



## CITY COUNCIL AGENDA Wednesday, February 24, 2016

NOTICE IS HEREBY GIVEN that the Herriman City Council shall assemble for a meeting in the Herriman 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. Unified Fire Authority Report– Clint Smith, UFA Chief
  2. Discussion pertaining to property owned by Utah Department of Transportation along 11800 South – Bryn McCarty, City Planner
  3. Additional Items
- C. Adjournment

### 7:00 PM - GENERAL MEETING:

#### 1. CALL TO ORDER

- A. Invocation and Pledge
- B. Mayor's Comments
- C. 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. MAYOR AND COUNCIL COMMENTS

- A. City Council Board and Committee Reports

#### 4. REPORTS, PRESENTATIONS AND APPOINTMENTS

- A. Honoring Council Member Coralee Moser for her service on the Wasatch Front Waste and Recycling District Board – Pam Roberts, WFWRD Executive Director

#### 5. CONSENT AGENDA

- A. Approval of the Monthly Financial Report – Alan Rae, Finance Director

#### 6. PUBLIC HEARING AGENDA

- A. Public Hearing and consideration of an ordinance vacating a portion of right-of-way located at Rose Canyon Road – Gordon Haight, Assistant City Manager

**7. DISCUSSION AND ACTION ITEMS**

- A. Discussion and consideration of an ordinance amending the Street Light Fees – Blake Thomas, City Engineer
- B. Discussion and consideration of an ordinance rezoning property located at 14199 South 4800 West from R-2-10 to C-2 (File No. 02Z16) – Bryn McCarty, City Planner
- C. Discussion and consideration of an ordinance amending Herriman City Code §10-19-27 regarding Family Design Standards (03Z16) – Bryn McCarty, City Planner

**8. CALENDAR**

**A. Meetings**

- March 2 – Public Meeting/Open House with Blackridge Community 6:00p.m.
- March 3 – Planning Commission Meeting 7:00 p.m.
- March 9 – City Council Work Meeting 5:00p.m; City Council Meeting 7:00p.m.

**9. CLOSED SESSION (IF NEEDED)**

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

**10. ADJOURNMENT**

**11. RECOMMENCE TO WORK MEETING (IF NEEDED)**

**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 citizens 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, Cindy Quick, the duly appointed, qualified, and acting Deputy 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](http://www.herriman.org)

Posted and Dated this 18<sup>th</sup> day of February 2016

Cindy Quick, CMC  
Deputy Recorder



Mayor and Council

### Monthly Financial Summary

Attached is the January 2016 financial report, all of the figures are through January 31, 2016. 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 January 31, 2016 in the amount of \$984,389, this represents an increase in fund balance. We are currently 58% of the year as you will see we are slightly behind of projects on revenue and well lower in expenditures resulting in fund balance growth.

#### Budget

The budget numbers represent the adopted budget and all budget amendments.

Alan W Rae  
Director of Finance

**GENERAL FUND**

	<b>1/31/2016</b>	<b>Budget</b>	<b>% of Budget</b>
<b>REVENUE</b>			
<b>TAXES</b>			
Property Tax	572,604	567,000	100.99%
Sales & Use Tax	1,865,417	3,258,326	57.25%
Franchise Tax	968,870	1,758,224	55.11%
	<u>3,406,891</u>	<u>5,583,550</u>	<u>61.02%</u>
<b>LICENSES &amp; PERMITS</b>			
Business Licenses and Permit	61,378	54,887	111.83%
Building & Development Revenue	2,137,925	3,980,562	53.71%
	<u>2,199,303</u>	<u>4,035,449</u>	<u>54.50%</u>
<b>INTERGOVERNMENTAL REVENUE</b>			
Class "C" Road Fund Allotm	568,253	830,670	68.41%
Other Intergovernmental Revenue	225,285	230,300	97.82%
	<u>793,539</u>	<u>1,060,970</u>	<u>74.79%</u>
<b>OTHER REVENUE</b>			
Parks/Rec Special Service District Fees	308,822	550,192	56.13%
Courts	75,840	205,450	36.91%
Sales of Fixed Assets	-	-	0.00%
Miscellaneous Revenue	248,122	1,143,529	21.70%
Water Administrative Fee	206,760	444,500	46.52%
	<u>839,544</u>	<u>2,343,671</u>	<u>35.82%</u>
<b>TOTAL GENERAL FUND REVENUE</b>	<u><u>7,239,277</u></u>	<u><u>13,023,640</u></u>	<u><u>55.59%</u></u>

