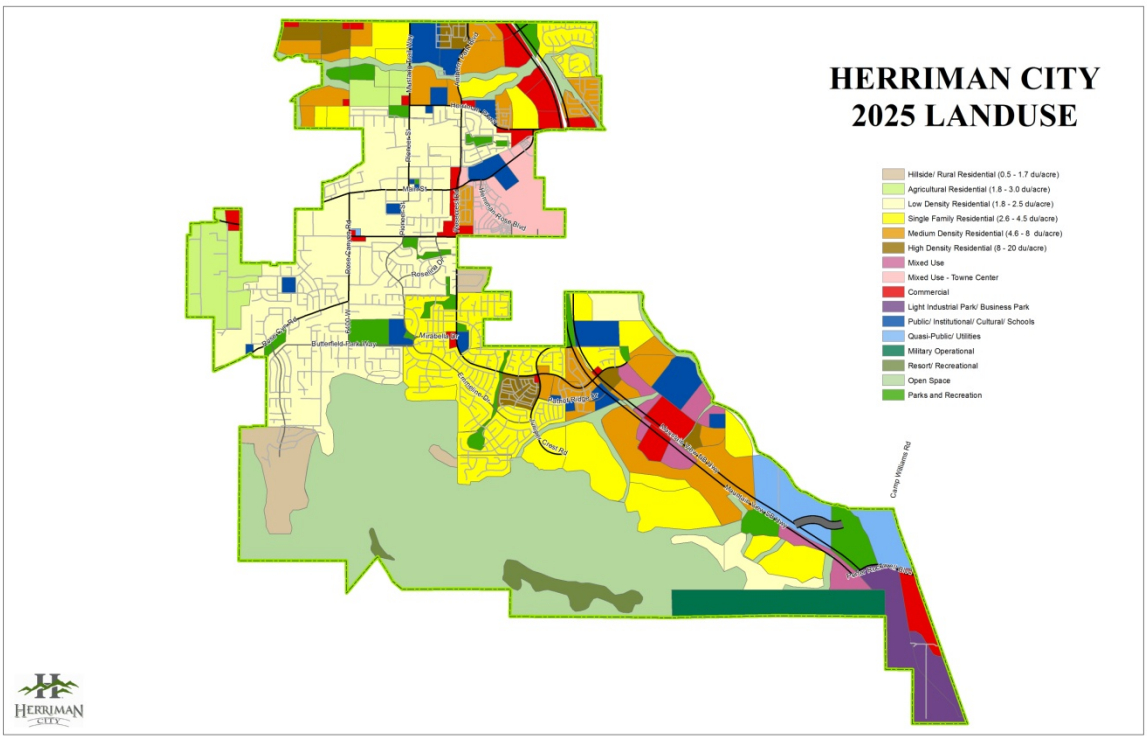

Figure H.4. Herriman City Land Use Map

2.6 Growth and Development Trends

The City's fast growth in recent years makes projecting population particularly challenging. With a total population of only 1,523 in 2000, the population increased to 21,785 by the 2010 Census, which is a 245% annual growth rate and a thirteen-fold increase in population during the period. More recent estimates put the City's 2014 population at just over 31,000. Conservative estimates by the Governor's Office of Planning and Budget (GOPB) project continued growth at the highest rate of any city in Salt Lake County. The City has quickly changed from a rural, agricultural town into a full fledged suburban city with the dominant residential market of large lot homes giving way to a more diversified housing type and retail and business centers beginning to take shape. The City still has hundreds of contiguous acres available for future development.

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2012 Baseline City Population Projections
Utah Governor's Office of Planning and Budget

	Census	Census Projected Population				
	2010	2020	2030	2040	2050	2060
Herriman	21,785	45,002	68,002	91,002	114,002	137,002

2.7 Data Sources and Limitations

Herriman City utilized the following sources to provide data for this report:

- Herriman City GIS
- Herriman City Community Development
- Herriman City General Plan
- Salt Lake County
- State of Utah
- US Census Bureau
- National Weather Service

3 Planning Process

3.1 Update Process & Participation Summary

Herriman City plans to make continuous updates to this Hazard Mitigation Plan and in the following sections, defines the processes by which continued public participation will be guaranteed.

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3.2 The Planning Team

Members of the Herriman City Mitigation Planning Team are listed in the table below.

Brett Geo. Wood	**Herriman City Manager / Emergency Manager**
Gordon Haight	Herriman City Assistant Manager
Bryn McCarty	Planning Supervisor
Cathryn Nelson	Chief Building Official
Tami Moody	Public Information Officer
Steve Brown	GIS Manager
Monte Johnson	Director of Operations
Tina Giles	Operations Admin Coordinator/ Emergency Coordinator
Ed Blackett	Public Works - Streets
Justin Edwards	Director of Water Services

3.3 Meetings and Documentation

Members of the Herriman City Mitigation Planning Team and the members of the Herriman City Emergency Preparedness Committee were in attendance and discussed the Mitigation Plan at the following meetings:

September 9, 2014 – Public Meeting – Herriman City Emergency Preparedness Committee

September 11, 2014 – Mitigation Meeting with Salt Lake County and key representatives from Herriman City, and Unified Fire Authority

October 6, 2014 – Public Meeting – Herriman City Emergency Preparedness Committee

3.4 Public and Stakeholder Participation

Members of the community are invited to attend the Herriman City Emergency Preparedness meetings that are held monthly. There are several members of the public who attend these

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meetings and participate in the discussion. Herriman City also has a District Representative Committee made up of representatives from each of nine regions within the city. These representatives are in contact with the area reps and neighborhood block captains in their particular district.

The Mitigation Plan will be presented at a public meeting of the Herriman City Council for adoption. Members of the public will be invited to comment and make suggestions /additions to the Mitigation Plan.

Herriman City will also post information about the Mitigation Plan on the city's website as well as in the Herriman City newsletter.

3.5 Multi-Jurisdictional Planning

Herriman City has been in contact with Salt Lake County and representatives from the county attended themitigation meeting that was held on September 11, 2014 with key members of Herriman City's. The City's designated Emergency Coordinator has attended the monthly Salt Lake County Emergency Manager's meetings where shared information has helped in the Herriman Mitigation Planning Process.

