



## CITY COUNCIL AGENDA

Thursday, July 11, 2013

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

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### 6:00 PM ~ WORK MEETING: *(Items are for discussion only)*

- Review of tonight's agenda – *Mayor Mills*
- Additional:
  - eSmoking on Public Property – *Brett geo. Wood, City Manager*
  - Blackridge Reservoir – *Gordon Haight, Assist. City Manager*
  - Facility Tech – *Gordon Haight, Assist. City Manager/Monte Johnson, Director of Operations*
  - Capital Maintenance Projects (slurry overlay, safe sidewalk) – *Gordon Haight, Assist. City Manager/Monte Johnson, Director of Operations*
  - Planning Updates – *Bryn McCarty, Planner*
  - City Updates – *Brett geo. Wood, City Manager*
  - Comments from Council Members
  - Other

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### 7:30 PM ~ GENERAL MEETING:

1. Welcome-
  - .1 Invocation:
  - .2 Pledge of Allegiance:
  - .3 Roll Call:
  - .4 Citizen Comments: *(A time for citizens to address the council with issues that is NOT listed on tonight's agenda)*
2. CONSENT AGENDA:
  - .1 Electronic/Paper Minutes: Thursday, June 13 & June 27, 2013 RCCM
3. PUBLIC HEARING:
  - .1 Storm Drain Impact Fee Facility Plan – *Gordon Haight, Assist. City Manager/Bowen Collins & Associates*
  - .2 Storm Drain Impact Fee Analysis – *Gordon Haight, Assist. City Manager/Susan Becker*
4. PLANNING MATTERS:
  - .1 Discussions and consideration of **Ordinance No. 13-19** "File #05Z13 Herriman City, a text change to the land use ordinance regarding construction signs and temporary signs". – *Bryn McCarty, Planner*
5. DISCUSSION /ACTION MATTERS:
  - .1 Discussions and consideration of **Ordinance No. 13-20** "An ordinance adopting the 2013 Storm Drain Impact Fee Facility Plan". – *Gordon Haight, Assist. City Manager/Bowen Collins & Associates*
  - .2 Discussions and consideration of **Ordinance No. 13-21** "An ordinance adopting the Storm Drain Impact Fee Analysis". – *Gordon Haight, Assist. City Manager/Susan Becker*
  - .3 Discussions and consideration of **Resolution No. 13.24** "A resolution of the City Council of Herriman approving an interlocal cooperative agreement with Salt Lake County for the conveyance of surplus real property from Salt Lake County for conveyance of surplus real property from Salt Lake County to Herriman". – *Gordon Haight, Assist. City Manager*
  - .4 Discussions and consideration of **Resolution No. 13.25** "A resolution re-appointing Jessica Morton and Wade Thompson as members of the Planning Commission." – *Bryn McCarty, Planner/Mayor Mills*

- .5 Discussions and consideration of **Resolution No. 13.26** "A resolution of the City Council of Herriman approving an interlocal cooperative agreement with Salt Lake County for animal control services". -*Brett Geo. Wood, City Manager/John Brems, City Attorney*

**6. UPCOMING EVENTS IN THE CITY:**

**JULY**

11<sup>th</sup> - 13<sup>th</sup>, 15<sup>th</sup> - 20<sup>th</sup> & 22<sup>nd</sup> Summer Theatre Production "Peter Pan" W & M Butterfield Park 7:30pm  
12<sup>th</sup> & 13<sup>th</sup> Jr. Rodeo (UJRA) W & M Butterfield Park Fri. 5:00pm Sat. 9:00am  
20<sup>th</sup> Fit Kids Triathlon Blackridge/Butterfield 7:00am-12:00pm

**7. FUTURE MEETINGS:**

Next Regular Planning Commission Meeting:  
Next Regular City Council Meeting:

Thursday, July 18, 2013 @ 7:00pm  
Thursday, July 25, 2013 @ 7:30pm

**8. ADJOURNMENT:**

**9. RECOMMENCE TO WORK MEETING:** *(If Needed)*

**10. SOCIAL GATHERING:** *(Social)*

Will take place at Wendy's 5592 W. 13400 S., Herriman, Utah

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) 446-5325. Providing at least 48 hours advance notice of the 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 Kristi Peterson, 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, Kristi Peterson, the duly appointed and qualified City Recorder of Herriman City, Utah, certify the foregoing City Council agenda 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)

DATED AND POSTED THIS 9<sup>TH</sup> DAY OF JULY 2013.

Kristi Peterson, MMC  
City Recorder





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## CITY COUNCIL MINUTES

Thursday, June 13, 2013

Waiting Formal Approval

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**6:00 PM ~ WORK MEETING:** *(Items are for discussion only)* [6:09:23 PM](#)

**Attendance:** Mayor Joshua E Mills

**Council Members Present:** Mike Day, Matt Robinson, Craig B. Tischner and Coralee Wessman-Moser

**Staff Present:** John Brems, City Attorney  
Kristi Peterson, City Recorder  
Brett Wood, City Manager  
Gordon M. Haight II, Asst. City Manager  
Shauna DeKorver, Finance Director  
Monte Johnson, Operation Director  
Bryn McCarty, Planner  
Mark Jensen, City Engineer  
Justun Edwards, Water Director

- Review of tonight's agenda – *Mayor Mills*
- Additional:
  - Desert Creek Subdivision Update – *Gordon Haight, Asst. City Manager*
  - Planning Updates – *Bryn McCarty, Planner*
  - Capital Projects Updates – *Mark Jensen, City Engineer*
  - Economic Development Update – *Gordon Haight, Asst. City Manager*
  - City Updates – *Brett geo. Wood, City Manager*
  - Comments from Council Members
  - Other

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**7:30 PM ~ GENERAL MEETING:**

**Attendance:** Mayor Joshua E Mills

**Council Members Present:** Mike Day, Matt Robinson, Craig B. Tischner and Coralee Wessman-Moser

**Staff Present:** John Brems, City Attorney  
Kristi Peterson, City Recorder  
Brett Wood, City Manager  
Gordon M. Haight II, Asst. City Manager  
Shauna DeKorver, Finance Director  
Cheeryl Jeppson, Human Resource Director  
Monte Johnson, Operation Director  
Bryn McCarty, Planner  
Mark Jensen, City Engineer  
Justun Edwards, Water Director  
Tami Moody, PIO

1. Welcome-

Mayor Mills called the Herriman City Council meeting to order at [7:39:18 PM](#) and welcomed those in attendance.

[7:39:41 PM](#) .1

Invocation:  
Gordon Haight offered the invocation.

[7:40:42 PM](#) .2

Pledge of Allegiance:  
Mark Jensen led the pledge of allegiance

[7:41:18 PM](#) .3

Roll Call:  
Mayor Mills asked for the minutes to show all members of the City Council are present at tonight's meeting.

[7:41:28 PM](#) .4

Citizen Comments: *(A time for citizens to address the council with issues that is NOT listed on tonight's agenda)*  
Mayor Mills opens the citizen comments portion of the agenda. He calls for any person(s) who wish to speak to the council to come to the podium, state their name and address and to speak about issues that are not listed on tonight's city agenda.  
There were no citizen comments from the public tonight.  
Mayor Mills declared the citizen comments closed.

2. CONSENT AGENDA:

[7:41:45 PM](#) .1

Electronic/Paper Minutes:

Thursday, May 9, 2013 RCCM

Thursday, May 23, 2013 RCCM

Council Member Matt Robinson **MOVED** to approve the consent agenda as presented for May 9<sup>th</sup> date May 23<sup>rd</sup>, 2013

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

All present voted yes.

Motion carried.

3. GRATITUDE:

[7:42:11 PM](#) .1

Teacher Appreciation Awards – *Tami Moody, Executive Assistant Manager/PIO*

[7:51:56 PM](#) .2

J. Bryant Miller – Retirement Appreciation – *Justun Edwards, Water Director/ Mayor J. Lynn Crane*

BREAK

4. PUBLIC HEARING:

[8:45:54 PM](#) .1

Amended Budget for 07/01/12 thru 06/30/13 – *Shauna DeKorver, Finance*

Shauna, the amended budget for this current year that we're in, has been presented to the Council. We do have one little change, that John has requested that we put in. \$37,500, will that cover it?

John N. Brems states yes.

Shauna for the purchase of the property down by Legacy... maybe John would like to talk a little bit about it. Mayor Mills, or not talk about it.

John N. Brems, you know what property we're talking about?...

Shauna DeKorver, so a anyways we have included that in the amended budget and this is set for tonight as a public hearing and it's set for approval in two weeks from tonight on the 27<sup>th</sup> of June, I believe. Any questions?

Mayor Mills declares the public hearing portion of the agenda open and calls for any persons wishing to express their concerns on this item to come to the podium to address the City Council members.

There were no public remarks on this item.

Mayor Mills declared this public hearing closed.

Council Mike Day would like to make a comment, Shauna I'm a little slow... I just want to make a note and commend you for sending out the revenue and expenditures for the last four years. It's very helpful. Thank you.

Shauna DeKorver, one other comment, and I'll make this comment again in two weeks before we approve it, but as part of the budget we'd like to request that we have the council's approval to put anything in excess of the 25%

limit if that were to happen into our capital projects as part of the amended budget. As you are aware that the State Legislature increased the limit to the 25% so, to be in compliance and if we're over that to transfer it to capital projects.

## 5. FINANCIAL MATTERS:

[8:48:54 PM](#) .1

Discussions and consideration of **Ordinance No. 13-15** "An ordinance adopting a final budget; making appropriations for the support of Herriman for the fiscal year beginning July 1, 2013, and ending June 30, 2014; and determining the rate of tax and levying taxes upon all real and personal property within Herriman, UT". – *Shauna DeKorver, Finance*

Mayor Mills solicits for a motion to approve this Ordinance.

Council Member Craig B. Tischner **MOVED** to adopt ordinance no. 13-15 an ordinance adopting a final budget; making appropriations for the support of Herriman for the fiscal year beginning July 1, 2013, and ending June 30, 2014.

Mayor Mills states we have a motion do we have a second.

Council Member Matt Robinson **SECONDED** the motion.

Mayor Mills asks the Council Members if they have any questions, being none.

Mayor Mills asks for a roll call vote.

Councilman Mike Day Yes

Councilman Matt Robinson Yes

Councilman Craig B. Tischner Yes

Councilwoman Coralee Wessman-Moser Yes

Chair / Mayor Joshua E Mills Yes

This motion carried.

[8:51:14 PM](#)

Craig B. Tischner, a quick comment on that. I appreciate all the words that you've said about the facilities and electrician portion of that and the recognition of how everybody shares work within the different opossum.

Brett geo Wood, I appreciated that councilman Tischner what we will do between now and then is we will bring you in and go over that documentation so you feel overly confident about where we're headed and I know the city before we doing, we just had to hire somebody we make sure we we're not going to be laying them off with this dif economy. But our stuff is getting older, so I appreciate your support, we will always come back to ya and note our dollars wisely so we'll have that dialog.

## 6. PLANNING MATTERS:

*Rezoning:*

[8:52:06 PM](#) .1

Discussions and consideration of **Ordinance No. 13-17** "File #: 04Z13 Barlow, 13684 South 7300 West – Rezone from A-1 to A- .50 – *Bryn McCarty, Planner*

Mayor Mills solicits for a motion to approve this Ordinance.

Council Member Coralee Wessman-Moser **MOVED** to adopt ordinance no. 13-17 file #: 04Z13 Barlow, 13684 South 7300 West Rezone from A-1 to A .50.

Mayor Mills states we have a motion do we have a second.

Council Member Matt Robinson **SECONDED** the motion.

Mayor Mills asks the Council Members if they have any questions, being none.

Mayor Mills asks for a roll call vote.

Councilman Mike Day Yes

Councilman Matt Robinson Yes

Councilman Craig B. Tischner Yes

Councilwoman Coralee Wessman-Moser Yes

Chair / Mayor Joshua E Mills Yes

This motion carried.

## 7. DISCUSSION / ACTION MATTERS:

[8:53:23 PM](#) .1

Discussions and consideration of **Ordinance No. 13-16** An ordinance of Herriman City banning the use of fireworks and any open flame fires within a certain area of the city. – *Gordon Haight, Asst. City Manager*

Mayor Mills solicits for a motion to approve this Ordinance.

*This document along with the digital recording constitute the official minutes for the Herriman City Council Meeting held on Thursday, June 13, 2013.*

Council Member Craig B. Tischner **MOVED** to adopt ordinance no. 13-16 an ordinance of Herriman City banning the use of fireworks and any open flame fires within a certain area of the city with the 2013 expiration date and also the field right off Hollister, to color that in red on the physical map.  
Mayor Mills states we have a motion do we have a second.  
Council Member Coralee Wessman-Moser **SECONDED** the motion.  
Mayor Mills asks the Council Members if they have any questions, being none.  
Mayor Mills asks for a roll call vote.  
Councilman Mike Day Yes  
Councilman Matt Robinson Yes  
Councilman Craig B. Tischner Yes  
Councilwoman Coralee Wessman-Moser Yes  
Chair / Mayor Joshua E Mills Yes  
This motion carried.