**EXPENDITURES**

<b>Governmental Activities</b>			
Legislative	57,103	119,676	47.71%
Planning Commission	10,152	25,900	39.20%
Legal	114,080	214,000	53.31%
<b>Administration</b>			
Administration	483,595	807,510	59.89%
Communications	98,517	212,400	46.38%
Courts	101,110	182,985	55.26%
Human Resources	130,634	296,900	44.00%
Recorder	160,575	310,710	51.68%
<b>Finance</b>			
Finance	255,436	418,686	61.01%
Information Technology	184,667	512,935	36.00%
<b>Operations</b>			
Facilities	229,084	398,653	57.46%
Enforcement/Emergency	229,897	352,110	65.29%
Fleet Management	89,723	222,890	40.25%
Streets	823,419	1,130,597	72.83%
Snow Removal	81,432	91,000	89.49%
Storm Drain	106,067	235,887	44.97%

	<u>1/31/2016</u>	<u>Budget</u>	<u>% of Budget</u>
Street Signs	51,347	117,624	43.65%
Street Lights	263,839	403,035	65.46%
Events	287,622	719,779	39.96%
Arts & Cultural Development	46,999	86,200	54.52%
Cemetery	40,100	43,200	92.82%
Parks	1,083,225	2,236,985	48.42%
Planning & Development			
Building	373,707	613,914	60.87%
Economic Development	65,446	127,620	51.28%
Engineering	497,126	787,308	63.14%
GIS	162,975	344,888	47.25%
Planning	227,062	430,347	52.76%
Transfers		1,395,151	0.00%
<b>TOTAL GENERAL FUND EXPENDITURES</b>	<u>6,254,938</u>	<u>12,838,890</u>	<u>48.72%</u>
<b>CHANGE IN FUND BALANCE</b>	<u>984,339</u>		

	1/31/2016	Budget	% of Budget
<b>PARK IMPACT FEE FUND</b>			
Revenue	3,064,608	900,200	340.44%
Expenditures	285,437	700,200	40.77%
Change in Fund Balance	2,779,171		
<b>STORM DRAIN IMPACT FEE FUND</b>			
Revenue	430,361	285,200	150.90%
Expenditures	99,893	285,200	35.03%
Change in Fund Balance	330,468		
<b>ROAD IMPACT FEE FUND</b>			
Revenue	1,035,612	1,350,800	76.67%
Expenditures	271,203	1,350,800	20.08%
Change in Fund Balance	764,409		
<b>NEW DEVELOPMENT STREET LIGHTS</b>			
Revenue	352,375	550,000	64.07%
Expenditures	176,987	550,000	32.18%
Change in Fund Balance	175,388		
<b>PUBLIC SAFETY FUND</b>			
Revenue	-	-	0.00%
Expenditures	3,232	10,000	32.32%
Change in Fund Balance	(3,232)		
<b>NEW DEVELOPMENT STREET SIGNS</b>			
Revenue	55,085	66,000	83.46%
Expenditures	34,785	66,000	52.70%
Change in Fund Balance	20,300		
<b>HERRIMAN PARKWAY</b>			
Revenue	-	1,200,000	0.00%
Expenditures	-	1,200,000	0.00%
Change in Fund Balance	-		
<b>HERRIMAN TOWNE CENTER CDA/SAA</b>			
Revenue	2,549,665	3,404,217	74.90%
Expenditures	1,085,465	4,469,324	24.29%
Change in Fund Balance	1,464,200		
<b>HERRIMAN TOWNE CENTER-CITY HALL</b>			
Revenue	3	625,000	0.00%
Expenditures	794,032	625,003	127.04%
Change in Fund Balance	(794,029)		
<b>CAPITAL PROJECTS</b>			
Revenue	3,295,861	6,270,000	52.57%
Expenditures	9,922,845	5,355,000	185.30%
Change in Fund Balance	(6,626,984)		