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4 Hazard Identification, Analysis & Summary

4.1 Historical Hazard Events

The following are recent hazard events that have impacted Herriman City:

- Machine Gun Fire, September 19, 2010
- Pinyon Fire,
- Rose crest Fire
- Thunderstorm flooding, 2008, 2010, 2013, 2014

4.2 Hazard Analysis

A disaster from a variety of hazards may occur at any time and over time there are two or three that are likely to happen. However, on any given day all are very unlikely. Rather than attempt to prepare for every potential disaster, the intent of Herriman City is to identify the most likely situations and concentrate efforts and resources on the education, preparation, and mitigation for emergencies and disasters with a higher likelihood of occurrence. The natural hazards of concern in Herriman City are those common to surrounding communities and areas of similar climate and configuration. The natural hazards identified in this section, for Herriman City, are as follows:

- Dam Failure
- Drought
- Earthquake
- Flood
- Infestation
- Landslide
- Pandemic
- Severe weather
- Wildfire

4.2.1 Dam Failure

Herriman has a 20 million gallon open irrigation reservoir located at, 14940 south 5390 west Herriman, which is classified as a dam by the State of Utah. The unlikely catastrophic failure of this storage reservoir would impact a residential area with the loss of property and the

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potential loss of life . Any dam failures in other areas of Utah would have little impact on Herriman, except for the potential impact on water supplies.

4.2.2 Drought

Herriman City's semi-arid climate has large swings in temperature and in precipitation amounts during any year and is susceptible to drought. Table H.2. below shows average temperatures and precipitation amount for Herriman City by month.

Month	Temp. (min)	Temp. (max)	Temp. (avg)	Precipitation
January	-2°F	58°F	29°F	1.3"
February	5°F	66°F	35°F	1.1"
March	15°F	74°F	43°F	1.9"
April	21°F	90°F	50°F	2.1"
May	30°F	93°F	61°F	1.3"
June	39°F	100°F	70°F	1.4"
July	54°F	105°F	82°F	0.2"
August	46°F	103°F	78°F	0.5"
September	35°F	96°F	66°F	1.2"
October	27°F	86°F	52°F	1.4"
November	4°F	75°F	42°F	0.9"
December	0°F	59°F	29°F	1.4"

Table 2. Herriman City Average Temperature Table

4.2.3 Earthquake (Seismic Hazard)

Perhaps the natural hazard with the potential for the most deadly outcome in Herriman is a high magnitude earthquake. Reports indicate that thousands of deaths, billions of dollars of damage to private property, extended loss of utility services, overwhelmed medical facilities, and other catastrophic incidents will occur if a major earthquake occurs in Salt Lake and/or Utah Valley.

Of significant concern, many high priority public and private buildings and many critical infrastructure facilities are located within or across the major fault zones in the region. These facilities include very large waterlines, large irrigation canals, utilities, railroads and major transportation routes. However, potential damage is not limited to fault zone areas. Fine-grained, lake-bottom and sediments is common throughout the Salt Lake Valley and are susceptible to liquefaction-induced ground failure during a large earthquake. Each incident may require a unique response from Herriman City and in the instance of a major earthquake, outside assistance will be necessary.

Utah's earthquake hazard is greatest within the Intermountain Seismic Belt (ISB), which extends 800 miles from Montana to Nevada and Arizona, and trends from north to south through the center of Utah (The Wasatch Fault, UGS PIS 40). The ISB contains the Wasatch fault; one of the longest and most active normal faults in the world, with a potential for earthquake with a magnitude up to 7.5. The largest earthquakes in Utah occur in the ISB, where at least 35 earthquakes of magnitude 5.0 or greater have occurred since 1850. (UNHH 2008)

4.2.4 Flooding

Although located in a semi-arid region, Herriman City is subject to thunderstorm and snowmelt flooding. Herriman has a history of small scale flooding almost annually, however, these flood sites are not typically in the Federal Emergency Management Agency (FEMA) defined flood hazard area, but rather, as sheet flow from significant storm events. These flood events generally follow areas of transition from open farm field or hill side to new development. Herriman has a significant area of foothills that also have a history of wildfires. These sloped burn scars are vulnerable to debris loaded high intensity storm runoff

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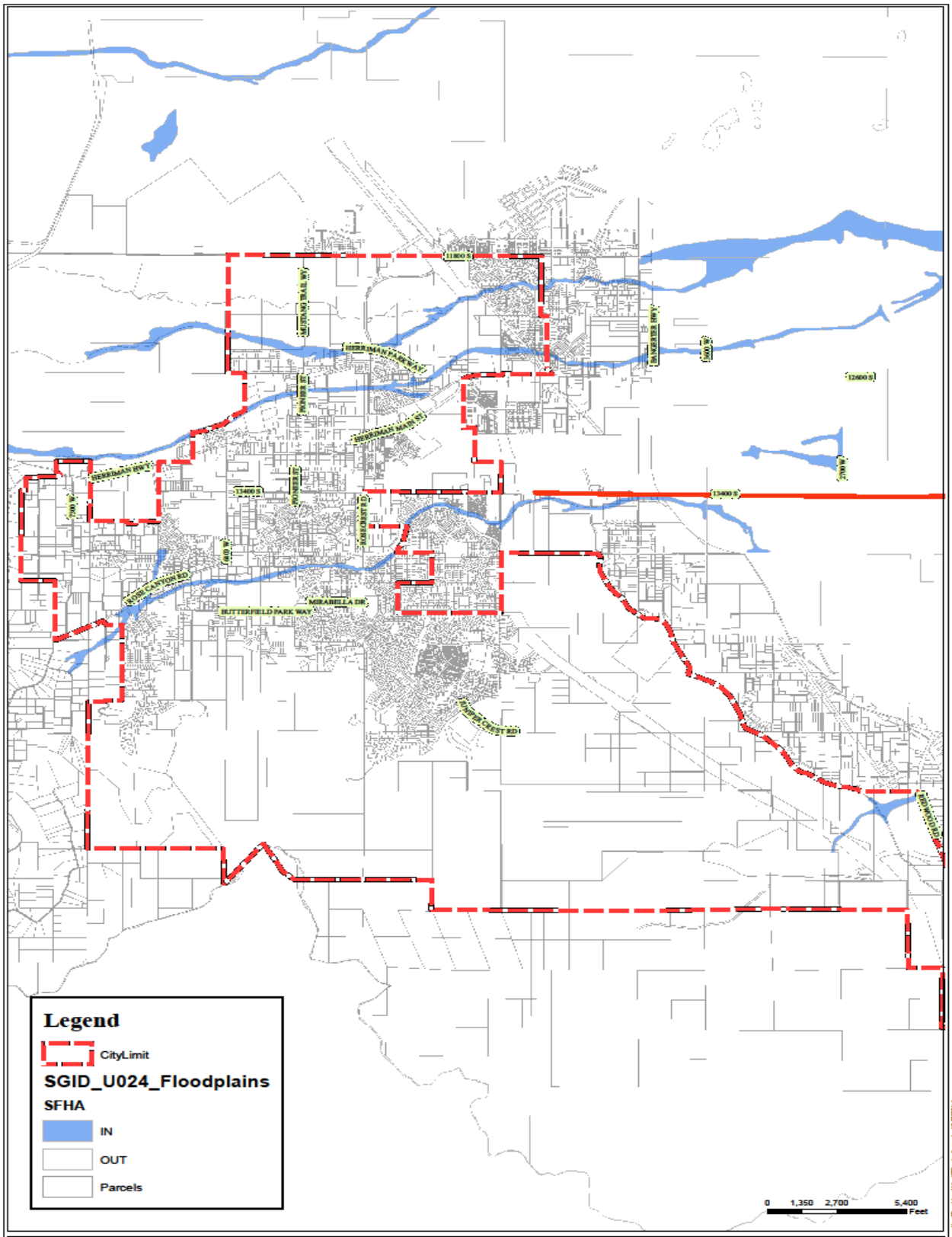