**8. UPCOMING EVENTS IN THE CITY:**

JUNE

~~~~~FORT HERRIMAN DAYS~~~~~

- 14<sup>th</sup> Car Show, Touch A Truck W & M Butterfield Park – 5pm-10pm – Carnival Rides  
Cinema in the Park- “Despicable Me” W & M Butterfield Park – 9:00pm
- 15<sup>th</sup> Step Rock Run W & M Butterfield Park – 7:00am  
Kids on Wheels – Parade – 9:30am  
Parade 10:00am  
Park Festivities- W & M Butterfield Park – 10am-10pm  
Booths, Games, Carnival Rides, Entertainment  
Jenny Frogley & Party Crashers – Concert – 8:00pm  
Fireworks – 10:15pm
- 19<sup>th</sup> Tuscany Neighborhood Meeting – 6pm
- 22<sup>nd</sup> Blackridge Reservoir Opening

**9. FUTURE MEETINGS:**

Next Regular Planning Commission Meeting:  
Next Regular City Council Meeting:  
Public Open House/ General Plan

Thursday, June 20<sup>th</sup> @ 7:00pm  
Thursday, June 27<sup>th</sup> @ 7:30pm  
Wednesday, June 26, @ 6:00pm

**10. ADJOURNMENT:**

Mayor Mills states if there is no additional business to come before the Herriman City Council tonight, he asks for a motion to adjourn.  
Council Member Craig B. Tischner **MOVED** to adjourn this meeting at [9:03:21 PM](#)  
Council Member Coralee Wessman-Moser **SECONDED** the motion.  
All City Council Members voted in support of this motion.  
Motion carried.

**11. COMMENCE TO WORK MEETING: (If Needed)**

**12. SOCIAL GATHERING: (Social)**

*This document along with the digital recording constitute the official minutes for the Herriman City Council Meeting held on Thursday, June 13, 2013.*

Will take place at Taco Time, 13262 South 5600 West, Herriman, Utah

*I, Kristi Peterson, 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 this date of Thursday, June 13, 2013.*



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Kristi Peterson, MMC  
Herriman City Recorder

*This document along with the digital recording constitute the official minutes for the Herriman City Council Meeting held on Thursday, June 13, 2013.*



## CITY COUNCIL MINUTES

Thursday, June 27, 2013

Waiting for Formal Approval

~ ~ ~ ~ ~

6:00 PM ~ WORK MEETING: *(Items are for discussion only)* 6:06:10 PM

**Attendance:** Mayor Joshua E Mills

**Council Members Present:** Mike Day, Matt Robinson, Craig B. Tischner and Coralee Wessman-Moser

**Staff Present:** John Brems, City Attorney  
Brett Wood, City Manager  
Shauna DeKorver, Finance Director  
Monte Johnson, Operation Director  
Bryn McCarty, Planner  
Cheeryl Jeppson, Human Resources Director  
Wayde Sharp, Parks Manager  
Justun Edwards, Water Director  
Tami Moody, PIO  
Cindy Quick, Deputy City Recorder

- Review of tonight's agenda – *Mayor Mills*
- Additional:
  - \* ■ Economic Development Committee team ups with Council Members – *Tony Diconza*
  - \* ■ Federal Legislative Updates (Congressman Matheson's Office) – *Beth Graham*
  - Planning Updates – *Bryn McCarty, Planner*
  - Desert Creek Updates – *Bryn McCarty, Planner*
  - Introduction of the New Parks Manager – *Brett geo Wood, City Manager*
  - City Updates – *Brett geo Wood, City Manager*
  - Comments from Council Members
  - Other

~ ~ ~ ~ ~

7:30 PM ~ GENERAL MEETING: 7:41:55 PM

**Attendance:** Mayor Joshua E Mills

**Council Members Present:** Mike Day, Matt Robinson, Craig B. Tischner and Coralee Wessman-Moser

**Staff Present:** John Brems, City Attorney  
Cindy Quick, Deputy City Recorder  
Brett Wood, City Manager  
Shauna DeKorver, Finance Director  
Cheeryl Jeppson, Human Resource Director  
Monte Johnson, Operation Director  
Bryn McCarty, Planner  
Justun Edwards, Water Director  
Tami Moody, PIO

1. Welcome~
  - .1 Invocation: Michelle Baguley

1. Welcome~

- .1 Invocation: Michelle Baguley
- .2 Pledge of Allegiance: Trevor Hull
- .3 Roll Call:  
Mayor Mills asked for the minutes to show all members of the City Council are present at tonight's meeting.
- .4 Citizen Comments: *(A time for citizens to address the council with issues that are NOT listed on tonight's agenda)*  
Mayor Mills opens the citizen comments portion of the agenda. He calls for any person(s) who wish to speak to the council to come to the podium, state their name and address and to speak about issues that are not listed on tonight's city agenda. There were no citizen comments from the public tonight.  
Mayor Mills declared the citizen comments closed.

2. CONSENT AGENDA:

- 7:44:14 PM.1 Electronic/Paper Minutes: Thursday, June 13, 2013 RCCM  
Council Member Coralee Wessman-Moser **MOVED** to continue this item to the next meeting because they did not see the minutes.  
Council Member Mike Day **SECONDED** the motion.  
All present voted yes.  
Motion carried.

3. PRESENTATIONS:

- \*.1 ~~Jill Durrant, Principal of Silver Crest Elementary — Brett Geo. Wood, City Manager~~ **Cancelled**
- \*.2 ~~Providence Hall High School site plan — Ryan Hales/Bryn McCarty, Planner~~ **Cancelled**

4. FINANCIAL MATTERS:

- 7:45:19 PM.1 Discussions and consideration of **Resolution No. 13.23** "A resolution of the City Council of Herriman approving amendments to the budget for the period of July 1, 2012 through June 30, 2013". — Shauna DeKorver, Finance  
Mayor Mills solicits for a motion to approve this Ordinance.  
Council Member Coralee Wessman-Moser **MOVED** to approve resolution no. 13.23 a resolution of the City Council of Herriman approving amendments to the budget for the period of July 1, 2012 through June 30, 2013. Anything in excess of 25% roll over automatically into the capital fund budget.  
Council Member Mike Day **SECONDED** the motion.  
Mayor Mills asks the Council Members if they have any questions, being none.  
Mayor Mills asks for a roll call vote.
- |                                    |     |
|------------------------------------|-----|
| Councilman Mike Day                | Yes |
| Councilman Matt Robinson           | Yes |
| Councilman Craig B. Tischner       | Yes |
| Councilwoman Coralee Wessman-Moser | Yes |
| Chair / Mayor Joshua E Mills       | Yes |
- This motion carried.

5. PLANNING MATTERS:

*Rezoning:*

- 7:50:31 PM.1 Discussions and consideration of **Ordinance No. 13-18** "File #:08Z13 Capital Assets, 13602 South 7530 West, Rezone from A-1 to A .25, Acres: 9 – Bryn McCarty, Planner  
Mayor Mills solicits for a motion to approve this ordinance.  
Council Member Matt Robinson **MOVED** to adopt ordinance no. 13-18 "File #:08Z13 Capital Assets, 13602 South 7530 West, Rezone from A-1 to A .25, Acres: 9.  
Mayor Mills states we have a motion do we have a second.  
Council Member Craig B. Tischner **SECONDED** the motion.  
Mayor Mills asks the Council Members if they have any questions, being none.

*This document along with the digital recording constitute the official minutes for the Herriman City Council Meeting held on Thursday, June 27, 2013*

Mayor Mills asks for a roll call vote.  
Councilman Mike Day Yes  
Councilman Matt Robinson Yes  
Councilman Craig B. Tischner Yes  
Councilwoman Coralee Wessman-Moser Yes  
Chair / Mayor Joshua E Mills Yes  
This motion carried.

6. **UPCOMING EVENTS IN THE CITY:** [7:54:16 PM](#)

July

11<sup>th</sup> - 13<sup>th</sup>, 15<sup>th</sup> - 20<sup>th</sup> & 22<sup>nd</sup> Summer Theatre Production "Peter Pan" W & M Butterfield Park  
7:30pm  
12<sup>th</sup> & 13<sup>th</sup> Jr. Rodeo (UJRA) W & M Butterfield Park Fri. 5pm - Sat. 9am  
TBA Fit Kids Triathlon Blackridge/Butterfield 7am-12pm

7. **FUTURE MEETINGS:** [7:57:24 PM](#)

Next Regular Planning Commission Meeting: Thursday, July 4, 2013 CANCELLED  
Next Regular City Council Meeting: Thursday, July 11, 2013 @ 7:30pm  
Next Regular Planning Commission Meeting: Thursday, July 18, 2013 @ 7:00pm

8. **ADJOURNMENT:**

Council Member Coralee Wessman-Moser **MOVED** to adjourn into a closed session pursuant to the provisions of section 52-4-205 (1) for the purpose of (1)(a) discussion of the character, professional competence, or physical or mental health of an individual;

Councilman Mike Day **SECONDED** the motion with the following roll call:

Councilman Mike Day Yes  
Councilman Matt Robinson Yes  
Councilman Craig B. Tischner Yes  
Councilwoman Coralee Wessman-Moser Yes  
Mayor Joshua E Mills Yes

All City Council Members vote in support of this motion.

This motion passes unanimously.

The meeting adjourned into Closed Session at [7:58:18 PM](#)

9. **RECOMMENCE TO WORK MEETING:** *(If Needed)*

\*10. **CLOSED SESSION:** *(Private)*

.1 Utah Code §52-4-502(1) (a) discussions of the character, professional competence, or physical or mental health of an individual

Council Member Coralee Wessman-Moser **MOVED** to adjourn the meeting.

Mayor Mills states we have a motion do we have a second.

Council Member Craig B. Tischner **SECONDED** the motion.

Mayor Mills asks the Council Members if they have any questions.

Being none.

Mayor Mills asks for a roll call vote.

Councilman Mike Day Yes  
Councilman Matt Robinson Yes  
Councilman Craig B. Tischner Yes  
Councilwoman Coralee Wessman-Moser Yes  
Chair / Mayor Joshua E Mills Yes

This motion carried.

The meeting closed at 12:00 pm.

**11. SOCIAL GATHERING:** *(Social) DID NOT TAKE PLACE*  
Will take place at McDonald's 5018 West 13400 South, Herriman, Utah

*I, Cindy Quick, do hereby certify that I am the duly appointed, qualified, and acting Deputy 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 this date of Thursday, May 23, 2015.*

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Cindy Quick  
Deputy City Recorder





**HERRIMAN, UTAH**  
**ORDINANCE NO. 13-19**

**05Z13 – HERRIMAN CITY – TEXT CHANGE TO THE LAND USE ORDINANCE  
REGARDING CONSTRUCTION SIGNS AND TEMPORARY SIGNS**

**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 May 6, 2013, noticing of the May 16, 2013, 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 June 20, 2013, 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 July 11, 2013, was held at 7:30 p.m.;  
and

**WHEREAS**, the City Council finds that it is in the best interest of the citizens of the City of Herriman 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)*

**PASSED AND APPROVED** this 11<sup>th</sup> day of July, 2013.

**HERRIMAN CITY COUNCIL**

By: \_\_\_\_\_  
**Joshua E Mills, Chairman**

**VOTING:**

|                       |           |          |
|-----------------------|-----------|----------|
| Joshua E Mills        | _____ Yes | _____ No |
| Mike Day              | _____ Yes | _____ No |
| Matt Robinson         | _____ Yes | _____ No |
| Craig B. Tischner     | _____ Yes | _____ No |
| Coralee Wessman-Moser | _____ Yes | _____ No |

| Zone      | Sign                   | Size                                                                                                                                                                                                                                                                                                                                                                                                     | Height                                                                                                                                                            | Location                                                                                                                                                                                                                                   | Other                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|-----------|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| All zones | Construction, off site | 32-square feet <u>24 square feet, unless approved by the zoning administrator when three or more builders are combining into one sign; but in no case shall one sign be more than 128 square feet.</u>                                                                                                                                                                                                   | 6- <u>12 feet maximum, unless approved by the zoning administrator when three or more builders are combining into one sign; but in no case more than 16 feet.</u> | On private property. Must maintain the clear view of intersecting streets and shall not interfere with views from driveways. Must be <u>80 300 feet from existing any other construction signs, in any direction or across the street.</u> | Sign must be removed 1 month from final building permit or conditional use inspection that allows occupancy or when 100 percent of the facilities are occupied, whichever occurs first                                                                                                                                                                                                                                                          |
|           | Construction, on site  | Construction signs located on the development for subdivisions of 5 lots or more may be <u>32 square feet, plus 2 square feet for each additional lot over 5, to a maximum of 128 square feet total per subdivision 32 square feet, unless approved by the zoning administrator when three or more builders are combining into one sign; but in no case shall one sign be more than 128 square feet.</u> | 12 feet, maximum <u>unless approved by the zoning administrator when three or more builders are combining into one sign; but in no case more than 16 feet.</u>    | On private property. Must maintain the clear view of intersecting streets and shall not interfere with views from driveways.                                                                                                               | <p><u>One sign shall be allowed for each frontage of the development on an exterior public street. Individual phases of a subdivision shall not be considered separate subdivisions for the purpose of allowing additional signage. Up to three additional signs may be approved by the zoning administrator when multiple builders are combining into one sign;</u></p> <p>Signs must be removed within 30 days after the last lot is sold</p> |

Temporary, on premises (C-2)

See section ~~10-23-17~~ of this chapter. Allowed a maximum of 1 week in any 3-month period. Allowed a maximum of twenty-one (21) days at any one time, with a minimum thirty day separation between displays, and not more than four times during a calendar year.

TEMPORARY SIGN: As regulated by this title, shall include any sign, banner, pennant, valance or advertising display constructed of paper, cloth, canvas, light fabric, cardboard, wallboard or other light materials, with or without frames, intended to be displayed out of doors for a maximum of ~~thirty~~(30) ~~twenty-one~~ days during a year at any one time, and not more than four times during a calendar year.

**PRESENTED** to the Mayor/City Manager of Herriman City for approval this 11<sup>th</sup> day of July 2013

**APPROVED** this 11<sup>th</sup> day of July 2013.

By: \_\_\_\_\_  
**Mayor Joshua E Mills**

**ATTEST:**

\_\_\_\_\_  
Kristi Peterson, MMC  
City Recorder

**DEPOSITED** in the office of the City Recorder this 11<sup>th</sup> day of July 2013.

**RECORDED** this 11<sup>th</sup> day of July 2013.





**Herriman, Utah**  
**Ordinance No. 13-20**

**AN ORDINANCE ADOPTING THE**  
**2013 STORM DRAIN IMPACT FEE FACILITY PLAN**

**WHEREAS**, the Herriman City Council (“Council”) met in regular meeting on July 11, 2013, to consider, among other things, adopting the 2013 Storm Drain Impact Fee Facility Plan (“Storm Drain Plan”); and

**WHEREAS**, before preparing or amending the Storm Drain Plan, Herriman provided written notice of its intent to prepare or amend the Storm Drain 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 July 1, 2013, the written notice of the public hearing was mailed to each affected entity; and

**WHEREAS**, on or about July 1, 2013, notice of the public hearing was posted on Herriman’s official website; and

**WHEREAS**, on or about July 1, 2013 notice of the public hearing was published in the *Desert News* and *Salt Lake Tribune*; and

**WHEREAS**, on or about July 1, 2013, notice of the public hearing was published on the Utah Public Notice Website created pursuant to Utah Code Ann. § 63F-1-701; and

**WHEREAS**, on or about July 8, 2013, notice of the public hearing and/or public meeting was posted on Herriman’s official website; and

**WHEREAS**, on or about July 1, 2013, a copy of the Storm Drain Plan, together with a summary designed to be understood by a lay person, was made available to the public; and

**WHEREAS**, on or about July 1, 2013, a copy of the Storm Drain Plan and summary was placed in the Herriman Public Library; and

**WHEREAS**, on July 11, 2013, a public hearing was held to hear public comments on the Storm Drain Plan; and

**WHEREAS**, the Council finds that the Storm drain 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 Storm Drain Plan.

**NOW, THEREFORE, BE IT ORDAINED** by the Council that the Storm Drain Plan be adopted.

**PASSED AND APPROVED** this 11<sup>th</sup> day of July, 2013.

**HERRIMAN CITY**

By: \_\_\_\_\_  
**Joshua E Mills, Chairman**

**VOTING:**

|                       |           |           |
|-----------------------|-----------|-----------|
| Joshua E Mills        | Yea _____ | Nay _____ |
| Mike Day              | Yea _____ | Nay _____ |
| Matt Robinson         | Yea _____ | Nay _____ |
| Craig B. Tischner     | Yea _____ | Nay _____ |
| Coralee Wessman-Moser | Yea _____ | Nay _____ |

**PRESENTED** to the Mayor/City Manager of Herriman City for approval this 11<sup>th</sup> day of July 2013

**APPROVED** this 11<sup>th</sup> day of July 2013.

By: \_\_\_\_\_  
**Mayor Joshua E Mills**

**ATTEST:**

\_\_\_\_\_  
Kristi Peterson, MMC  
City Recorder

**DEPOSITED** in the office of the City Recorder this 11<sup>th</sup> day of July 2013.

**RECORDED** this 11<sup>th</sup> day of July 2013.

CERTIFICATE OF POSTING

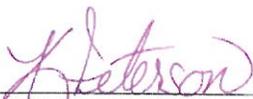
STATE OF UTAH                    )  
                                          ) SS:  
COUNTY OF SALT LAKE        )

I, Kristi Peterson, do hereby certify that I am the duly appointed, qualified and acting City Recorder for Herriman, State of Utah, and do further certify that the foregoing is a true and correct copy of

**Ordinance No. 13-20**  
**AN ORDINANCE ADOPTING THE**  
**2013 STORM DRAIN IMPACT FEE FACILITY PLAN**

Herriman City Council duly adopted this Ordinance at a meeting duly called and held in Herriman, Utah on the July 11, 2013 at the hour of 7:30 o'clock P.M. of said day, and I certify that after its passage I caused to be posted a copy of the Ordinance in the following location:

1. Herriman Community Center bulletin board, main floor - 13011 S Pioneer Street (6000 West)
2. Public Notice Website at <http://www.utah.gov/pmn/index.html>
3. Herriman City Website: [www.Herriman.org](http://www.Herriman.org)



\_\_\_\_\_  
Kristi Peterson, MMC  
Herriman City Recorder

# **2013 STORM DRAIN IMPACT FEE FACILITY PLAN**

**DRAFT FOR PUBLIC REVIEW**

Prepared for:

Herriman City



Prepared by:

**Bowen, Collins & Associates  
154 East 14000 South  
Draper, Utah 84020**



**June 2013**

**Project No. 217-11-06**

# 2013 STORM DRAIN IMPACT FEE FACILITY PLAN



Prepared for:  
Herriman City



Prepared by:  
Bowen, Collins & Associates  
154 East 14000 South  
Draper, Utah 84020



June 2013

Project No. 217-11-06

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## IMPACT FEE FACILITIES PLAN

Recommended storm drain system improvements are identified in Herriman's 2012 Storm Drain Master Plan report (SDMP report). Information from that master plan and the associated analysis were used to identify recommended improvements that qualify to be used in the calculation of impact fees as outlined the Utah Code Ann. § 11-36a-101 *et seq.* The purpose of this Impact Fee Facilities Plan (IFFP) is to define future projects that are eligible for impact fees, develop cost allocations for those projects related to impact fees, and estimate the value of available capacity in the existing storm drain system facilities that are eligible for reimbursement through impact fees.

### EXISTING LEVEL OF SERVICE

The SDMP report defines the existing level of service for Herriman's Storm Drain System. The level of service is also presented below.

#### Storm Drain Pipelines

Storm drain pipelines are not allowed to surcharge to within two feet from the ground surface during the 10 percent annual chance (10-year) design storm event. Storm drain pipelines are also not to be smaller than 18 inches in diameter. It is important to note that roadways become the major storm water conveyance facility during storms that are larger than the 10-year design event.

#### Open Channels

Open channels are required to have at least two feet of free board during the 1 percent annual chance (100-year) design storm event. Open channels should also have protective lining. If velocities are less than 4 ft per second (ft/s), the channel may be grass lined. However, if the peak velocity in a channel is over 4 ft/s, then grass will not be sufficient to protect the channel from erosion damage and armoring will be required.

#### Detention Basins

Detention facilities are required to have capacity for the 100-year storm, with at least one foot of freeboard, and have an emergency overflow that directs water away from private property.

It is important to note that not all of the existing facilities in the storm drain system meet the existing level of service. Those deficient storm drain facilities will be remedied over the next 6 years, and will be paid for independent of the impact fees.

### PROPOSED LEVEL OF SERVICE

The Utah Code Ann. § 11-36a-302 (1)(a)(i)(ii) defines the need for a proposed level of service. The proposed level of service the storm drain system is the same as the existing level of service.

## TYPES OF RECOMMENDED IMPROVEMENTS

The recommended improvements identified in the SDMP report included only major storm drain facilities (system improvements). Local storm drain facilities (project improvements), typically associated with development projects, are not included in the SDMP report nor are they eligible for impact fees. The SDMP report defines system improvements and project improvements for Herriman's Storm Drain System. The definition of system improvements and project improvements is presented below.

- **Major Conveyance Facilities** – Major storm drain conveyance facilities (system improvements) include pipelines or major channels that typically service multiple developments. Local facilities (project improvements) include smaller storm drain conveyance facilities that typically only serve one development and are used to convey storm water runoff from the 100-year design storm to the major conveyance facilities.
- **Regional Detention Facilities** – Development is required to provide local detention facilities (project improvements) to attenuate peak storm water discharges to the limits stated in the SDMP report. A major regional detention facility (system improvement) will attenuate peak runoff from the 100-year design storm to levels that can be safely conveyed through existing downstream facilities.

## SERVICE AREAS

Herriman has been divided into three storm drain service areas: West Herriman, South Herriman, and the Towne Center. Figure 1 shows the boundaries for each service area. A brief description of each is provided below.

- **West Herriman** – This service area contains most of the existing development in Herriman City and thus it contains most of the existing storm drain infrastructure. The West Herriman service area has a storm drain detention requirement of 0.2 cfs/ac and is separate from the other service areas.
- **South Herriman** – This area is currently mostly undeveloped and has a separate storm drain detention requirement of 0.02 to 0.05 cfs/ac (see Chapter 6 of the 2012 Storm Drain Master Plan).
- **Towne Center** – The Towne Center is a 373 acre development on the central east side of Herriman. The Towne Center has a separate master plan and has a separate storm drain system.

## DEMAND ANALYSIS

The SDMP report identifies the recommended capital facility projects needed to provide the desired level of storm drain service to various parts of the City at projected full build-out conditions. Most of those projects will be constructed in phases as development occurs. Tables 1 and 2 list capital facility projects identified in the SDMP report that should be constructed within the next 6 years to meet the needs of anticipated

development. Demands placed upon existing storm drain facilities by future development were determined using the process outlined below. Each of the steps were developed as part of the SDMP report and associated analyses. A detailed description of the steps outlined below can be found in the SDMP report. It is important to note that a demand analysis for the Towne Center was not completed with this IFFP, nor was it completed with the SDMP report.

1. **Existing Capacity** – The capacities in existing storm drain pipelines were estimated using Manning’s equation, pipe size, and slope data provided by the City (See Chapters 3 and 4 of the SDMP report).
2. **Existing Flow** – The peak flow rates for existing development conditions were estimated using a hydrologic computer model (See Chapters 3 and 4 of the SDMP report).
3. **Existing Deficiencies** – Existing system capacity deficiencies in the storm drain system were identified using the defined level of service, peak flow estimates from the hydrologic computer model, and the estimated capacities for existing system facilities. Identified deficiencies were verified by City staff (see Chapter 5 of the SDMP report).
4. **Future Flow** - The peak flow rates for the design storm based on projected full build-out conditions were estimated using a hydrologic computer model (See Chapter 3 and 4 of the SDMP report).
5. **Future Demand** - Future demands on the storm drain system were identified using the defined level of service, peak flow estimates from the hydrologic computer model and the estimated capacities for existing system facilities. (see Chapters 5, 6 and 7 of the SDMP report).
6. **Recommended Improvements** – Needed storm drain projects were identified to meet demands associated with future development (See Chapter 7 of the SDMP report).

The steps listed above define the “demands placed upon [the] existing public facilities by new development activity; and the proposed means by which the local political subdivision will meet those demands” (Utah Code Ann. § 11-36a-302 (1)(a)(iv)(v)).

#### ALLOCATED PROJECT COSTS ASSOCIATED WITH NEW DEVELOPMENT

Results from the demand analysis were used to define the proportions of project costs that are needed to serve future development. Two examples of the cost allocation methodology used in this IFFP are presented below:

- **Example 1: Existing Pipeline Undersized for Existing Development:** If the estimated peak flow for existing development conditions in an existing pipeline is 14 cfs, and the existing pipeline has a capacity of 10 cfs, and the estimated future peak flow is 20 cfs, then the existing pipeline will need to be replaced. If the existing pipeline is replaced with a new pipeline that has 20 cfs capacity, then 60 percent of the pipeline replacement cost will be allocated to future growth and 40 percent to existing users.

- **Example 2: No Existing Storm Drain Infrastructure for Existing Development:** An area currently has low impact development (streets without curb and gutter, catch basins, storm drain piping, etc.). As the area continues to develop, the streets will be expanded and storm drain infrastructure will be installed. The estimated peak flow for existing development conditions is 10 cfs, and the estimated future design flow is 40 cfs. In this scenario, 75 percent of the storm drain improvement costs will be allocated to future growth and 25 percent to existing users.

Table 1 shows the recommended cost allocations for recommended capital facility projects that should be constructed in the next 6 years in the West Herriman and South Herriman service areas. The table does not include bond costs related to paying for impact fee eligible improvements.

The recommended improvements from the SDMP report are found in Appendix A. It is also important to remember that recommended improvements summarized in Table 1 are system improvements, and do not include any project improvements. As summarized in Table 1, the total cost that can be allocated to impact fees (not including applicable bond costs) is approximately \$7.1 million in West Herriman and South Herriman. The \$7.1 million will be allocated to its respective service area in the Impact Fee Analysis.

Based on data provided by the Momentum Development Group, the estimated total cost to construct the recommended Towne Center storm drain infrastructure is \$2,985,839. The construction cost that can be attributed to future development is \$1,461,082 for the Towne Center storm drain infrastructure.

## REVENUE SOURCES

Several revenue sources were considered to pay for the system improvements. Those revenue sources include grants, bonds, interfund loans, impact fees, the general fund, and anticipated or accepted dedication of system improvements. It is recommended that impact fees be used to equitably allocate the costs between future development and existing users.

## EXCESS CAPACITY

### *WEST AND SOUTH HERRIMAN*

In an effort to assist in the development of the Impact Fee Analysis, the percentage of the monetary value of the excess capacity of the existing storm drain system that is eligible for reimbursement through impact fees was identified. In this report, the term “excess” capacity will be used interchangeably with available capacity. Available capacity or excess capacity is defined as the capacity in an existing storm drain pipeline that is available to convey the design flows from anticipated future development. To identify the value of the excess capacity, design flow rates for existing and future conditions were compared. The analysis included storm drain piping as a representation of the storm drain system. A summary of the results of this analysis are contained in the Appendix B of this report.

The calculations associated with the value of excess capacity were completed for West Herriman service areas. The limited existing storm drain facilities in South Herriman are project improvements and are not eligible for reimbursement through excess capacity impact fees. The method used to estimate the percentage of the monetary value of the excess capacity of the storm drain system that is eligible for reimbursement through impact fees for West Herriman is presented below:

- **Estimate Capacities of Existing Pipelines** – The capacities in existing storm drain pipelines were estimated using Manning’s equation, pipe size, and slope data provided by the City.
- **Estimate Peak Flow Rate** – The design flow in each modeled pipeline was estimated using the computer hydraulic/hydrology model (See Chapters 3 and 4 of the SDMP report) for existing and future development conditions.
- **Eliminate Facilities without Available Capacity** – The projected future design flow was compared against the pipeline’s existing capacity. Where the estimated projected future design flow exceeded the existing capacity of the pipeline, the available capacity was assumed to be zero, because the pipeline will need to be replaced. This corresponds to those facilities with deficiencies that are identified in the capital facilities plan (see Chapter 7 of the SDMP report). By assigning an available capacity value of zero, this eliminated double counting those facilities eligible for impact fees.
- **Calculate Percent of Available Capacity in Existing Pipelines** – Where the projected future design flow was less than the existing capacity of the pipeline, the percent of available capacity was calculated by dividing the existing flow rate by the projected future design flow and subtracting the result from one then multiplying by one hundred to convert to a percentage. It is important to note that because the existing pipelines used in this calculation were constructed to convey the projected future design flow, the projected future design flow was used as the capacity of the existing pipeline.
- **Calculate Cost Weighted Average for System** – Each pipeline in the storm drain system has a different monetary value. The value of excess capacity will also vary between pipelines (e.g. 20% excess capacity in a 36-inch, 4000 foot pipeline will be worth much more than 20% excess capacity in an 18-inch, 300 foot pipeline). To account for this situation, the replacement cost was incorporated into the calculation. The replacement cost for the each modeled pipeline was multiplied by the percent of available capacity, than summed over the system as a whole. For a summary of the detailed analysis, see Appendix B. It should be emphasized that replacement value was used for cost weighting only. In the final calculation of the impact fee, only the actual value of facilities will be used.

Based on the method described above, the percentage of the monetary value of the excess capacity of the West Herriman service area existing storm drain system that is eligible for reimbursement through impact fees is 20.4 percent.

*TOWNE CENTER*

The Towne Center service area contains 373 acres. According to information provided by the Momentum Development Group, about half of the storm drain system in the Towne Center has been constructed and provides service to approximately 190 acres. One hundred and one acres of the service area have been platted and have previously paid storm drain impact fees in the Towne Center. Therefore, the existing storm drain system has 47 percent available capacity to serve 89 acres of future development. The 47 percent available capacity in the existing Towne Center storm drain system is eligible to be reimbursed through impact fees, imposed in the Towne Center.

**IMPACT FEE FACILITIES PLAN CERTIFICATION**

The analysis contained in this report has been prepared based on growth and system information provided by the City of Herriman. Based on the data and growth assumptions provided and assuming the City follows the improvement plan outlined in this report, BC&A certifies that, to the best of our knowledge and in accordance with Utah Code Ann. § 11-36a-306, this impact fee facilities plan:

1. Includes only the costs for qualifying 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 for operation or 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; and
3. Complies in each and every other relevant respect with the Impact Fees Act.

Table 1  
Impact Fee Facilities Plan – Project Costs that can be Allocated to Projected Development For FY 2013-2018

| Project Identifier <sup>1</sup> | Construction Year | Total Estimated Cost | Total Estimated Cost By Year | Existing Capacity (cfs or Ac-ft) | Existing Flow or Volume (cfs or Ac-ft) | Future Flow or Volume (cfs or Ac-ft) | Percentage of Cost Attributable to: |                    | Cost Attributable to:            |                    |
|---------------------------------|-------------------|----------------------|------------------------------|----------------------------------|----------------------------------------|--------------------------------------|-------------------------------------|--------------------|----------------------------------|--------------------|
|                                 |                   |                      |                              |                                  |                                        |                                      | Existing Deficiency <sup>2</sup>    | Future Development | Existing Deficiency <sup>2</sup> | Future Development |
| OC 17                           | 2014              | \$828,385            | \$2,093,914                  | -                                | 2.0                                    | 86.0                                 | 2%                                  | 98%                | \$19,265                         | \$809,120          |
| P 15                            |                   | \$305,216            |                              | -                                | 7.9                                    | 11.0                                 | 72%                                 | 28%                | \$219,201                        | \$86,015           |
| P 17                            |                   | \$354,858            |                              | -                                | 0.4                                    | 4.0                                  | 10%                                 | 90%                | \$35,486                         | \$319,373          |
| OC 19                           | 2015              | \$605,455            | \$2,397,394                  | -                                | 27.1                                   | 130.0                                | 21%                                 | 79%                | \$126,383                        | \$479,071          |
| P 21                            |                   | \$335,829            |                              | -                                | 15.7                                   | 32.4                                 | 49%                                 | 51%                | \$163,110                        | \$172,720          |
| P 8                             |                   | \$666,021            |                              | -                                | 12.0                                   | 14.1                                 | 38%                                 | 62%                | \$256,301                        | \$409,720          |