**WATER FUND**

	<u>1/31/2016</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUE</b>			
<b>Operating Income</b>			
Water Sales	4,718,870	6,602,783	71.47%
Secondary Water Sales	358,810	312,000	115.00%
Connection Fees	208,787	182,000	114.72%
Other Operating Income	198,118	223,450	88.65%
<b>Total Operating Income</b>	<b>5,484,584</b>	<b>7,320,233</b>	<b>74.92%</b>
<b>Operating Expenses</b>			
Administration	3,473,920	4,876,500	71.24%
Maintenance	2,025,708	3,677,555	55.08%
Blue Stakes	47,939	76,950	62.30%
Secondary Water	173,651	476,500	36.44%
<b>Total Operating Expenses</b>	<b>5,721,218</b>	<b>9,107,505</b>	<b>62.82%</b>
<b>Total Income from Operations</b>	<b>(236,634)</b>	<b>(1,787,272)</b>	<b>13.24%</b>
Non-Operating Revenue	619,177	4,000	15479.44%
Non-Operating Expenses	713,525	1,790,625	39.85%
<b>Total Income or (Expense)</b>	<b>(330,981)</b>		

**WATER RIGHTS IMPACT FEE FUND**

Revenue	902,514	1,499,099	60.20%
Expenditures	3,024,805	2,182,960	138.11%
Change in Fund Balance	(2,112,291)		

**WATER IMPACT FEE FUND**

Revenue	1,396,262	1,141,365	122.33%
Expenditures	929,242	79,479	1156.59%
Change in Fund Balance	477,020		



## STAFF REPORT

**DATE:** January 28, 2016

**TO:** The Honorable Mayor and City Council

**FROM:** Jory Howell, Engineering

**SUBJECT:** VACATE/ABANDON a .03 acre portion of Rose Canyon Rd. (old alignment)

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### **RECOMMENDATION:**

Yes, vacate the public Right-of-Way designation of the property. Which process allows the property ownership to go the neighboring parcel owner.

### **BACKGROUND:**

The development of the “Cove at Herriman Springs” subdivision included the realignment of a section of Rose Canyon Rd along their frontage at approximately 7000 W 14200 S. The old Rose Canyon Rd area is no longer used as Right-of-Way as it once was. However, for that property to be legally used as something other than Right-of-Way it must be vacated as Right-of-Way. This .03 acre portion fronts the proposed Alder Rose development and staff believes that its best and highest use is to be part of that development.

### **DISCUSSION:**

Planning, Engineering, Legal, and Administration (Gordon) have been included in this discussion.

### **ALTERNATIVES:**

Hold the property in Right-of-Way and also hold the responsibility to maintain a nuisance parcel or budget to improve and maintain the property as an expanded park strip.

### **FISCAL IMPACT:**

The larger cost to the city is to hold the property and to develop and maintain it.



Rose Canyon Rd

Spring Canyon Dr

Subject Property

Future Skyhaven Ln

Right of Way



BEGINNING AT A POINT ON THE INTERSECTION OF LOT 1, ALDER ROSE ESTATES PHASE I, AND MARIA WAY, SAID POINT BEING NORTH 89°54'41" EAST 1,190.18 FEET AND NORTH 20°00'00" EAST 168.60 FEET FROM THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 20°00'00" EAST 67.01 FEET; TO THE WEST LINE OF MARIA WAY; THENCE ALONG MARIA WAY 24.63 FEET ALONG A 100 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 14°06'34" (CHORD BEARS SOUTH 40°52'34" EAST 24.56 FEET) TO A POINT OF REVERSE CURVATURE ON A 19.00 FOOT RADIUS CURVE; THENCE 26.43 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 79°42'29" (CHORD BEARS SOUTH 08°04'40" EAST 24.35 FEET); THENCE SOUTH 65°02'32" WEST 7.31 FEET TO A POINT ON A 38.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE 41.72 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62°05'17" (CHORD BEARS SOUTH 64°19'34" WEST 39.71 FEET), TO THE POINT OF BEGINNING. CONTAINS 1,472 SQ. FEET OR 0.03ACRES, MORE OR LESS.



## STAFF REPORT

**DATE:** February 24, 2016  
**TO:** The Honorable Mayor and City Council  
**FROM:** Blake Thomas, City Engineer  
**SUBJECT:** Street Light Fee Ordinance Amendment

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### **RECOMMENDATION:**

Approval

### **BACKGROUND:**

The engineering department performed study on the cost of street lights for new developments to determine if the fee being charged to developers was adequate to cover the city's cost that includes equipment and administrative costs. The study was needed to align the fee with new LED street light standards and the cost changes associated with the updated standard.