HERRIMAN

Herriman Flood Plains

Path: C:\Users\brandy\Desktop\91x17\Portrait.mxd 10/7/2014

Figure H.6. The City of Herriman's Flood Zones

4.2.5 Infestation

The probability of an infestation of insects or rodents in Herriman is negligible. There may be individual property owners impacted short term because of specific property conditions, but the likelihood of a city wide infestation is very low.

4.2.6 Landslide (Geologic Hazard)

"Firm as the mountains around us" is a notion that applies to the Herriman geologic makeup. Although Herriman has steep sloped hills within its boundaries and within close proximity to its residents, the physical configuration internal to these features is largely soil impacted binding rock on top of solid rock. Therefore, the probability of a Landslide in Herriman is negligible.

4.2.7 Pandemic (Public Health Emergencies)

On a regular basis, potentially catastrophic public health issues are raised in the mainstream media and the possibility of a national pandemic, local epidemic such as the hantavirus, or a wide array of other health-related matters is real. These types of health concerns know no municipal boundaries and Herriman has no known health threats of this type specific to this area.

4.2.8 Severe Weather

The potential for severe weather is a reality in Herriman City and the surrounding region. Some weather events may be specific to a season, however, through the variety of possible weather conditions, a destructive event can occur at any time during the year. Heavy rains can fall upon non-percolating soils or sloped terrain creating high surface runoff and resulting flood damage.

Intense, snowstorms can have a dramatic effect on regional commerce, transportation, and daily activity and negatively impact all emergency response.

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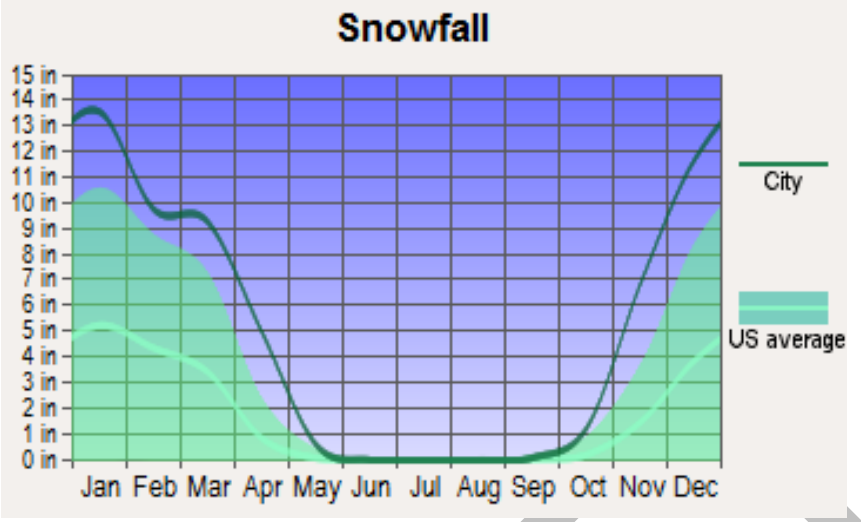


Figure H.10. The City of Herriman's Average Snowfall

Although very infrequent, Herriman City is subject to damage resulting from tornadoes. More commonly the city incurs damage from extremely high winds often called microburst winds. As recent as August 11, 1999, a category F2 tornado touched down in the downtown Salt Lake City area, killing one person and injuring at least 100 people. The tornado caused widespread power outages as well as large-scale debris mainly from downed tree limbs. The community needs to be prepared and ready to respond to wind-related weather.