| P 1                             |                   | \$359,785            |                              | -                                | 27.6                                   | 44.9                                 | 61%                                 | 39%                | \$221,159                        | \$138,625          |
| OC 18                           | 2016              | \$427,246            | \$3,301,259                  | -                                | 25.1                                   | 41.0                                 | 61%                                 | 39%                | \$261,937                        | \$165,309          |
| P 22                            |                   | \$608,514            |                              | -                                | 18.1                                   | 47.0                                 | 38%                                 | 62%                | \$234,171                        | \$374,343          |
| P 23                            |                   | \$346,562            |                              | -                                | 38.6                                   | 79.4                                 | 49%                                 | 51%                | \$168,323                        | \$178,240          |
| P 3                             |                   | \$26,526             |                              | 4.3                              | 70.1                                   | 79.5                                 | 83%                                 | 17%                | \$21,939                         | \$4,587            |
| DB 5                            |                   | \$697,400            |                              | 3.5                              | 5.2                                    | 7.3                                  | 23%                                 | 77%                | \$159,542                        | \$537,858          |
| P 7                             | \$1,198,750       | -                    | 118.0                        | 182.0                            | 65%                                    | 35%                                  | \$777,212                           | \$421,539          |                                  |                    |
| P 24                            | \$596,546         | -                    | 6.1                          | 15.8                             | 38%                                    | 62%                                  | \$229,565                           | \$366,981          |                                  |                    |
| P 25                            | \$435,475         | -                    | 6.2                          | 16.2                             | 38%                                    | 62%                                  | \$167,581                           | \$267,894          |                                  |                    |
| P 27                            | \$307,594         | -                    | 9.1                          | 23.7                             | 38%                                    | 62%                                  | \$118,369                           | \$189,224          |                                  |                    |
| DB 1                            | \$370,600         | 2.0                  | 2.6                          | 3.0                              | 20%                                    | 80%                                  | \$75,780                            | \$294,820          |                                  |                    |
| P 2                             | \$37,118          | 3.5                  | 26.0                         | 41.6                             | 54%                                    | 46%                                  | \$20,076                            | \$17,042           |                                  |                    |
| P 5                             | \$1,276,292       | -                    | 102.9                        | 110.0                            | 94%                                    | 6%                                   | \$1,193,913                         | \$82,379           |                                  |                    |
| OC 7                            | 2017              | \$501,762            | \$2,956,159                  | -                                | 2.0                                    | 40.0                                 | 5%                                  | 95%                | \$25,088                         | \$476,674          |
| P 26                            |                   | \$462,793            |                              | -                                | 4.7                                    | 12.1                                 | 38%                                 | 62%                | \$178,094                        | \$284,699          |

IMPACT FEE FACILITY PLAN

| Project Identifier <sup>1</sup> | Construction Year | Total Estimated Cost | Total Estimated Cost<br>By Year | Existing Capacity<br>(cfs or Ac-ft) | Existing Flow or Volume<br>(cfs or Ac-ft) | Future Flow or Volume<br>(cfs or Ac-ft) | Percentage of Cost<br>Attributable to: |                       | Cost Attributable to:            |                       |
|---------------------------------|-------------------|----------------------|---------------------------------|-------------------------------------|-------------------------------------------|-----------------------------------------|----------------------------------------|-----------------------|----------------------------------|-----------------------|
|                                 |                   |                      |                                 |                                     |                                           |                                         | Existing Deficiency <sup>2</sup>       | Future<br>Development | Existing Deficiency <sup>2</sup> | Future<br>Development |
| OC 5                            | 2018              | \$447,271            | \$447,271                       | -                                   | 0.0                                       | 36.0                                    | 0%                                     | 100%                  | -                                | \$447,271             |
| P 18                            | 2019              | \$304,821            | \$2,118,221                     | -                                   | 78.5                                      | 90.0                                    | 87%                                    | 13%                   | \$265,905                        | \$38,915              |
| DB 2                            |                   | \$1,813,400          |                                 | -                                   | 7.9                                       | 11.0                                    | 72%                                    | 28%                   | \$1,302,351                      | \$511,049             |
| <b>Totals</b>                   |                   | <b>\$13,314,219</b>  | <b>\$13,314,219</b>             | <b>-</b>                            | <b>-</b>                                  | <b>-</b>                                | <b>44%</b>                             | <b>56%</b>            | <b>\$6,240,750</b>               | <b>\$7,073,469</b>    |

<sup>1</sup> See Figures 7-1 and 7-2 in Appendix A for Project Location.

<sup>2</sup> Existing Deficiencies will not be paid for using impact fees.



**Legend**

- Town Center Boundary
- Service Area Division
- Municipal Boundary



SCALE:  
0 3,000 Feet

SERVICE AREA DIVISION

HERRIMAN  
STORM DRAIN  
IFFP

FIGURE NO.  
**1**

**Bowen Collins  
& Associates, Inc.**  
CONSULTING ENGINEERS

**Towne  
Center**

**WEST  
HERRIMAN**

**SOUTH  
HERRIMAN**

DIVIDING LINE BETWEEN  
WEST AND SOUTH  
HERRIMAN SERVICE AREAS

Towne Center Service  
Area Boundary

Bluffdale

**APPENDIX A**  
**HERRIMAN STORM DRAIN MASTER PLAN**  
**RECOMMENDED SYSTEM IMPROVEMENTS**

## RECOMMENDED PIPELINE IMPROVEMENTS

Figures A-1 and A-2 shows the location of recommended pipeline improvements that are needed to meet future growth in Herriman. Table A-1 summarizes the cost of the proposed improvements in 2012 dollars.

**Table A-1**  
**Storm Drain Trunkline Improvements**

| <b>Project ID</b> | <b>Total Length (ft)</b> | <b>Range of Diameters (in)</b> | <b>Cost (2012 Dollars)</b> |
|-------------------|--------------------------|--------------------------------|----------------------------|
| P 1               | 1,182                    | 36                             | \$ 359,785                 |
| P 2               | 131                      | 42                             | \$ 37,118                  |
| P 3               | 108                      | 36                             | \$ 26,526                  |
| P 4               | 1,104                    | 48                             | \$ 357,199                 |
| P 5               | 3,553                    | 42-48                          | \$ 1,276,292               |
| P 6               | 3,088                    | 36                             | \$ 716,837                 |
| P 7               | 3,654                    | 48                             | \$ 1,198,750               |
| P 8               | 3,338                    | 30                             | \$ 666,021                 |
| P 9               | 2,805                    | 18                             | \$ 447,678                 |
| P 10              | 548                      | 24                             | \$ 92,301                  |
| P 11              | 1,882                    | 18                             | \$ 296,716                 |
| P 12              | 2,103                    | 18                             | \$ 336,515                 |
| P 13              | 909                      | 36                             | \$ 214,590                 |
| P 14              | 1,186                    | 24                             | \$ 196,819                 |
| P 15              | 1,797                    | 24                             | \$ 305,216                 |
| P 16              | 649                      | 18                             | \$ 102,628                 |
| P 17              | 2,069                    | 24                             | \$ 354,858                 |
| P 18              | 1,303                    | 36                             | \$ 304,821                 |
| P 19              | 1,460                    | 42                             | \$ 404,377                 |
| P 20              | 1,093                    | 24                             | \$ 184,255                 |
| P 21              | 1,094                    | 36                             | \$ 335,829                 |
| P 22              | 2,415                    | 36-42                          | \$ 608,514                 |
| P 23              | 956                      | 42                             | \$ 346,562                 |
| P 24              | 2,499                    | 24                             | \$ 596,546                 |
| P 25              | 1,604                    | 30                             | \$ 435,475                 |
| P 26              | 2,514                    | 18                             | \$ 462,793                 |
| P 27              | 1,165                    | 30                             | \$ 307,594                 |
| <b>Total</b>      | <b>-</b>                 | <b>-</b>                       | <b>\$10,973,000</b>        |

**OPEN CHANNEL IMPROVEMENTS**

Figures A-1 and A-2 shows the location of recommended open channel improvements that are needed to meet future growth in Herriman on facilities that are not under the jurisdiction of Salt Lake County. Table A-2 lists the recommended local open channel improvements in Herriman.

Salt Lake County’s SWCC study indicates that channel improvements need to be completed in Butterfield Creek within Herriman City limits prior to development. The location of the improvements are shown on Figure A-1. It is recommended that development does not occur along Butterfield Creek until those improvements are completed or the County gives approval for development. The improvements along Butterfield Creek will not be included on Herriman’s CIP.

**Table A-2  
Natural Channel Improvements**

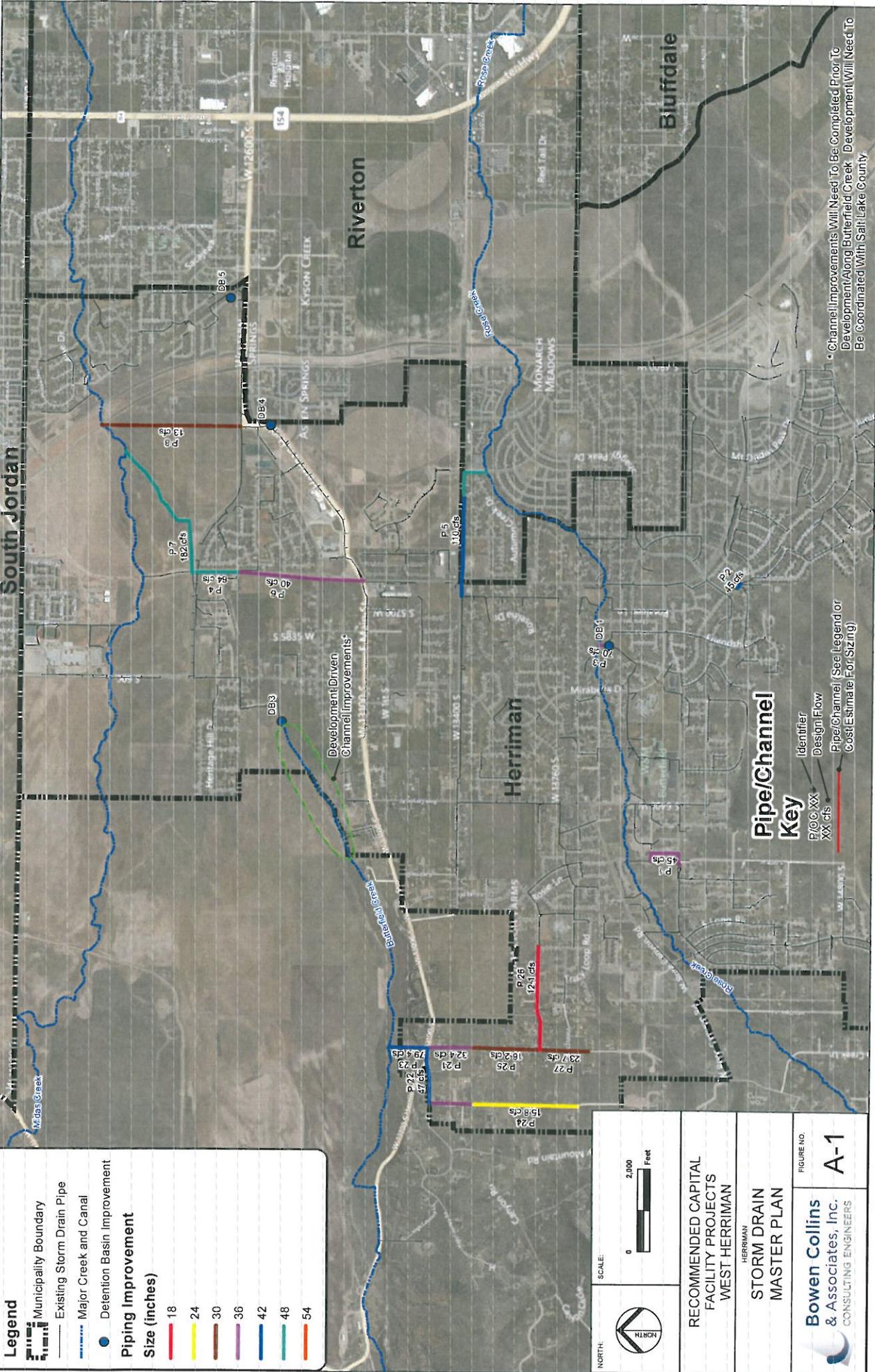
| <b>Channel ID</b> | <b>Total Length (ft)</b> | <b>Assumed Bottom Width (ft)</b> | <b>Assumed Channel Depth (ft)</b> | <b>Cost (2012 Dollars)</b> |
|-------------------|--------------------------|----------------------------------|-----------------------------------|----------------------------|
| OC 1              | 2005                     | 3                                | 4                                 | \$268,929                  |
| OC 2              | 2158                     | 3                                | 4                                 | \$289,580                  |
| OC 3              | 1657                     | 3                                | 4                                 | \$222,262                  |
| OC 4              | 2069                     | 3                                | 4                                 | \$277,581                  |
| OC 5              | 2735                     | 3                                | 5                                 | \$447,271                  |
| OC 6              | 2406                     | 3                                | 4                                 | \$322,858                  |
| OC 7              | 3068                     | 3                                | 5                                 | \$501,762                  |
| OC 8              | 4364                     | 3                                | 4                                 | \$585,482                  |
| OC 9              | 2859                     | 3                                | 4                                 | \$383,504                  |
| OC 10             | 1804                     | 3                                | 4                                 | \$242,027                  |
| OC 11             | 2023                     | 3                                | 4                                 | \$271,348                  |
| OC 12             | 544                      | 3                                | 4                                 | \$73,017                   |
| OC 13             | 633                      | 3                                | 4                                 | \$84,929                   |
| OC 14             | 677                      | 3                                | 4                                 | \$90,818                   |
| OC 15             | 1343                     | 3                                | 4                                 | \$180,117                  |
| OC 16             | 3879                     | 3                                | 4                                 | \$520,364                  |
| OC 17             | 3811                     | 5                                | 6                                 | \$828,385                  |
| OC 18             | 3185                     | 3                                | 4                                 | \$427,246                  |
| OC 19             | 2339                     | 10                               | 6                                 | \$605,455                  |
| OC 20             | 1433                     | 3                                | 4                                 | \$192,310                  |
| OC 21             | 3058                     | 3                                | 5                                 | \$562,583                  |
| <b>Total</b>      | -                        | -                                | -                                 | <b>\$7,377,827</b>         |

**DETENTION BASIN IMPROVEMENTS**

Figures A-1 and A-2 shows the location of recommended detention basin improvements that are needed to meet future growth in Herriman. Table A-3 lists the recommended detention volumes and costs for detention facilities in Herriman.

**Table A-3  
Required Capacity at Detention Basins**

| <b>Detention Basin</b> | <b>Future Required Volume (acre-feet)</b> | <b>Cost (2012 Dollars)</b> |
|------------------------|-------------------------------------------|----------------------------|
| DB 1                   | 3.0                                       | \$ 370,600                 |
| DB 2                   | 11.0                                      | \$ 1,813,400               |
| DB 3                   | 23.9                                      | \$ 3,945,800               |
| DB 4                   | 3.4                                       | \$ 358,600                 |
| DB 5                   | 7.3                                       | \$ 697,400                 |
| <b>Total</b>           | <b>-</b>                                  | <b>\$ 7,185,800</b>        |



**Legend**

- Municipality Boundary
- Existing Storm Drain Pipe
- Major Creek and Canal
- Detention Basin Improvement

**Piping Improvement Size (Inches)**

- 18
- 24
- 30
- 36
- 42
- 48
- 54

**Scale:**

0 2,000 Feet

**North:**

RECOMMENDED CAPITAL FACILITY PROJECTS WEST HERRIMAN

HERRIMAN

STORM DRAIN MASTER PLAN

FIGURE NO.

**A-1**

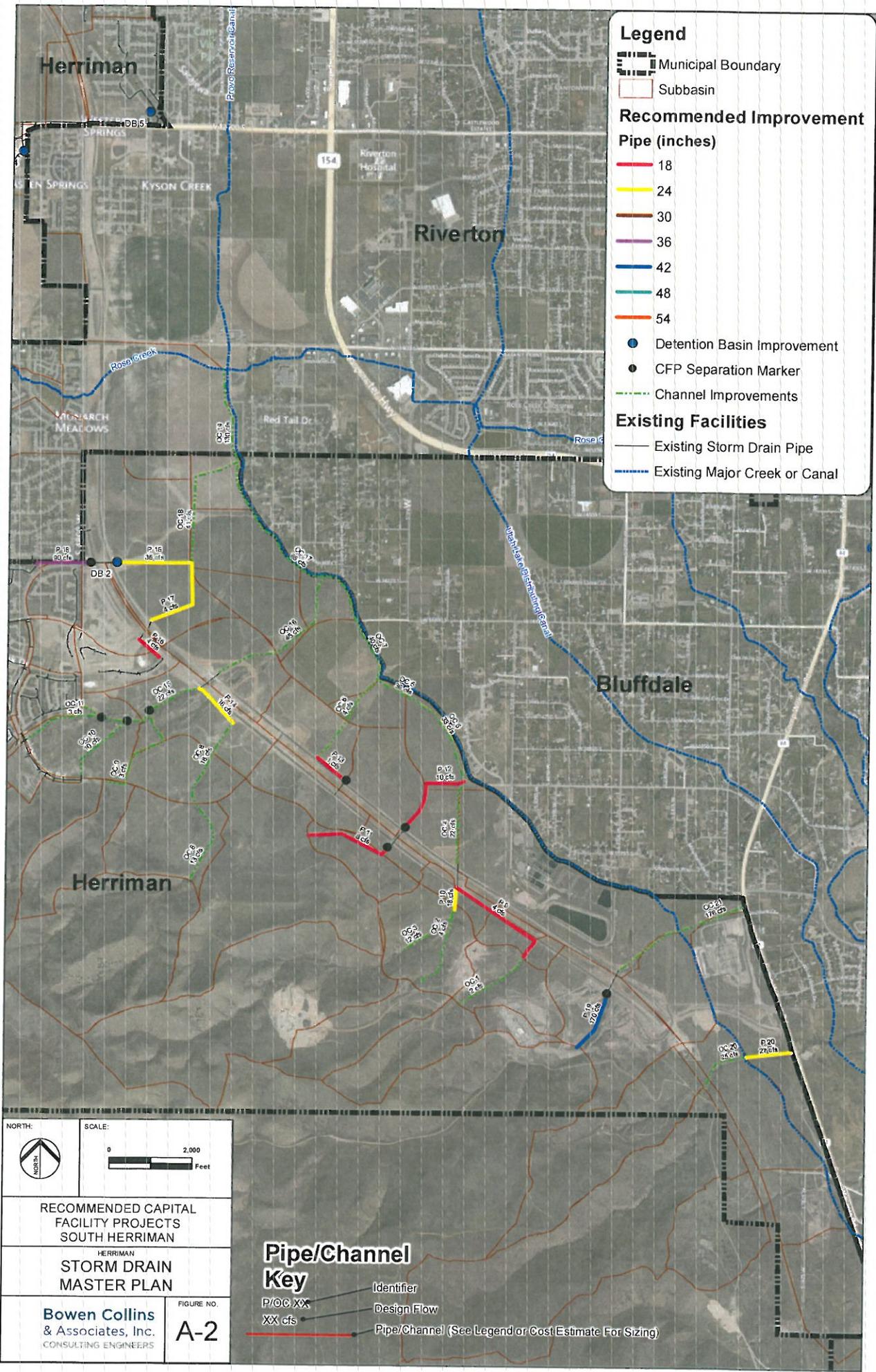
**Bowen Collins & Associates, Inc.**  
CONSULTING ENGINEERS

Channel Improvements Will Need To Be Completed Prior To Development Along Butterfield Creek. Development Will Need To Be Coordinated With Salt Lake County

**Pipe/Channel Key**

- Identifier
- Design Flow
- Pipe/Channel (See Legend for Cost Estimate For Sizing)

Development Driven Channel Improvements



**Legend**

Municipal Boundary

Subbasin

**Recommended Improvement**

**Pipe (inches)**

- 18
- 24
- 30
- 36
- 42
- 48
- 54

- Detention Basin Improvement
- CFP Separation Marker
- Channel Improvements

**Existing Facilities**

- Existing Storm Drain Pipe
- Existing Major Creek or Canal

NORTH:

SCALE:

RECOMMENDED CAPITAL FACILITY PROJECTS SOUTH HERRIMAN

HERRIMAN STORM DRAIN MASTER PLAN

**Bowen Collins & Associates, Inc.**  
CONSULTING ENGINEERS

FIGURE NO. **A-2**

**Pipe/Channel Key**

Identifier

Design Flow

XX cfs

Pipe/Channel (See Legend or Cost Estimate For Sizing)

**APPENDIX B**  
**AVAILABLE CAPACITY CALCULATIONS**

| FacilityID | Pipe Size<br>(in) | Pipe<br>Length (ft) | Existing<br>Flow (cfs) | Future<br>Flow (cfs) | Replacement<br>Cost (2012 \$) | Design Flows Expressed as<br>% of Pipe Capacity |        | Estimated Replacement Cost<br>Allocation (Based on Design Flow) |                   |