### **DISCUSSION:**

The study determined the fees for each street light type required by city standard. The adopted fee schedule should align with actual costs of street lights. A comparison of the current fee and actual street light costs is provided below:

Street Light Costs Study					
Standard #	Description	Equipment Cost	Administrative Costs	Actual Cost (Equip + Admin)	Current Fee
SL-09	Residential	\$1,657.90	\$514.91	\$2,172.81	\$2,300.00
SL-10	Arterial	\$3,606.00	\$572.38	\$4,178.38	\$4,200.00
SL-11	HTC Street (Single)	\$3,498.90	\$569.22	\$4,068.12	\$3,900.00
SL-12	HTC Street (Double)	\$5,372.90	\$624.50	\$5,997.40	\$5,600.00
SL-13	HTC Sidewalk	\$2,269.00	\$532.94	\$2,801.94	\$2,500.00
SL-14	Parking Lot Large Areas Single Pole	\$3,988.00	\$583.65	\$4,571.65	N/A
SL-15	Parking Lot Large Areas Double Pole	\$5,610.00	\$631.50	\$6,241.50	N/A
SL-16	Parking Lot Small Areas Single Pole	\$2,025.00	\$525.74	\$2,550.74	N/A
SL-17	Parking Lot Small Areas Double Pole	\$3,083.00	\$556.95	\$3,639.95	N/A
SL-18	Bridge Light Pole	\$2,150.00	\$529.43	\$2,679.43	N/A

**ALTERNATIVES:**

N/A.

**FISCAL IMPACT:**

NONE



## STAFF REPORT

**DATE:** February 9, 2016

**TO:** The Honorable Mayor and City Council

**FROM:** Planning Commission

**SUBJECT:** 02Z16 – Proposed Rezone from R-2-10 to C-2 for 31 acres located at 14199 S 4800 W.

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**RECOMMENDATION:**

The Planning Commission recommends approval of the rezone from R-2-10 to C-2.

**BACKGROUND:**

The City recently acquired this property. The general plan amendment is proposing this property as Parks and Recreation

**DISCUSSION:**

The City is proposing to rezone the property to C-2 (Commercial) to allow for “commercial recreation” in order to accommodate a proposed soccer complex.

# **Herriman, Utah**

## **Ordinance No. 16-xx**

**Rezone property located at approximately 14199 S 4800 W from R-2-10 to C-2  
(Commercial) (File No. 02Z16)**

**WHEREAS**, the City of Herriman, pursuant to state law, may enact a land use ordinance establishing regulations for land use and development; and

**WHEREAS**, pursuant to City of Herriman Ordinance, the Planning Commission shall hold a public hearing and provide reasonable notice at least 10 days prior to said public hearing to prepare and recommend to the City Council the proposed land use ordinance map changes; and

**WHEREAS**, notice of the Planning Commission public hearing on the land use ordinance map change was sent to property owners within 300 feet on January 25, 2016, noticing of the February 4, 2016, public hearing at 7:00 p.m.; and

**WHEREAS**, the Planning Commission recommended approval of the land use ordinance map change in the meeting held on February 4, 2016, at 7:00 p.m. in the Community Center; and

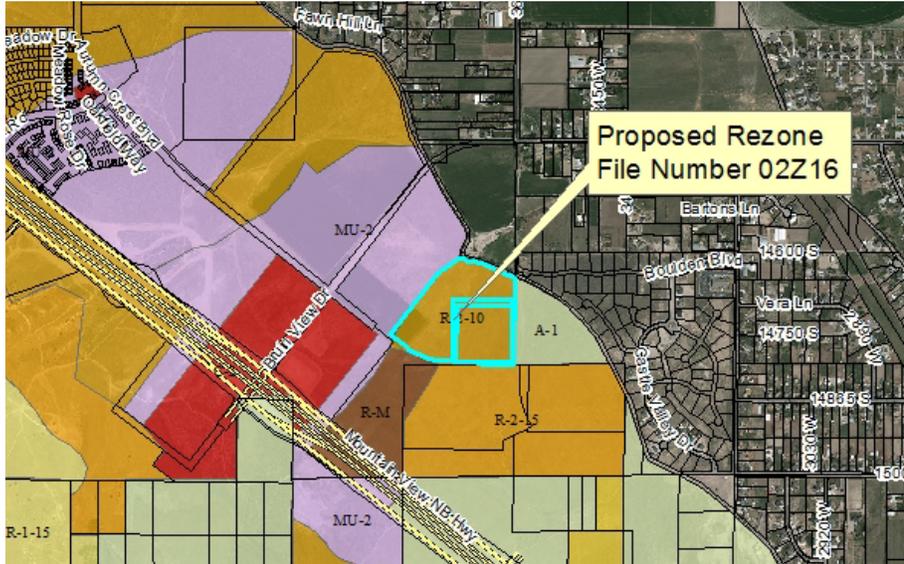
**WHEREAS**, pursuant to City of Herriman Ordinance, the City Council must hold a public meeting allowing public input at said public meeting; and