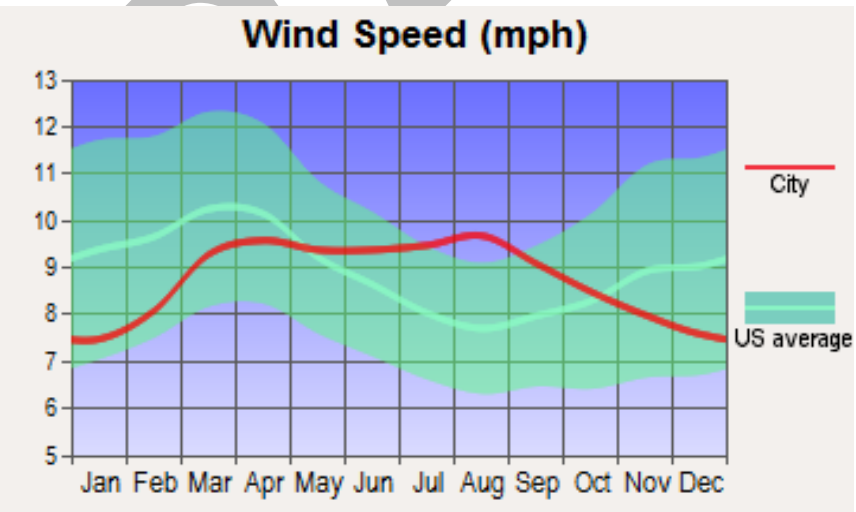
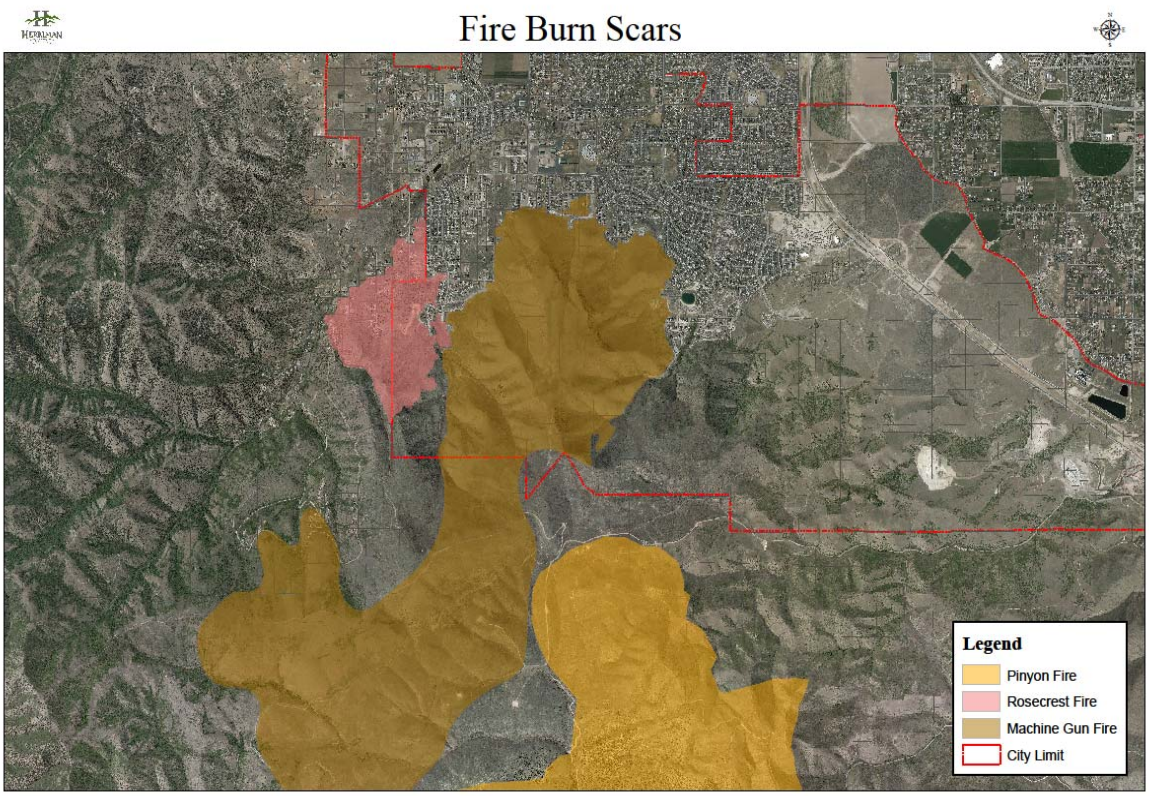


Figure H.11. The City of Herriman's Average Wind Speed

Figure H.The City of Herriman's Wildfire map

4.2.9 Wildfire (Fire Hazard)

Perhaps the most likely hazard in Herriman City is the potential for loss of life and property through fire events. Fires can occur within the urban fabric of the community or as wildfires in the hillside areas of the community and mountainous areas adjacent to the city. Each incident type will require a unique response. Obviously the most feared and damaging is a large scale wildfire. Unfortunately, Herriman has a history of wildfires occurring every few years.



4.3 Hazard Assessment

Salt Lake County and Herriman City have conducted an all-hazards assessment of potential vulnerabilities within Herriman City. This assessment assisted with prioritization and outlined a direction for planning efforts. Salt Lake County and Herriman City recognizes the pre-disaster mitigation plan developed by the Wasatch Front Regional Council. This pre-disaster mitigation plan serves to reduce the region's vulnerability to natural hazards. The pre-disaster mitigation plan is intended to promote sound public policy and protect or reduce the vulnerability of the citizens, critical facilities, infrastructure, private property, and the natural environment within the region.

The hazard analysis Table H.4 provides information helpful to understanding risks and their corresponding likelihood and consequence in Herriman City.

Hazard	Location (Geographic Area Affected)	Magnitude, Strength (Maximum Probable Extent)	Probability of Future Events	Overall Significance
Dam Failure	Limited	Weak	Unlikely	Low
Drought	Extensive	Moderate	Occasional	Moderate
Earthquake	Extensive	6.0-7.0+ Extreme	Occasional	High
Flood	Limited	Moderate	Occasional	High
Infestation	Negligible	Weak	Unlikely	Low
Landslide	Limited	Weak	Unlikely	Low
Pandemic	Extensive	Weak	Unlikely	Low
Problem Soils	Limited	Weak	Occasional	Low
Severe Weather	Extensive	Moderate	Occasional	High
Wildfire	Significant	Severe	Likely	High

Table H.4 Herriman City Hazard Analysis Table

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Definitions for Classifications

Location (Geographic Area Affected)

- **Negligible:** Less than 10 percent of planning area or isolated single-point occurrences
- **Limited:** 10 to 25 percent of the planning area or limited single-point occurrences
- **Significant:** 25 to 75 percent of planning area or frequent single-point occurrences
- **Extensive:** 75 to 100 percent of planning area or consistent single-point occurrences

Maximum Probable Extent (Magnitude/Strength based on historic events or future probability)

- **Weak:** Limited classification on scientific scale, slow speed of onset or short duration of event, resulting in little to no damage
- **Moderate:** Moderate classification on scientific scale, moderate speed of onset or moderate duration of event, resulting in some damage and loss of services for days
- **Severe:** Severe classification on scientific scale, fast speed of onset or long duration of event, resulting in devastating damage and loss of services for weeks or months

- **Extreme:** Extreme classification on scientific scale, immediate onset or extended duration of event, resulting in catastrophic damage and uninhabitable conditions

Examples

Hazard	Scale/Index	Weak	Moderate	Severe	Extreme
Drought	Palmer Drought Severity Index	-1.99 to 1.99	-2.00 to -2.99	-3.00 to -3.99	-4.00 and below
Earthquake	Modified Mercalli Scale	I to IV	V to VII	VIII	IX to XII
	Richter Magnitude	2,3	4,5	6	7,8
Tornado	Fujita Tornado Damage Scale	F0	F1, F2	F3	F4, F5

Probability of Future Events

- **Unlikely:** Less than 1 percent probability of occurrence in the next year or a recurrence interval of greater than every 100 years.
- **Occasional:** 1 to 10 percent probability of occurrence in the next year or a recurrence interval of 11 to 100 years.
- **Likely:** 10 to 90 percent probability of occurrence in the next year or a recurrence interval of 1 to 10 years
- **Highly Likely:** 90 to 100 percent probability of occurrence in the next year or a recurrence interval of less than 1 year.

Overall Significance

- **Low:** Two or more criteria fall in lower classifications or the event has a minimal impact on the planning area. This rating is sometimes used for hazards with a minimal or unknown record of occurrences or for hazards with minimal mitigation potential.
- **Moderate:** The criteria fall mostly in the middle ranges of classifications and the event's impacts on the planning area are noticeable but not devastating. This rating is sometimes used for hazards with a high extent rating but very low probability rating.
- **High:** The criteria consistently fall in the high classifications and the event is likely/highly likely to occur with severe strength over a significant to extensive portion of the planning area.