|------------|-------------------|---------------------|------------------------|----------------------|-------------------------------|-------------------------------------------------|--------|-----------------------------------------------------------------|-------------------|
|            |                   |                     |                        |                      |                               | Existing                                        | Future | Existing Users                                                  |                   |
|            |                   |                     |                        |                      |                               |                                                 |        | Allocation                                                      | Future Allocation |
| 486        | 24                | 39                  | 10.71                  | 11.09                | \$ 3,933                      | 97%                                             | 3%     | \$ 3,798.07                                                     | \$ 134.76         |
| 487        | 24                | 301                 | 10.71                  | 11.09                | \$ 30,090                     | 97%                                             | 3%     | \$ 29,058.52                                                    | \$ 1,031.02       |
| 488        | 24                | 399                 | 10.71                  | 11.09                | \$ 39,851                     | 97%                                             | 3%     | \$ 38,485.71                                                    | \$ 1,365.51       |
| 489        | 24                | 110                 | 10.71                  | 11.09                | \$ 11,050                     | 97%                                             | 3%     | \$ 10,671.26                                                    | \$ 378.63         |
| 493        | 18                | 251                 | 6.02                   | 6.54                 | \$ 22,585                     | 92%                                             | 8%     | \$ 20,789.21                                                    | \$ 1,795.75       |
| 494        | 18                | 5                   | 6.02                   | 6.54                 | \$ 421                        | 92%                                             | 8%     | \$ 387.13                                                       | \$ 33.44          |
| 748        | 24                | 124                 | 10.72                  | 11.09                | \$ 12,364                     | 97%                                             | 3%     | \$ 11,951.96                                                    | \$ 412.52         |
| 789        | 18                | 234                 | 6.02                   | 6.54                 | \$ 21,096                     | 92%                                             | 8%     | \$ 19,418.75                                                    | \$ 1,677.37       |
| 790        | 18                | 31                  | 6.02                   | 6.54                 | \$ 2,817                      | 92%                                             | 8%     | \$ 2,592.84                                                     | \$ 223.97         |
| 791        | 18                | 352                 | 6.02                   | 6.54                 | \$ 31,660                     | 92%                                             | 8%     | \$ 29,143.13                                                    | \$ 2,517.35       |
| 792        | 18                | 160                 | 6.02                   | 6.54                 | \$ 14,386                     | 92%                                             | 8%     | \$ 13,242.37                                                    | \$ 1,143.86       |
| 793        | 18                | 79                  | 12.06                  | 6.54                 | \$ 7,096                      | 92%                                             | 8%     | \$ 6,531.97                                                     | \$ 564.22         |
| 794        | 18                | 178                 | 12.06                  | 6.54                 | \$ 15,976                     | 92%                                             | 8%     | \$ 14,705.53                                                    | \$ 1,270.25       |
| 795        | 24                | 245                 | 12.06                  | 6.54                 | \$ 24,471                     | 92%                                             | 8%     | \$ 22,525.43                                                    | \$ 1,945.72       |
| 796        | 24                | 26                  | 12.06                  | 6.57                 | \$ 2,608                      | 92%                                             | 8%     | \$ 2,400.62                                                     | \$ 207.36         |
| 1610       | 36                | 60                  | 44.39                  | 63.11                | \$ 8,653                      | 70%                                             | 30%    | \$ 6,086.34                                                     | \$ 2,566.71       |
| 1611       | 36                | 138                 | 44.39                  | 63.12                | \$ 20,008                     | 70%                                             | 30%    | \$ 14,070.97                                                    | \$ 5,937.13       |
| 1613       | 36                | 94                  | 44.39                  | 63.04                | \$ 13,603                     | 70%                                             | 30%    | \$ 9,578.37                                                     | \$ 4,024.25       |
| 1614       | 36                | 38                  | 44.4                   | 63.04                | \$ 5,535                      | 70%                                             | 30%    | \$ 3,898.39                                                     | \$ 1,636.62       |
| 1621       | 36                | 239                 | 44.39                  | 63.11                | \$ 34,586                     | 70%                                             | 30%    | \$ 24,326.86                                                    | \$ 10,259.04      |
| 1624       | 36                | 62                  | 44.39                  | 63.11                | \$ 8,990                      | 70%                                             | 30%    | \$ 6,323.11                                                     | \$ 2,666.56       |
| 1625       | 36                | 97                  | 44.39                  | 63.11                | \$ 14,057                     | 70%                                             | 30%    | \$ 9,887.50                                                     | \$ 4,169.72       |
| 1640       | 36                | 64                  | 4.93                   | 30.1                 | \$ 9,291                      | 16%                                             | 84%    | \$ 1,521.79                                                     | \$ 7,769.47       |
| 1641       | 36                | 110                 | 4.93                   | 30.1                 | \$ 15,903                     | 16%                                             | 84%    | \$ 2,604.74                                                     | \$ 13,298.42      |
| 1646       | 36                | 308                 | 4.93                   | 92.67                | \$ 44,629                     | 5%                                              | 95%    | \$ 2,374.24                                                     | \$ 42,254.78      |
| 1647       | 36                | 310                 | 4.93                   | 30.1                 | \$ 44,974                     | 16%                                             | 84%    | \$ 7,366.12                                                     | \$ 37,607.58      |
| 1649       | 36                | 361                 | 44.4                   | 63.11                | \$ 52,324                     | 70%                                             | 30%    | \$ 36,811.48                                                    | \$ 15,512.22      |
| 1651       | 36                | 306                 | 44.4                   | 63.11                | \$ 44,339                     | 70%                                             | 30%    | \$ 31,193.87                                                    | \$ 13,144.98      |
| 1653       | 36                | 326                 | 44.4                   | 63.11                | \$ 47,341                     | 70%                                             | 30%    | \$ 33,305.84                                                    | \$ 14,034.96      |
| 1654       | 36                | 189                 | 44.39                  | 63.11                | \$ 27,361                     | 70%                                             | 30%    | \$ 19,244.70                                                    | \$ 8,115.81       |
| 1656       | 36                | 95                  | 44.39                  | 63.11                | \$ 13,728                     | 70%                                             | 30%    | \$ 9,656.17                                                     | \$ 4,072.17       |
| 1733       | 18                | 88                  | 6.02                   | 6.55                 | \$ 7,954                      | 92%                                             | 8%     | \$ 7,310.27                                                     | \$ 643.59         |
| 1968       | 36                | 36                  | 4.93                   | 30.1                 | \$ 5,210                      | 16%                                             | 84%    | \$ 853.27                                                       | \$ 4,356.33       |
| 1969       | 36                | 325                 | 4.93                   | 30.1                 | \$ 47,170                     | 16%                                             | 84%    | \$ 7,725.80                                                     | \$ 39,443.90      |
| 1970       | 36                | 175                 | 4.93                   | 30.1                 | \$ 25,369                     | 16%                                             | 84%    | \$ 4,155.14                                                     | \$ 21,213.99      |
| 1971       | 36                | 172                 | 4.93                   | 30.1                 | \$ 24,888                     | 16%                                             | 84%    | \$ 4,076.27                                                     | \$ 20,811.32      |
| 1972       | 36                | 35                  | 4.93                   | 30.1                 | \$ 5,105                      | 16%                                             | 84%    | \$ 836.09                                                       | \$ 4,268.64       |
| 1973       | 36                | 201                 | 4.93                   | 30.1                 | \$ 29,207                     | 16%                                             | 84%    | \$ 4,783.66                                                     | \$ 24,422.88      |
| 1974       | 36                | 166                 | 4.93                   | 30.1                 | \$ 24,128                     | 16%                                             | 84%    | \$ 3,951.90                                                     | \$ 20,176.33      |
| 1975       | 36                | 75                  | 4.93                   | 30.1                 | \$ 10,864                     | 16%                                             | 84%    | \$ 1,779.33                                                     | \$ 9,084.33       |
| 2015       | 36                | 67                  | 44.4                   | 60.14                | \$ 9,769                      | 74%                                             | 26%    | \$ 7,212.28                                                     | \$ 2,556.79       |
| 2019       | 36                | 73                  | 4.93                   | 30.1                 | \$ 10,555                     | 16%                                             | 84%    | \$ 1,728.75                                                     | \$ 8,826.10       |
| 2020       | 36                | 19                  | 4.93                   | 30.1                 | \$ 2,714                      | 16%                                             | 84%    | \$ 444.53                                                       | \$ 2,269.56       |
| 2021       | 36                | 206                 | 4.93                   | 30.1                 | \$ 29,839                     | 16%                                             | 84%    | \$ 4,887.18                                                     | \$ 24,951.38      |
| 2023       | 36                | 29                  | 4.94                   | 30.1                 | \$ 4,270                      | 16%                                             | 84%    | \$ 700.84                                                       | \$ 3,569.48       |
| 2030       | 18                | 188                 | 4.93                   | 30.1                 | \$ 16,925                     | 16%                                             | 84%    | \$ 2,772.06                                                     | \$ 14,152.68      |
| 2102       | 30                | 36                  | 10.71                  | 11.09                | \$ 4,288                      | 97%                                             | 3%     | \$ 4,141.25                                                     | \$ 146.94         |
| 2103       | 18                | 68                  | 10.71                  | 11.09                | \$ 6,123                      | 97%                                             | 3%     | \$ 5,913.40                                                     | \$ 209.81         |
| 2447       | 30                | 258                 | 27.65                  | 44.87                | \$ 30,915                     | 62%                                             | 38%    | \$ 19,050.29                                                    | \$ 11,864.23      |
| 2454       | 30                | 92                  | 30.6                   | 52.96                | \$ 11,072                     | 58%                                             | 42%    | \$ 6,397.19                                                     | \$ 4,674.54       |
| 2455       | 36                | 130                 | 30.61                  | 52.95                | \$ 18,891                     | 58%                                             | 42%    | \$ 10,920.93                                                    | \$ 7,970.39       |
| 2456       | 30                | 105                 | 30.6                   | 52.96                | \$ 12,592                     | 58%                                             | 42%    | \$ 7,275.70                                                     | \$ 5,316.49       |
| 2457       | 30                | 79                  | 30.6                   | 52.95                | \$ 9,440                      | 58%                                             | 42%    | \$ 5,455.22                                                     | \$ 3,984.45       |
| 2631       | 24                | 233                 | 158.97                 | 6.54                 | \$ 23,274                     | 92%                                             | 8%     | \$ 21,423.53                                                    | \$ 1,850.54       |
| 2732       | 18                | 23                  | 4.93                   | 30.1                 | \$ 2,030                      | 16%                                             | 84%    | \$ 332.52                                                       | \$ 1,697.67       |
| 2733       | 18                | 220                 | 4.93                   | 30.1                 | \$ 19,761                     | 16%                                             | 84%    | \$ 3,236.56                                                     | \$ 16,524.19      |
| 2739       | 30                | 18                  | 27.65                  | 44.87                | \$ 2,150                      | 62%                                             | 38%    | \$ 1,324.95                                                     | \$ 825.16         |
| 2753       | 18                | 78                  | 6.02                   | 6.55                 | \$ 7,055                      | 92%                                             | 8%     | \$ 6,484.46                                                     | \$ 570.89         |
| 2795       | 30                | 387                 | 30.6                   | 52.96                | \$ 46,389                     | 58%                                             | 42%    | \$ 26,803.55                                                    | \$ 19,585.86      |

| FacilityID | Pipe Size<br>(in) | Pipe<br>Length (ft) | Existing<br>Flow (cfs) | Future<br>Flow (cfs) | Replacement<br>Cost (2012 \$) | Design Flows Expressed as<br>% of Pipe Capacity |        | Estimated Replacement Cost<br>Allocation (Based on Design Flow) |                   |
|------------|-------------------|---------------------|------------------------|----------------------|-------------------------------|-------------------------------------------------|--------|-----------------------------------------------------------------|-------------------|
|            |                   |                     |                        |                      |                               | Existing                                        | Future | Existing Users                                                  |                   |
|            |                   |                     |                        |                      |                               |                                                 |        | Allocation                                                      | Future Allocation |
| 2801       | 24                | 261                 | 10                     | 10                   | \$ 26,073                     | 100%                                            | 0%     | \$ 26,073.33                                                    | \$ -              |
| 2807       | 18                | 47                  | 2.44                   | 15.01                | \$ 4,259                      | 16%                                             | 84%    | \$ 692.38                                                       | \$ 3,566.92       |