**WHEREAS**, the City Council public meeting on February 24, 2016, was held at 7:00 p.m. in the Community Center; and

**WHEREAS**, the City Council finds that it is in the best interest of the citizens of Herriman to adopt the land use ordinance map change as recommended by the Planning Commission;

**NOW THEREFORE**, be it ordained by the Herriman City Council that the following area be adopted as a map change from R-2-10 to C-2 on the zoning map of the City.

Parcel numbers:      33-083-260-040  
                                 33-083-260-020  
                                 33-083-260-010



**PASSED AND APPROVED** this 24<sup>th</sup> day of February 2016.

**HERRIMAN CITY COUNCIL**

By: \_\_\_\_\_  
Carmen Freeman, Mayor

**ATTEST:**

\_\_\_\_\_  
Jackie Nostrom, City Recorder



## STAFF REPORT

**DATE:** February 9, 2016  
**TO:** The Honorable Mayor and City Council  
**FROM:** Planning Commission  
**SUBJECT:** 03Z16 – Text Change to section 10-19-27 Single Family Design Standards

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### **RECOMMENDATION:**

The Planning Commission recommends approval of the text change to the Single Family Design Standards.

### **BACKGROUND:**

The Planning Commission approved the Single Family Design Standards in June, 2015.

### **DISCUSSION:**

The text is meant to apply to all single family dwellings. The approved text has a section that only applies in the A-.25 zone. This text change is to remove the reference to the A-.25 zone so that it is clear the standards apply to single family homes in all zones.

**HERRIMAN, UTAH**  
**ORDINANCE NO. 16-xx**

**03Z16– HERRIMAN CITY – TEXT CHANGE TO SECTION 10-19-27 OF THE LAND USE ORDINANCE REGARDING SINGLE FAMILY DESIGN STANDARDS**

**WHEREAS**, the City of Herriman, pursuant to state law, may enact a land use ordinance establishing regulations for land use and development; and

**WHEREAS**, pursuant to state law, the Planning Commission shall prepare and recommend to the City Council the proposed land use ordinance amendment; and

**WHEREAS**, pursuant to City of Herriman Land Use Ordinance, the Planning Commission shall hold a public hearing and provide reasonable notice at least 10 days prior to said public hearing to prepare and recommend to the City Council the proposed land use ordinance text changes; and

**WHEREAS**, notice of the Planning Commission public hearing on the land use ordinance text change was published on January 24, 2016, noticing of the February 4, 2016, public hearing at 7:00 p.m.; and

**WHEREAS**, the Planning Commission recommended approval of the land use ordinance text change in the meeting held on February 4, 2016, at 7:00 p.m. in the Community Center; 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 public meeting on February 24, 2016, was held at 7:00 p.m.; and

**WHEREAS**, the City Council finds that it is in the best interest of the citizens of Herriman City to adopt the land use ordinance text change as recommended by the Planning Commission;

**NOW THEREFORE**, be it ordained by the Herriman City Council that the following text change be adopted as a change to the land use ordinance of the City: *(the underlined text is the new wording and the strikethrough text is to be deleted)*

**10-19-27**

Any detached single-family dwelling must meet the following, except as provided in subsection H of this section:

- A. Exterior materials for all buildings ~~in the A-.25 zone~~ shall include brick, stucco, stone, or other decorative masonry products including fiber-cement siding as approved by the planning commission. A minimum of 40 percent of the front exterior and any side or

rear viewable from the street shall be brick or stone. Vinyl and wood siding are not permitted. However, shake shingles may be permitted as an accent material as approved. All sides of dwellings shall receive equal design consideration, particularly where they may be readily viewed by pedestrians and motorists, or from adjacent properties.

**PASSED AND APPROVED** this 24<sup>th</sup> day of February, 2016.

**HERRIMAN**

**ATTEST:**

\_\_\_\_\_  
**Mayor Carmen Freeman**

\_\_\_\_\_  
**Jackie Nostrom, City Recorder**