5 Vulnerability Assessment

This vulnerability assessment analyzes the population, property, and other assets at risk to hazards.

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5.1 Assets at Risk

This section considers Herriman's assets at risk, including values at risk, critical facilities and infrastructure, economic assets, and growth and development trends.

Values at Risk

Table H.4. shows the 2014 assessed property data from the State of Utah for Herriman City and includes data for the portions of Herriman in Salt Lake County and Utah County.

Herriman City	Real Property Value	Personal Property Value	Central Assessed Value	Total
Salt Lake County Portion of Herriman	$3,572,233,860	$188,886,397	$105,049,650	$3,866,169,907
Utah County Portion of Herriman	$159,186,324	$11,864	$581,581	$159,779,769
TOTAL VALUE	$3,731,420,184	$188,898,261	$105,631,231	$4,025,949,676

Table H.4. Assessed Property Value Data for Herriman City

Assets directly owned and controlled by Herriman City include a range of properties and equipment from each department. The value of the City's total capital assets in 2013 was $399,932,080.

Critical Facilities and Infrastructure

A critical facility may be defined as one that is essential in providing utility or direction either during the response to an emergency or during the recovery operation. Essential facilities are those that if damaged would have devastating impacts on disaster response and recovery. High potential loss facilities are those that would have a high loss or impact on the community. Transportation and lifeline facilities are the third category.

Essential Facilities

Figure 12 shows essential facilities that are located within Herriman.

Name of Facility	Address	City
Herriman City Hall (EOC)	13100 S Pioneer Street	Herriman
Unified Fire Authority Station (Back up EOC)	4850 W. Mt. Ogden Peak Dr. (146th S.	Herriman
Unified Fire Authority Station	5916 W. 13050 S.	Herriman

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Name of Facility	Address	City
JL Sorenson Recreation Center	5350 W Main St,	Herriman
Salt Lake County Herriman Library	5380 W Main St,	Herriman
Unified Police Dept	13272 South 5600 West	Herriman

Figure 12. Essential Facilities Herriman City

High Potential Loss Facilities

High potential loss facilities as identified by FEMA HAZUS-MH are located throughout Herriman. Herriman works closely with other government entities and private property owners in monitoring and assessing facilities that fall into this category that are not owned by the City.

Transportation and Lifeline Facilities

The Mountain View Corridor, 11800 South, 12600 South, and 13400 South roadways serve as a means to get access in and out of the City in the event of an emergency. There are no major freight or passenger rail lines within Herriman City. There are a total of five connections to potable water sources that provide water service to the entire city. The Rosecrest Water Tank provides water service to the majority of Herriman City residents. There are several major gas transmission lines that are maintained by Questar Gas.

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5.2 Regulatory Mitigation Capabilities

Table H.5. lists regulatory mitigation capabilities, including planning and land management tools, typically used by local jurisdictions to implement hazard mitigation activities and indicates those that are in place in Herriman.

Regulatory Tool
General plan
Zoning ordinance
Subdivision ordinance
Site plan review requirements
Floodplain ordinance
Other special purpose ordinance water conservation, wildfire)
Building code
Fire department ISO rating
Erosion or sediment control program
Stormwater management program
Capital improvements plan
Economic development plan
Local emergency operations plan
Flood Insurance Study or other study for streams

Table H.5. Herriman City's Regulatory Mitigation Capabilities

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6 Mitigation Strategy

6.1 Mitigation Actions

The planning team for Herriman City identified the following mitigation actions based on the risk assessment. Additional mitigation actions may be added in the future as needed. Background information and information on how each action will be implemented and administered, the responsible office, potential funding, estimated cost, and timeline are also included.

6.1.1 Emergency response

The main component of all mitigation effort is preparation and the more first responders are prepared for the emergencies associated with all disasters or hazardous events the more loss of property and life can be prevented. Therefore, in Herriman, emergency response preparation and training are high on the list of mitigation actions common to all potential hazards.

CERT

Herriman City has CERT teams and great volunteer who are well organized, eager and ready to respond at any time when activated.
They participate in exercise and drills twice a year. Herriman has had a lot of disasters including fire, flooding and search and rescue of a missing child.

Emergency Operations Exercises

The state of Utah has a drill once a year which is called the Great ShakeOut Earthquake Drill. Herriman City participates in this drill along with coordinating their own drills and exercise.

Drinking Water Trailer

Issue/Background: Consider purchasing a mobile self-contained drinking water trailer. The trailer will be used to accommodate the residents emergency needs for water.
Other Alternatives: Rely on contract service providers who may not be able to respond with adequate resources in a timely fashion.
Responsible Office: Herriman City Public Works Department and Police Department
Priority (High, Medium, Low): Low
Cost Estimate: 1 trailer @ $20,000 each = $20,000
Potential Funding: Departmental water budget or grant funding
Benefits (Avoided Losses): The city will be providing the residents with the necessary water they will need for a time while other resources can help.
Schedule: Fiscal year 2015/2016

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6.1. 2 Dam Failure

There is one dam in Herriman and it holds back up to 20 million gallons of irrigation water. This facility was constructed and is monitored per the regulations of the Utah Division of Water Rights, Dam Safety Program.

6.1.3 Drought

No specific or local mitigation actions outlined, beyond the option to put water use restrictions in place.

6.1.4 Earthquake

Continue to Enforce Building Codes, Development Codes and Zoning Ordinance

Issue/Background: The Herriman City requires that construction complies with the adopted building codes and the zoning and development ordinances adopted by the City. The City has experienced tremendous growth during since incorporation in 1999 and will continue to grow in future years.
Other Alternatives: No action
Responsible Office: Herriman City Building Inspection Division, Herriman City Community Development Department and Herriman City Engineering Division.
Priority (High, Medium, Low): Medium
Cost Estimate: Developer-based funding under specific plan requirements
Potential Funding: Developer-based funding under specific plan requirements
Benefits (avoided Losses): This will prevent the loss of human life and economic and property losses.
Schedule: Long term

Continue Utah Shakeout Activities to Promote Earthquake Awareness

Issue/Background: Herriman City participates in the Utah Shakeout activities annually. This event promotes earthquake awareness of the residents, businesses and City employees. This annual event allows the City to practice setting up its Emergency Operation Center and its process of communicating with neighborhoods throughout the City.
Other Alternatives: No action
Responsible Office: Emergency Manger, Police Department and the City's Emergency Preparedness Committee
Priority (High, Medium, Low): High
Cost Estimate: $3,000 to $8,000 annually
Potential Funding: City budget