| 2816       | 18                | 342                 | 2.44                   | 15                   | \$ 30,787                     | 16%                                             | 84%    | \$ 5,008.03                                                     | \$ 25,779.06      |
| 2817       | 30                | 273                 | 2.44                   | 15.03                | \$ 32,721                     | 16%                                             | 84%    | \$ 5,311.92                                                     | \$ 27,408.66      |
| 2818       | 24                | 31                  | 2.44                   | 15                   | \$ 3,117                      | 16%                                             | 84%    | \$ 507.08                                                       | \$ 2,610.20       |
| 2820       | 30                | 256                 | 2.44                   | 15                   | \$ 30,698                     | 16%                                             | 84%    | \$ 4,993.54                                                     | \$ 25,704.43      |
| 2822       | 36                | 58                  | 2.44                   | 15                   | \$ 8,408                      | 16%                                             | 84%    | \$ 1,367.68                                                     | \$ 7,040.21       |
| 2830       | 36                | 406                 | 30.6                   | 52.95                | \$ 58,802                     | 58%                                             | 42%    | \$ 33,982.17                                                    | \$ 24,820.31      |
| 2831       | 36                | 261                 | 30.6                   | 52.96                | \$ 37,901                     | 58%                                             | 42%    | \$ 21,899.03                                                    | \$ 16,002.04      |
| 3004       | 30                | 87                  | 2.44                   | 15                   | \$ 10,496                     | 16%                                             | 84%    | \$ 1,707.38                                                     | \$ 8,788.80       |
| 3149       | 36                | 432                 | 27.61                  | 44.86                | \$ 62,679                     | 62%                                             | 38%    | \$ 38,577.09                                                    | \$ 24,101.95      |
| 489        | 24                | 53                  | 10                     | 10                   | \$ 5,312                      | 100%                                            | 0%     | \$ 5,311.80                                                     | \$ -              |
| 1          | 24                | 78                  | 11.96                  | 12.38                | \$ 7,804                      | 97%                                             | 3%     | \$ 7,539.44                                                     | \$ 264.76         |
| 2          | 24                | 504                 | 11.96                  | 12.38                | \$ 50,440                     | 97%                                             | 3%     | \$ 48,728.81                                                    | \$ 1,711.21       |
| 4          | 24                | 182                 | 11.96                  | 12.38                | \$ 18,215                     | 97%                                             | 3%     | \$ 17,597.09                                                    | \$ 617.96         |
| 5          | 24                | 161                 | 11.96                  | 12.38                | \$ 16,143                     | 97%                                             | 3%     | \$ 15,595.29                                                    | \$ 547.66         |
| 7          | 24                | 22                  | 11.96                  | 12.38                | \$ 2,222                      | 97%                                             | 3%     | \$ 2,146.42                                                     | \$ 75.38          |
| 9          | 24                | 40                  | 11.96                  | 12.38                | \$ 4,015                      | 97%                                             | 3%     | \$ 3,878.40                                                     | \$ 136.20         |
| 15         | 24                | 60                  | 21.02                  | 21.35                | \$ 5,976                      | 97%                                             | 3%     | \$ 5,772.78                                                     | \$ 202.72         |
| 16         | 24                | 62                  | 11.96                  | 12.38                | \$ 6,165                      | 97%                                             | 3%     | \$ 5,955.45                                                     | \$ 209.14         |
| 30         | 36                | 35                  | 17.93                  | 18.1                 | \$ 5,066                      | 99%                                             | 1%     | \$ 5,018.13                                                     | \$ 47.58          |
| 37         | 36                | 308                 | 55.91                  | 55.98                | \$ 44,594                     | 100%                                            | 0%     | \$ 44,537.75                                                    | \$ 55.76          |
| 98         | 36                | 196                 | 55.84                  | 65.21                | \$ 28,384                     | 86%                                             | 14%    | \$ 24,305.72                                                    | \$ 4,078.52       |
| 164        | 36                | 176                 | 35.38                  | 49.6                 | \$ 25,459                     | 100%                                            | 0%     | \$ 25,458.60                                                    | \$ -              |
| 165        | 36                | 171                 | 24.96                  | 39.43                | \$ 24,774                     | 100%                                            | 0%     | \$ 24,773.75                                                    | \$ -              |
| 177        | 30                | 182                 | 17.93                  | 18.1                 | \$ 21,852                     | 99%                                             | 1%     | \$ 21,646.59                                                    | \$ 205.24         |
| 178        | 30                | 111                 | 17.93                  | 18.1                 | \$ 13,273                     | 99%                                             | 1%     | \$ 13,147.96                                                    | \$ 124.66         |
| 179        | 30                | 187                 | 17.93                  | 18.1                 | \$ 22,464                     | 99%                                             | 1%     | \$ 22,252.90                                                    | \$ 210.99         |
| 180        | 30                | 281                 | 17.93                  | 18.1                 | \$ 33,750                     | 99%                                             | 1%     | \$ 33,432.97                                                    | \$ 316.99         |
| 183        | 30                | 41                  | 17.93                  | 18.1                 | \$ 4,884                      | 99%                                             | 1%     | \$ 4,838.61                                                     | \$ 45.88          |
| 184        | 30                | 160                 | 17.93                  | 18.1                 | \$ 19,155                     | 99%                                             | 1%     | \$ 18,975.44                                                    | \$ 179.91         |
| 185        | 30                | 201                 | 17.93                  | 18.1                 | \$ 24,147                     | 99%                                             | 1%     | \$ 23,920.28                                                    | \$ 226.80         |
| 186        | 30                | 148                 | 17.93                  | 18.1                 | \$ 17,773                     | 99%                                             | 1%     | \$ 17,606.17                                                    | \$ 166.93         |
| 189        | 30                | 243                 | 17.93                  | 18.1                 | \$ 29,203                     | 99%                                             | 1%     | \$ 28,929.07                                                    | \$ 274.29         |
| 190        | 30                | 50                  | 17.93                  | 18.1                 | \$ 5,985                      | 99%                                             | 1%     | \$ 5,928.36                                                     | \$ 56.21          |
| 192        | 30                | 412                 | 17.93                  | 18.1                 | \$ 49,466                     | 99%                                             | 1%     | \$ 49,001.19                                                    | \$ 464.60         |
| 212        | 18                | 44                  | 24.96                  | 29.43                | \$ 3,956                      | 85%                                             | 15%    | \$ 3,355.10                                                     | \$ 600.85         |
| 218        | 30                | 98                  | 24.96                  | 29.43                | \$ 11,817                     | 85%                                             | 15%    | \$ 10,022.19                                                    | \$ 1,794.84       |
| 219        | 30                | 86                  | 24.96                  | 29.43                | \$ 10,263                     | 85%                                             | 15%    | \$ 8,703.95                                                     | \$ 1,558.76       |
| 220        | 30                | 442                 | 24.96                  | 29.43                | \$ 53,001                     | 85%                                             | 15%    | \$ 44,951.14                                                    | \$ 8,050.14       |
| 221        | 30                | 83                  | 24.96                  | 29.43                | \$ 9,987                      | 85%                                             | 15%    | \$ 8,470.27                                                     | \$ 1,516.91       |
| 222        | 30                | 308                 | 24.96                  | 29.43                | \$ 36,979                     | 85%                                             | 15%    | \$ 31,362.16                                                    | \$ 5,616.54       |
| 223        | 30                | 30                  | 24.95                  | 29.43                | \$ 3,558                      | 85%                                             | 15%    | \$ 3,016.76                                                     | \$ 541.69         |
| 224        | 36                | 60                  | 24.95                  | 39.43                | \$ 8,669                      | 63%                                             | 37%    | \$ 5,485.67                                                     | \$ 3,183.67       |
| 239        | 30                | 133                 | 24.04                  | 28.81                | \$ 15,922                     | 83%                                             | 17%    | \$ 13,285.84                                                    | \$ 2,636.17       |
| 292        | 36                | 39                  | 35.38                  | 49.6                 | \$ 5,658                      | 71%                                             | 29%    | \$ 4,036.20                                                     | \$ 1,622.24       |
| 350        | 36                | 238                 | 35.39                  | 49.6                 | \$ 34,453                     | 71%                                             | 29%    | \$ 24,582.33                                                    | \$ 9,870.44       |
| 366        | 24                | 31                  | 0                      | 0                    | \$ 3,074                      | 100%                                            | 0%     | \$ 3,074.31                                                     | \$ -              |
| 367        | 24                | 296                 | 0                      | 0                    | \$ 29,585                     | 100%                                            | 0%     | \$ 29,584.52                                                    | \$ -              |
| 441        | 36                | 275                 | 0                      | 0                    | \$ 39,930                     | 100%                                            | 0%     | \$ 39,930.36                                                    | \$ -              |
| 442        | 36                | 412                 | 0                      | 0                    | \$ 59,799                     | 100%                                            | 0%     | \$ 59,798.95                                                    | \$ -              |
| 444        | 18                | 7                   | 0                      | 0                    | \$ 589                        | 100%                                            | 0%     | \$ 588.58                                                       | \$ -              |
| 445        | 30                | 319                 | 0                      | 0                    | \$ 38,333                     | 100%                                            | 0%     | \$ 38,332.89                                                    | \$ -              |
| 448        | 15                | 279                 | 0                      | 0                    | \$ 22,328                     | 100%                                            | 0%     | \$ 22,328.41                                                    | \$ -              |
| 453        | 24                | 57                  | 0                      | 0                    | \$ 5,663                      | 100%                                            | 0%     | \$ 5,663.19                                                     | \$ -              |
| 454        | 24                | 76                  | 0                      | 0                    | \$ 7,637                      | 100%                                            | 0%     | \$ 7,636.94                                                     | \$ -              |
| 455        | 36                | 394                 | 56.46                  | 55.98                | \$ 57,119                     | 100%                                            | 0%     | \$ 57,118.52                                                    | \$ -              |
| 458        | 24                | 300                 | 7.45                   | 7.77                 | \$ 29,993                     | 96%                                             | 4%     | \$ 28,757.36                                                    | \$ 1,235.22       |
| 463        | 24                | 59                  | 0                      | 0                    | \$ 5,874                      | 100%                                            | 0%     | \$ 5,874.28                                                     | \$ -              |

| FacilityID | Pipe Size (in) | Pipe Length (ft) | Existing Flow (cfs) | Future Flow (cfs) | Replacement Cost (2012 \$) | Design Flows Expressed as % of Pipe Capacity |        | Estimated Replacement Cost Allocation (Based on Design Flow) |                   |
|------------|----------------|------------------|---------------------|-------------------|----------------------------|----------------------------------------------|--------|--------------------------------------------------------------|-------------------|
|            |                |                  |                     |                   |                            | Existing                                     | Future | Existing Users Allocation                                    |                   |
|            |                |                  |                     |                   |                            |                                              |        | Existing Users Allocation                                    | Future Allocation |
| 464        | 24             | 162              | 0                   | 0                 | \$ 16,153                  | 100%                                         | 0%     | \$ 16,152.82                                                 | \$ -              |
| 465        | 24             | 63               | 0                   | 0                 | \$ 6,296                   | 100%                                         | 0%     | \$ 6,295.68                                                  | \$ -              |
| 466        | 24             | 29               | 0                   | 0                 | \$ 2,925                   | 100%                                         | 0%     | \$ 2,924.63                                                  | \$ -              |
| 467        | 24             | 63               | 0                   | 0                 | \$ 6,348                   | 100%                                         | 0%     | \$ 6,347.90                                                  | \$ -              |
| 468        | 24             | 394              | 0                   | 0                 | \$ 39,398                  | 100%                                         | 0%     | \$ 39,397.59                                                 | \$ -              |
| 502        | 36             | 28               | 22.38               | 23.15             | \$ 4,118                   | 97%                                          | 3%     | \$ 3,981.21                                                  | \$ 136.98         |
| 525        | 24             | 262              | 7.45                | 7.77              | \$ 26,189                  | 96%                                          | 4%     | \$ 25,110.55                                                 | \$ 1,078.57       |