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Benefits (avoided Losses): This will help to prevent the loss of human life and property losses when a major earthquake event occurs.
Schedule: Long term

6.1.5 Flood

Continue to Enforce Storm Drain Master Plan Requirements

Issue/Background: The Herriman City requires drainage plans as part of the approval process for all specific plans and large development projects as determined by the City's Public Works Director and City Engineer. The master drainage plan should consider cumulative regional drainage and flooding mitigation. The intent of a master drainage plan is to ensure that the overall rate of runoff from a project does not exceed pre-development levels. If necessary, this objective shall be achieved by incorporating run-off control measures to minimize peak flows and/or assistance in financing or otherwise implementing comprehensive drainage plans.
Other Alternatives: No action
Responsible Office: Herriman City Engineering Division and Herriman City Public Works Department

Priority (High, Medium, Low): Medium
Cost Estimate: Developer-based funding under specific plan requirements
Potential Funding: Developer-based funding under specific plan requirements
Benefits (avoided Losses): This will prevent the loss of human life and economic and property losses.
Schedule: Long term

Participate in the Emergency Watershed Protection program

As a result of fires in 2010 and 2012, Herriman participated in the Federal Emergency Watershed Protection program, constructing diversion channels, debris catchments and sediment basins that remain as storm water protection to homes in that area. Herriman would apply for the same resources for flood mitigation under similar future conditions.

Participate in the National Flood Insurance Program - NFIP

Flood plains within the city have been defined by the Federal Emergency Management Agency (FEMA) and these areas susceptible to flooding have been delineated on the Federal Insurance Rate Maps (FIRM). These maps are updated as development occurs and channel obstructions, culvert modifications, and other changes alter potential flood heights and flow velocities. As a participant in the NFIP, Herriman has defined restrictions for development in any of the special flood hazard areas.

Herriman City does not have any repetitive loss properties identified under the National Flood Insurance Program (NFIP).

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6.1.6 Infestation

No specific mitigation measures in place.

6.1.7 Landslide

No mitigation measures specific to landslide hazard are defined or planned for.

6.1.8 Pandemic

No pandemic mitigation efforts are outlined beyond emergency response capabilities. The City Manager may choose to activate the EOC and use all means necessary to inform residents and business owners.

In partnership with local and state public health officials, other federal agencies, medical and public health professional associations, infectious disease experts from academia and clinical practice, and international and public service organizations, Herriman City will incorporate all reasonable strategies to educate its residents and prepare for a measured response in the instance of a public health emergency.

6.1.9 Severe Weather

Public Works weather response – equipment
Weather station information

6.1.10 Wildfire

Establish Firewise Community Program for Herriman

Issue/Background: The Herriman residential area located next to Camp Williams is a Wildland Interface Zone,and has a high potential for wildland fires. The City has worked with the community, Unified Fire Authority and the State of Utah to put a program in place to educate residents and measures to reduce wild land fires in the area.
Other Alternatives: No action
Responsible Office: Herriman City Emergency Preparedness, Herriman City Public Works, Unified Fire Authority and State of Utah
Priority (High, Medium, Low): High
Cost Estimate: $100,000 to $150,000

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Potential Funding: $216,000 Grant from the State of Utah
Benefits (avoided Losses): This will prevent the loss of human life and economic and property losses.
Schedule: Now and Long term
Other Alternatives: No action

7 Plan Implementation & Maintenance

7.1 Implementation

Mitigation is most successful when it is incorporated into the day-to-day functions and priorities of government and development. Herriman City will utilize the information in the Hazards Mitigation Plan to prepare for future events and plan accordingly.

7.2 Maintenance Schedule

Periodic monitoring and updates of this Plan are required to ensure that the goals and objectives for the city are kept current and that local mitigation strategies are being carried out. This Plan has been designed to be user-friendly in terms of maintenance and implementation. This portion of the Plan outlines the procedures for completing revisions and updates. The Plan will also be revised to reflect lessons learned or to address specific hazard incidents arising out of a disaster as needed.

Annual Review Procedures
Herriman City will be responsible to annually review the mitigation strategies described in this Plan, as required by the Utah Division of Emergency Management (UDEM), or as situations dictate such as following a disaster declaration. The process will include the city organizing a Hazards Mitigation Planning committee comprised of individuals from organizations responsible to implement the described mitigation strategies. Progress toward the completion of the strategies will be assessed and revised as warranted. The city emergency manager will regularly monitor the Plan and is responsible to make revisions and updates.

Five Year Plan Review
The entire Mitigation Plan including any background studies and analysis shall be revised and updated as needed every five years by Herriman City to determine if there have been any significant changes in the city that would affect the Plan. Increased development, increased exposure to certain hazards, the development of new mitigation capabilities or techniques and changes to Federal or State legislation are examples of changes that may affect the condition of the Plan.

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7.3 Hazard Mitigation Plan Amendments

Herriman City will amend and update its Hazard Mitigation Plan as needed.

7.4 Maintenance Evaluation Process

It will be the responsibility of the designated Emergency Manager, City Manager, Mayor and City Council Members to ensure these actions are carried out no later than the target dates unless reasonable circumstances prevent their implementation (i.e. lack of funding availability).

Funding Sources

Although all mitigation techniques will likely save money by avoiding losses, many projects are costly to implement. Herriman City shall continue to seek outside funding assistance for mitigation projects in both the pre-disaster and post-disaster environment, subject to budget constraints and available funding sources.

Federal Programs

The following federal grant programs have been identified as funding sources which specifically target hazard mitigation projects:

Title: Pre-Disaster Mitigation Program
Agency: Federal Emergency Management Agency

Through the Disaster Mitigation Act of 2000, Congress approved the creation of a national program to provide a funding mechanism that is not dependent on a Presidential Disaster Declaration. The Pre-Disaster Mitigation (PDM) program provides funding to states and communities for cost-effective hazard mitigation activities that complement a comprehensive mitigation program and reduce injuries, loss of life, and damage and destruction of property.

The funding is based upon a 75% Federal share and 25% non-Federal share. The non-Federal match can be fully in-kind or cash, or a combination. Special accommodations will be made for "small and impoverished communities", who will be eligible for 90% Federal share/10% non-Federal. FEMA provides PDM grants to states that, in turn, can provide sub-grants to local governments for accomplishing the following eligible mitigation activities:

- State and local Natural Hazard Pre-Disaster Mitigation Planning
- Technical assistance (e.g. risk assessments, project development)
- Mitigation Projects
- Acquisition or relocation of vulnerable properties

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- Hazard retrofits
- Minor structural hazard control or protection projects
- Community outreach and education (up to 10% of State allocation)

Title: Flood Mitigation Assistance Program
Agency: Federal Emergency Management Agency

FEMA's Flood Mitigation Assistance program (FMA) provides funding to assist states and communities in implementing measures to reduce or eliminate the long-term risk of flood damage to buildings, manufactured homes and other structures insurable under the National Flood Insurance Program (NFIP). FMA was created as part of the National Flood Insurance Reform Act of 1994 (42 USC 4101) with the goal of reducing or eliminating claims under the NFIP.

FMA is a pre-disaster grant program, and is available to states on an annual basis. This funding is available for mitigation planning and implementation of mitigation measures only, and is based upon a 75% Federal share/25% non-Federal share. States administer the FMA program and are responsible for selecting projects for funding from the applications submitted by all communities within the state. The state then forwards selected applications to FEMA for an eligibility determination. Although individuals cannot apply directly for FMA funds, their local government may submit an application on their behalf.

Title: Hazard Mitigation Grant Program
Agency: Federal Emergency Management Agency

The Hazard Mitigation Grant Program (HMGP) was created in November 1988 through Section 404 of the Robert T. Stafford Disaster Relief and Emergency Assistant Act. The HMGP assists states and local communities in implementing long-term mitigation measures following a Presidential disaster declaration.

To meet these objectives, FEMA can fund up to 75% of the eligible costs of each project. The state or local cost-share match does not need to be cash; in-kind services or materials may also be used. With the passage of the Hazard Mitigation and Relocation Assistance Act of 1993, federal funding under the HMGP is now based on 15% of the federal funds spent on the Public and Individual Assistance programs (minus administrative expenses) for each disaster.

The HMGP can be used to fund projects to protect either public or private property, so long as the projects in question fit within the state and local governments overall mitigation strategy for the disaster area, and comply with program guidelines. Examples of projects that may be funded include the acquisition or relocation of structures from hazard-prone areas, the retrofitting of existing structures to protect them from future damages; and the development of state or local standards designed to protect buildings from future damages.

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Eligibility for funding under the HMGP is limited to state and local governments, certain private nonprofit organizations or institutions that serve a public function, Indian tribes and authorized tribal organizations. These organizations must apply for HMPG project funding on behalf of their citizens. In turn, applicants must work through their state, since the state is responsible for setting priorities for funding and administering the program.

Title: Public Assistance (Infrastructure) Program, Section 406
Agency: Federal Emergency Management Agency

FEMA's Public Assistance Program, through Section 406 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, provides funding to local governments following a Presidential Disaster Declaration for mitigation measures in conjunction with the repair of damaged public facilities and infrastructure.

The mitigation measures must be related to eligible disaster related damages and must directly reduce the potential for future, similar disaster damages to the eligible facility. These opportunities usually present themselves during the repair/replacement efforts.

Proposed projects must be approved by FEMA prior to funding. They will be evaluated for cost effectiveness, technical feasibility and compliance with statutory, regulatory and executive order requirements. In addition, the evaluation must ensure that the mitigation measures do not negatively impact a facility's operation or risk from another hazard.

Public facilities are operated by state and local governments, Indian tribes or authorized tribal organizations and include:

- Roads, bridges & culverts
- Draining & irrigation channels
- Schools, city halls & other buildings
- Water, power & sanitary systems
- Airports & parks

Private nonprofit organizations are groups that own or operate facilities that provide services otherwise performed by a government agency and include, but are not limited to the following:

- Universities and other schools
- Hospitals & clinics
- Volunteer fire & ambulance
- Power cooperatives & other utilities
- Custodial care & retirement facilities
- Museums & community centers

Title: Small Business Administration (SBA) Disaster Assistance Program

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Agency: U.S. SBA

The SBA Disaster Assistance Program provides low-interest loans to businesses following a Presidential disaster declaration. The loans target businesses to repair or replace uninsured disaster damages to property owned by the business, including real estate, machinery and equipment, inventory and supplies. Businesses of any size are eligible, along with non-profit organizations.
SBA loans can be utilized by their recipients to incorporate mitigation techniques into the repair and restoration of their business.
Title: Community Development Block Grants
Agency: US Department of Housing and Urban Development

The Community Development Block Grant (CDBG) program provides grants to local governments for community and economic development projects that primarily benefit low- and moderate-income people. The CDBG program also provides grants for post-disaster hazard mitigation and recovery following a Presidential disaster declaration.

Funds can be used for activities such as acquisition, rehabilitation or reconstruction of damaged properties and facilities and for the redevelopment of disaster areas.

State Programs

Local

Local governments depend upon local property taxes as their primary source of revenue. These taxes are typically used to finance services that must be available and delivered on a routine and regular basis to the general public. If local budgets allow, these funds are used to match Federal or State grant programs when required for large-scale projects.

Non-Governmental

Another potential source of revenue for implementing local mitigation projects are monetary contributions from non-governmental organizations, such as private sector companies, churches, charities, community relief funds, the American Red Cross, hospitals, land trusts and other non-profit organizations.

Paramount to having a Plan deemed to be valid is its implementation. There is currently no new fiscal note attached to the implementation of this Plan.

7.5 Continued Public Involvement

Throughout the planning process, public involvement has been and will be critical to the development of the Hazard Mitigation Plan and its updates. The Plan will be available on the Herriman City website to provide opportunities for public participation and comment. The Plan will also be available for review at the offices of Herriman City.

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Participation

All citizens of the region are encouraged to participate in the planning process, especially those who may reside within identified hazard areas. Adequate and timely notification to all area residents will be given as outlined above to all hearings, forums, and meetings.

Access to Information

Citizens, public jurisdictions, agencies and other interested parties will have the opportunity to receive information and submit comments on any aspect of the Natural Hazards Pre-Disaster Mitigation Plan.

Technical Assistance

Residents as well as local jurisdictions may request assistance in accessing the program and interpretation of mitigation projects.

Public Hearings and Meetings Concerning the Plan

Hearings and meeting concerning the plan will be conveniently timed for people who might benefit most from mitigation programs. Hearings and meeting will be accessible to people with disabilities (accommodations must be requested in advance according to previously established policy). Hearings and meeting will be adequately publicized. Hearings and meetings may be held for a number of purposes or functions including to: Identify and profile hazards, develop mitigation strategies, and review plan goals, performance and future plans.

Future Revisions

Future revisions of the Hazard Mitigation Plan shall include:

- Expanded vulnerability assessments to include flood and dam failure inundation.
- Continue the search for more specific mitigation actions.
- An analysis of progress of the Plan as it is revised.
- Expanded look into how the identified natural hazards will affect certain populations including the young and elderly.