| 555        | 36             | 401              | 55.92               | 55.98             | \$ 58,109                  | 100%                                         | 0%     | \$ 58,046.96                                                 | \$ 62.28          |
| 556        | 36             | 394              | 55.91               | 55.98             | \$ 57,108                  | 100%                                         | 0%     | \$ 57,036.49                                                 | \$ 71.41          |
| 558        | 36             | 171              | 55.91               | 55.98             | \$ 24,732                  | 100%                                         | 0%     | \$ 24,700.76                                                 | \$ 30.93          |
| 559        | 36             | 300              | 55.91               | 55.98             | \$ 43,460                  | 100%                                         | 0%     | \$ 43,405.34                                                 | \$ 54.34          |
| 560        | 36             | 264              | 55.91               | 55.98             | \$ 38,223                  | 100%                                         | 0%     | \$ 38,174.84                                                 | \$ 47.80          |
| 564        | 36             | 1086             | 55.91               | 55.98             | \$ 157,454                 | 100%                                         | 0%     | \$ 157,256.66                                                | \$ 196.89         |
| 565        | 36             | 698              | 55.91               | 55.98             | \$ 101,195                 | 100%                                         | 0%     | \$ 101,068.88                                                | \$ 126.54         |
| 566        | 36             | 22               | 55.91               | 55.98             | \$ 3,134                   | 100%                                         | 0%     | \$ 3,130.40                                                  | \$ 3.92           |
| 567        | 36             | 256              | 55.91               | 55.98             | \$ 37,062                  | 100%                                         | 0%     | \$ 37,016.14                                                 | \$ 46.34          |
| 568        | 36             | 70               | 55.91               | 55.98             | \$ 10,204                  | 100%                                         | 0%     | \$ 10,190.98                                                 | \$ 12.76          |
| 569        | 36             | 474              | 55.91               | 55.98             | \$ 68,767                  | 100%                                         | 0%     | \$ 68,681.26                                                 | \$ 85.99          |
| 570        | 36             | 83               | 55.91               | 55.99             | \$ 12,041                  | 100%                                         | 0%     | \$ 12,023.72                                                 | \$ 17.20          |
| 571        | 36             | 318              | 55.91               | 55.98             | \$ 46,141                  | 100%                                         | 0%     | \$ 46,083.72                                                 | \$ 57.70          |
| 572        | 36             | 163              | 55.91               | 55.98             | \$ 23,615                  | 100%                                         | 0%     | \$ 23,585.44                                                 | \$ 29.53          |
| 573        | 36             | 349              | 55.91               | 55.98             | \$ 50,614                  | 100%                                         | 0%     | \$ 50,550.57                                                 | \$ 63.29          |
| 574        | 36             | 40               | 55.92               | 55.98             | \$ 5,761                   | 100%                                         | 0%     | \$ 5,755.23                                                  | \$ 6.18           |
| 575        | 36             | 327              | 55.92               | 55.99             | \$ 47,366                  | 100%                                         | 0%     | \$ 47,307.25                                                 | \$ 59.22          |
| 576        | 36             | 399              | 55.98               | 56.06             | \$ 57,820                  | 100%                                         | 0%     | \$ 57,737.14                                                 | \$ 82.51          |
| 577        | 36             | 399              | 56                  | 56.06             | \$ 57,845                  | 100%                                         | 0%     | \$ 57,783.02                                                 | \$ 61.91          |
| 578        | 36             | 404              | 56                  | 56.06             | \$ 58,524                  | 100%                                         | 0%     | \$ 58,461.42                                                 | \$ 62.64          |
| 598        | 30             | 89               | 17.49               | 22.22             | \$ 10,732                  | 79%                                          | 21%    | \$ 8,447.69                                                  | \$ 2,284.60       |
| 601        | 24             | 507              | 0                   | 0                 | \$ 50,673                  | 100%                                         | 0%     | \$ 50,672.95                                                 | \$ -              |
| 626        | 18             | 238              | 0                   | 0                 | \$ 21,428                  | 100%                                         | 0%     | \$ 21,428.11                                                 | \$ -              |
| 627        | 15             | 63               | 0                   | 0                 | \$ 5,036                   | 100%                                         | 0%     | \$ 5,035.59                                                  | \$ -              |
| 728        | 42             | 412              | 36.46               | 23.15             | \$ 74,244                  | 97%                                          | 3%     | \$ 71,774.07                                                 | \$ 2,469.44       |
| 740        | 21             | 189              | 5.19                | 5.22              | \$ 17,962                  | 99%                                          | 1%     | \$ 17,858.43                                                 | \$ 103.23         |
| 772        | 30             | 48               | 23.63               | 23.65             | \$ 5,715                   | 100%                                         | 0%     | \$ 5,710.48                                                  | \$ 4.83           |
| 900        | 15             | 17               | 4.46                | 4.6               | \$ 1,326                   | 97%                                          | 3%     | \$ 1,286.10                                                  | \$ 40.37          |
| 902        | 18             | 40               | 4.46                | 4.6               | \$ 3,562                   | 97%                                          | 3%     | \$ 3,453.93                                                  | \$ 108.42         |
| 904        | 30             | 224              | 4.45                | 4.6               | \$ 26,822                  | 97%                                          | 3%     | \$ 25,947.74                                                 | \$ 874.64         |
| 907        | 30             | 65               | 4.45                | 4.6               | \$ 7,814                   | 97%                                          | 3%     | \$ 7,559.43                                                  | \$ 254.81         |
| 908        | 30             | 111              | 4.45                | 4.6               | \$ 13,314                  | 97%                                          | 3%     | \$ 12,879.82                                                 | \$ 434.15         |
| 909        | 30             | 36               | 4.44                | 4.6               | \$ 4,281                   | 97%                                          | 3%     | \$ 4,132.37                                                  | \$ 148.91         |
| 912        | 36             | 67               | 4.44                | 4.6               | \$ 9,652                   | 97%                                          | 3%     | \$ 9,316.30                                                  | \$ 335.72         |
| 924        | 30             | 83               | 4.44                | 4.6               | \$ 9,978                   | 97%                                          | 3%     | \$ 9,630.86                                                  | \$ 347.06         |
| 925        | 24             | 77               | 4.44                | 4.6               | \$ 7,657                   | 97%                                          | 3%     | \$ 7,391.06                                                  | \$ 266.34         |
| 926        | 24             | 129              | 4.44                | 4.6               | \$ 12,891                  | 97%                                          | 3%     | \$ 12,442.91                                                 | \$ 448.39         |
| 933        | 24             | 283              | 4.41                | 4.6               | \$ 28,335                  | 96%                                          | 4%     | \$ 27,164.87                                                 | \$ 1,170.37       |
| 934        | 36             | 216              | 0                   | 11.08             | \$ 31,248                  | 100%                                         | 0%     | \$ 31,247.75                                                 | \$ -              |
| 935        | 36             | 175              | 0                   | 11.08             | \$ 25,418                  | 100%                                         | 0%     | \$ 25,418.43                                                 | \$ -              |
| 936        | 36             | 152              | 0                   | 11.08             | \$ 22,088                  | 100%                                         | 0%     | \$ 22,088.38                                                 | \$ -              |
| 939        | 36             | 65               | 0                   | 11.08             | \$ 9,409                   | 100%                                         | 0%     | \$ 9,409.15                                                  | \$ -              |
| 955        | 30             | 89               | 4.41                | 15.62             | \$ 10,734                  | 28%                                          | 72%    | \$ 3,030.45                                                  | \$ 7,703.25       |
| 956        | 30             | 40               | 4.41                | 15.62             | \$ 4,812                   | 28%                                          | 72%    | \$ 1,358.57                                                  | \$ 3,453.42       |
| 959        | 30             | 231              | 4.4                 | 15.62             | \$ 27,720                  | 28%                                          | 72%    | \$ 7,808.43                                                  | \$ 19,911.50      |
| 962        | 30             | 202              | 4.39                | 15.62             | \$ 24,244                  | 28%                                          | 72%    | \$ 6,813.67                                                  | \$ 17,429.95      |
| 963        | 30             | 172              | 58.5                | 58.52             | \$ 20,616                  | 100%                                         | 0%     | \$ 20,609.36                                                 | \$ 7.05           |
| 966        | 30             | 139              | 56                  | 56.06             | \$ 16,697                  | 100%                                         | 0%     | \$ 16,679.47                                                 | \$ 17.87          |
| 967        | 30             | 459              | 56                  | 56.06             | \$ 55,021                  | 100%                                         | 0%     | \$ 54,961.85                                                 | \$ 58.89          |
| 974        | 18             | 198              | 10                  | 0                 | \$ 17,859                  | 100%                                         | 0%     | \$ 17,858.52                                                 | \$ -              |
| 975        | 18             | 33               | 10                  | 0                 | \$ 3,014                   | 100%                                         | 0%     | \$ 3,013.60                                                  | \$ -              |
| 989        | 21             | 221              | 0                   | 0                 | \$ 20,995                  | 100%                                         | 0%     | \$ 20,995.33                                                 | \$ -              |

| FacilityID | Pipe Size (in) | Pipe Length (ft) | Existing Flow (cfs) | Future Flow (cfs) | Replacement Cost (2012 \$) | Design Flows Expressed as % of Pipe Capacity |        | Estimated Replacement Cost Allocation (Based on Design Flow) |                   |
|------------|----------------|------------------|---------------------|-------------------|----------------------------|----------------------------------------------|--------|--------------------------------------------------------------|-------------------|
|            |                |                  |                     |                   |                            | Existing                                     | Future | Existing Users Allocation                                    |                   |
|            |                |                  |                     |                   |                            |                                              |        | Existing Allocation                                          | Future Allocation |
| 990        | 21             | 96               | 0                   | 0                 | \$ 9,082                   | 100%                                         | 0%     | \$ 9,081.96                                                  | \$ -              |
| 991        | 18             | 209              | 0                   | 0                 | \$ 18,806                  | 100%                                         | 0%     | \$ 18,805.73                                                 | \$ -              |
| 1002       | 36             | 330              | 0.18                | 1.61              | \$ 47,902                  | 11%                                          | 89%    | \$ 5,355.55                                                  | \$ 42,546.83      |
| 1134       | 24             | 307              | 5.19                | 5.22              | \$ 30,668                  | 99%                                          | 1%     | \$ 30,491.46                                                 | \$ 176.25         |
| 1136       | 24             | 76               | 5.19                | 5.22              | \$ 7,633                   | 99%                                          | 1%     | \$ 7,589.50                                                  | \$ 43.87          |
| 1137       | 24             | 137              | 5.19                | 5.22              | \$ 13,709                  | 99%                                          | 1%     | \$ 13,630.43                                                 | \$ 78.79          |
| 1155       | 36             | 319              | 5.19                | 5.22              | \$ 46,185                  | 99%                                          | 1%     | \$ 45,919.32                                                 | \$ 265.43         |
| 1184       | 24             | 50               | 5.19                | 5.22              | \$ 5,032                   | 99%                                          | 1%     | \$ 5,002.60                                                  | \$ 28.92          |
| 1186       | 36             | 81               | 5.19                | 5.22              | \$ 11,809                  | 99%                                          | 1%     | \$ 11,741.00                                                 | \$ 67.87          |
| 1460       | 48             | 264              | 7.42                | 11.97             | \$ 56,754                  | 62%                                          | 38%    | \$ 35,180.80                                                 | \$ 21,573.13      |
| 1489       | 30             | 177              | 0                   | 11.08             | \$ 21,290                  | 100%                                         | 0%     | \$ 21,289.84                                                 | \$ -              |
| 1490       | 30             | 392              | 0                   | 11.08             | \$ 47,021                  | 100%                                         | 0%     | \$ 47,020.58                                                 | \$ -              |
| 1735       | 24             | 103              | 112.16              | 3.25              | \$ 10,337                  | 100%                                         | 0%     | \$ 10,337.20                                                 | \$ -              |
| 1736       | 24             | 106              | 111.69              | 3.24              | \$ 10,623                  | 100%                                         | 0%     | \$ 10,622.89                                                 | \$ -              |
| 1738       | 24             | 90               | 82.28               | 1.77              | \$ 8,984                   | 100%                                         | 0%     | \$ 8,983.77                                                  | \$ -              |
| 1739       | 24             | 31               | 835.99              | 0.52              | \$ 3,052                   | 100%                                         | 0%     | \$ 3,052.08                                                  | \$ -              |
| 1775       | 18             | 26               | 27.02               | 0                 | \$ 2,360                   | 100%                                         | 0%     | \$ 2,360.03                                                  | \$ -              |
| 1776       | 24             | 227              | 44.28               | 0                 | \$ 22,694                  | 100%                                         | 0%     | \$ 22,694.01                                                 | \$ -              |