Implementation and maintenance of the plan is critical to the overall success of hazard mitigation planning.

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8 Hazard Mitigation Plan Adoption

It is the intent of Herriman City that this Hazard Mitigation Plan be adopted by resolution once approved by the State of Utah and FEMA, which approval should be within five years of the previous Hazard Mitigation Plan's approval date. This process will be documented through the Herriman City Recorder's office.

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S T A F F R E P O R T

DATE: **April 16, 2015**

TO: The Honorable Mayor and City Council

FROM: John Brems, City Attorney

SUBJECT: **City Council Voting District Boundary Adjustment**

RECOMMENDATION:

Approval of Ordinance No. _____ to adjust City Council voting districts to include recently annexed property.

BACKGROUND:

The area annexed by the SLR annexation was not assigned to a council district. This ordinance assigns the area to council district 1. No one lives in the area so it does not change the populations of the districts.

DISCUSSION:

The council can adjust the districts at any time. If the council wants to review the populations of the districts staff suggest formation of a committee to examine the populations and make a recommendation to the council.

FISCAL IMPACT:

None.

John Brems
City Attorney

City Council Meeting
April 22, 2015

HERRIMAN, UTAH
ORDINANCE NO. 15-___

AN ORDINANCE ADJUSTING CITY COUNCIL DISTRICTS DUE TO AN ANNEXATION

WHEREAS, the Herriman City Council ("*Council*") met in regular session on April 22, 2015, to consider, among other things, adjusting City Council Districts due to an annexation; and

WHEREAS, on or about June 16, 2011, pursuant to UTAH CODE ANN. § 10-3-205.5(2) the Council enacted ordinance no 11-11 that provide, among other things, for the election of some or all of the councilmembers by district; and

WHEREAS, the City recently annexed an area and such area has not been included in a council district; and

WHEREAS, the Council determines that it is necessary to assign the annexed area to a council districts; and

WHEREAS, based on information presented by staff the Council finds that assigning such area as set forth below maintains districts of substantially equal populations.

NOW, THEREFORE, BE IT ORDAINED by the Council as follows:

1 That the area known as the SLR annexation be included in District 1 as shown on the attached map and district boundary description

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2 That the attached map and district boundary description replace or supplement the map and boundary description referenced in Herriman Cod of Ordinances 1-6-8.B.2.

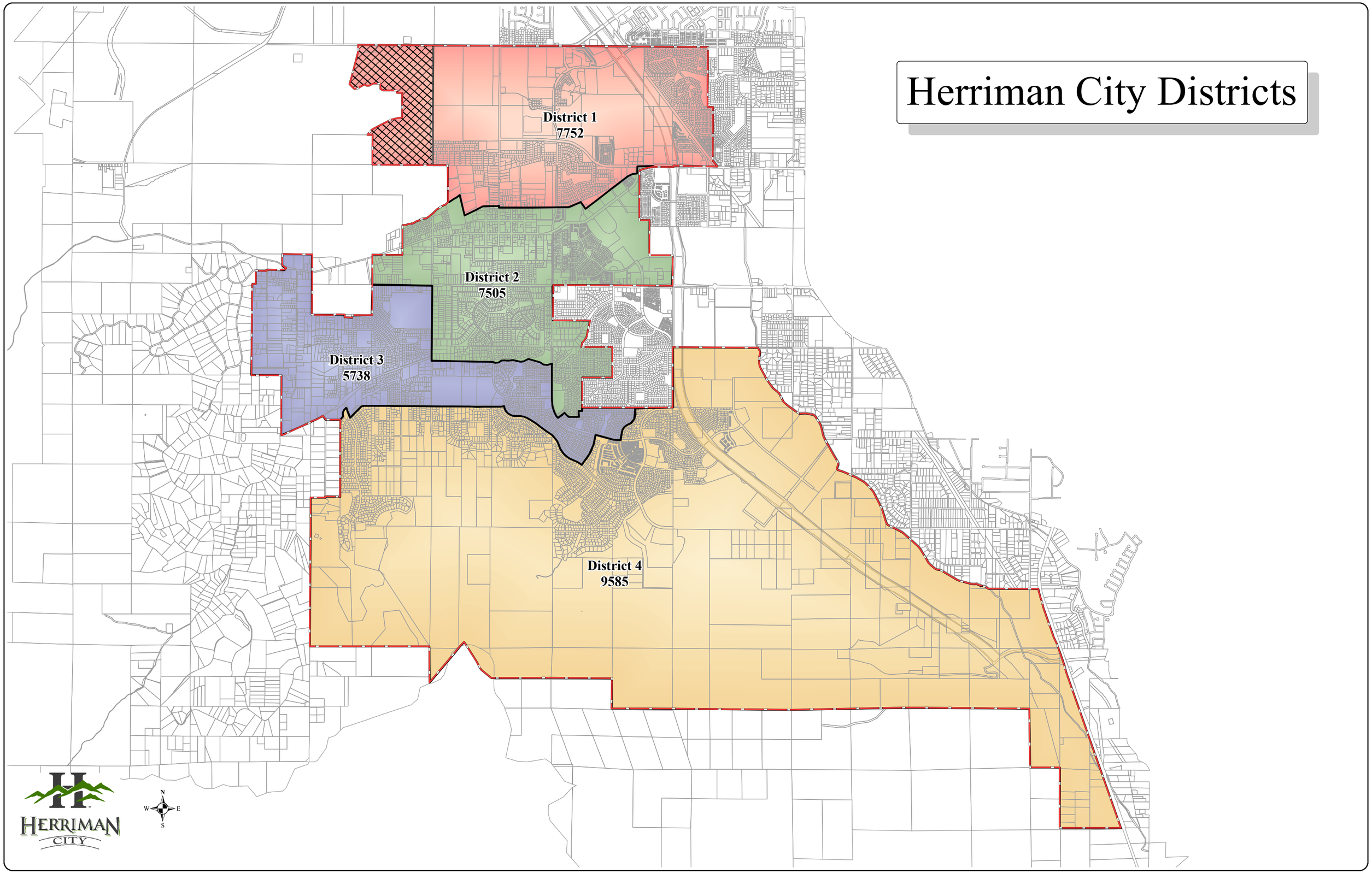
This Ordinance, assigned Ordinance No. 15-__, is passed and made effective for the 2015 election.

PASSED AND APPROVED this 22nd day of April, 2015.

HERRIMAN COUNCIL

By: _____
Carmen Freeman, Mayor

ATTEST:

_____
Jackie Nostrom, City Recorder

Herriman City Districts