| 1902       | 30             | 294              | 52.49               | 0                 | \$ 35,269                  | 100%                                         | 0%     | \$ 35,268.75                                                 | \$ -              |
| 1910       | 24             | 181              | 0                   | 0                 | \$ 18,145                  | 100%                                         | 0%     | \$ 18,145.08                                                 | \$ -              |
| 2189       | 12             | 33               | 10                  | 0                 | \$ 2,296                   | 100%                                         | 0%     | \$ 2,296.31                                                  | \$ -              |
| 2227       | 36             | 35               | 0.18                | 1.62              | \$ 5,110                   | 11%                                          | 89%    | \$ 567.73                                                    | \$ 4,541.86       |
| 2228       | 36             | 34               | 0.18                | 1.62              | \$ 4,946                   | 11%                                          | 89%    | \$ 549.56                                                    | \$ 4,396.46       |
| 2229       | 36             | 222              | 0.18                | 1.61              | \$ 32,238                  | 11%                                          | 89%    | \$ 3,604.26                                                  | \$ 28,633.84      |
| 2273       | 36             | 28               | 7.74                | 12.28             | \$ 4,014                   | 63%                                          | 37%    | \$ 2,529.87                                                  | \$ 1,483.93       |
| 2275       | 36             | 33               | 7.74                | 12.28             | \$ 4,726                   | 63%                                          | 37%    | \$ 2,978.78                                                  | \$ 1,747.24       |
| 2276       | 36             | 25               | 7.74                | 12.28             | \$ 3,680                   | 63%                                          | 37%    | \$ 2,319.31                                                  | \$ 1,360.42       |
| 2367       | 36             | 92               | 32.29               | 32.33             | \$ 13,305                  | 100%                                         | 0%     | \$ 13,288.85                                                 | \$ 16.46          |
| 2368       | 30             | 83               | 23.63               | 23.65             | \$ 9,918                   | 100%                                         | 0%     | \$ 9,909.33                                                  | \$ 8.39           |
| 2394       | 18             | 156              | 2.86                | 4.55              | \$ 14,028                  | 63%                                          | 37%    | \$ 8,817.63                                                  | \$ 5,210.42       |
| 2515       | 27             | 10               | 56.02               | 56.08             | \$ 1,075                   | 100%                                         | 0%     | \$ 1,073.72                                                  | \$ 1.15           |
| 2523       | 42             | 131              | 7.46                | 11.98             | \$ 23,658                  | 62%                                          | 38%    | \$ 14,732.09                                                 | \$ 8,926.14       |
| 2535       | 18             | 13               | 10                  | 0                 | \$ 1,190                   | 100%                                         | 0%     | \$ 1,189.54                                                  | \$ -              |
| 2540       | 18             | 93               | 10                  | 0                 | \$ 8,380                   | 100%                                         | 0%     | \$ 8,380.43                                                  | \$ -              |
| 2552       | 12             | 790              | 4.48                | 4.6               | \$ 55,309                  | 97%                                          | 3%     | \$ 53,866.55                                                 | \$ 1,442.85       |
| 2572       | 36             | 101              | 10                  | 0                 | \$ 14,672                  | 100%                                         | 0%     | \$ 14,654.05                                                 | \$ 18.35          |
| 2590       | 36             | 372              | 55.83               | 65.21             | \$ 53,922                  | 86%                                          | 14%    | \$ 46,165.79                                                 | \$ 7,756.32       |
| 2607       | 24             | 336              | 23.55               | 7.57              | \$ 33,598                  | 100%                                         | 0%     | \$ 33,597.80                                                 | \$ -              |
| 2608       | 24             | 294              | 23.55               | 7.57              | \$ 29,401                  | 100%                                         | 0%     | \$ 29,400.59                                                 | \$ -              |
| 2613       | 30             | 30               | 31.96               | 28.53             | \$ 3,557                   | 100%                                         | 0%     | \$ 3,556.86                                                  | \$ -              |
| 2614       | 30             | 49               | 31.96               | 28.53             | \$ 5,887                   | 100%                                         | 0%     | \$ 5,886.90                                                  | \$ -              |
| 2621       | 18             | 17               | 6.92                | 10.25             | \$ 1,539                   | 100%                                         | 0%     | \$ 1,539.02                                                  | \$ -              |
| 2623       | 24             | 288              | 23.55               | 7.57              | \$ 28,794                  | 100%                                         | 0%     | \$ 28,793.82                                                 | \$ -              |
| 2624       | 18             | 9                | 16.57               | 10.27             | \$ 803                     | 100%                                         | 0%     | \$ 803.11                                                    | \$ -              |
| 2649       | 30             | 88               | 19.3                | 22.52             | \$ 10,602                  | 86%                                          | 14%    | \$ 9,085.99                                                  | \$ 1,515.90       |
| 2666       | 48             | 278              | 60.27               | 76.7              | \$ 59,863                  | 79%                                          | 21%    | \$ 47,039.77                                                 | \$ 12,823.35      |
| 2673       | 60             | 841              | 60.29               | 76.7              | \$ 239,822                 | 79%                                          | 21%    | \$ 188,512.02                                                | \$ 51,310.04      |
| 2674       | 48             | 100              | 60.28               | 76.7              | \$ 21,443                  | 79%                                          | 21%    | \$ 16,852.65                                                 | \$ 4,590.59       |
| 2675       | 48             | 80               | 60.28               | 76.7              | \$ 17,146                  | 79%                                          | 21%    | \$ 13,474.98                                                 | \$ 3,670.52       |
| 2676       | 48             | 164              | 60.28               | 76.7              | \$ 35,291                  | 79%                                          | 21%    | \$ 27,736.05                                                 | \$ 7,555.17       |
| 2677       | 48             | 269              | 60.28               | 76.7              | \$ 57,915                  | 79%                                          | 21%    | \$ 45,516.63                                                 | \$ 12,398.52      |
| 2678       | 48             | 294              | 60.28               | 76.7              | \$ 63,220                  | 79%                                          | 21%    | \$ 49,685.90                                                 | \$ 13,534.21      |
| 2679       | 48             | 43               | 60.28               | 76.7              | \$ 9,346                   | 79%                                          | 21%    | \$ 7,345.28                                                  | \$ 2,000.82       |
| 2680       | 48             | 249              | 60.28               | 76.7              | \$ 53,609                  | 79%                                          | 21%    | \$ 42,132.27                                                 | \$ 11,476.64      |
| 2711       | 60             | 544              | 79.29               | 191.7             | \$ 155,157                 | 41%                                          | 59%    | \$ 64,175.15                                                 | \$ 90,981.58      |
| 2717       | 27             | 94               | 23.63               | 23.65             | \$ 10,377                  | 100%                                         | 0%     | \$ 10,368.32                                                 | \$ 8.78           |
| 2728       | 21             | 29               | 7.45                | 7.77              | \$ 2,731                   | 96%                                          | 4%     | \$ 2,618.80                                                  | \$ 112.49         |
| 2751       | 15             | 69               | 24.96               | 29.43             | \$ 5,516                   | 85%                                          | 15%    | \$ 4,678.27                                                  | \$ 837.81         |
| 2756       | 21             | 25               | 7.45                | 7.77              | \$ 2,414                   | 96%                                          | 4%     | \$ 2,314.34                                                  | \$ 99.41          |

| FacilityID                                      | Pipe Size<br>(in) | Pipe<br>Length (ft) | Existing<br>Flow (cfs) | Future<br>Flow (cfs) | Replacement<br>Cost (2012 \$) | Design Flows Expressed as<br>% of Pipe Capacity |        | Estimated Replacement Cost<br>Allocation (Based on Design Flow) |                   |
|-------------------------------------------------|-------------------|---------------------|------------------------|----------------------|-------------------------------|-------------------------------------------------|--------|-----------------------------------------------------------------|-------------------|
|                                                 |                   |                     |                        |                      |                               | Existing                                        | Future | Existing Users                                                  |                   |
|                                                 |                   |                     |                        |                      |                               |                                                 |        | Allocation                                                      | Future Allocation |
| 2799                                            | 42                | 67                  | 121.94                 | 18.67                | \$ 11,990                     | 71%                                             | 29%    | \$ 8,512.99                                                     | \$ 3,477.14       |
| 2837                                            | 48                | 70                  | 157.82                 | 18.67                | \$ 14,958                     | 71%                                             | 29%    | \$ 10,619.90                                                    | \$ 4,337.70       |
| 2838                                            | 48                | 1035                | 13.26                  | 18.68                | \$ 222,529                    | 71%                                             | 29%    | \$ 157,961.99                                                   | \$ 64,566.67      |
| 2870                                            | 48                | 365                 | 13.26                  | 18.69                | \$ 78,368                     | 71%                                             | 29%    | \$ 55,599.57                                                    | \$ 22,768.15      |
| 2874                                            | 48                | 40                  | 8.36                   | 8.36                 | \$ 8,703                      | 100%                                            | 0%     | \$ 8,703.08                                                     | \$ -              |
| 2902                                            | 18                | 217                 | 16.67                  | 0                    | \$ 19,503                     | 100%                                            | 0%     | \$ 19,503.34                                                    | \$ -              |
| 2905                                            | 18                | 25                  | 14.77                  | 0                    | \$ 2,219                      | 100%                                            | 0%     | \$ 2,218.90                                                     | \$ -              |
| 2906                                            | 18                | 349                 | 14.77                  | 0                    | \$ 31,368                     | 100%                                            | 0%     | \$ 31,367.92                                                    | \$ -              |
| 2907                                            | 21                | 306                 | 14.73                  | 0                    | \$ 29,029                     | 100%                                            | 0%     | \$ 29,028.80                                                    | \$ -              |
| 2910                                            | 21                | 124                 | 14.73                  | 0                    | \$ 11,805                     | 100%                                            | 0%     | \$ 11,805.16                                                    | \$ -              |
| 2912                                            | 21                | 135                 | 14.73                  | 0                    | \$ 12,804                     | 100%                                            | 0%     | \$ 12,803.83                                                    | \$ -              |
| 2913                                            | 24                | 415                 | 14.73                  | 0                    | \$ 41,474                     | 100%                                            | 0%     | \$ 41,473.75                                                    | \$ -              |
| 2915                                            | 27                | 351                 | 14.73                  | 0                    | \$ 38,645                     | 100%                                            | 0%     | \$ 38,645.44                                                    | \$ -              |
| 2917                                            | 27                | 328                 | 10                     | 0                    | \$ 36,108                     | 100%                                            | 0%     | \$ 36,108.33                                                    | \$ -              |
| 2919                                            | 27                | 330                 | 14.74                  | 0                    | \$ 36,251                     | 100%                                            | 0%     | \$ 36,251.47                                                    | \$ -              |
| 2921                                            | 27                | 55                  | 14.86                  | 1.17                 | \$ 5,997                      | 100%                                            | 0%     | \$ 5,997.11                                                     | \$ -              |
| 2922                                            | 18                | 36                  | 6.16                   | 10.24                | \$ 3,258                      | 60%                                             | 40%    | \$ 1,959.79                                                     | \$ 1,298.04       |
| 2923                                            | 36                | 243                 | 51.45                  | 13.04                | \$ 35,296                     | 100%                                            | 0%     | \$ 35,296.48                                                    | \$ -              |
| 2925                                            | 36                | 297                 | 51.45                  | 13.04                | \$ 43,108                     | 100%                                            | 0%     | \$ 43,108.18                                                    | \$ -              |
| 2926                                            | 42                | 49                  | 51.29                  | 13.04                | \$ 8,811                      | 100%                                            | 0%     | \$ 8,811.11                                                     | \$ -              |
| 2928                                            | 48                | 284                 | 50.86                  | 13.04                | \$ 61,105                     | 100%                                            | 0%     | \$ 61,105.04                                                    | \$ -              |
| 2929                                            | 48                | 91                  | 70.04                  | 13.04                | \$ 19,644                     | 100%                                            | 0%     | \$ 19,644.17                                                    | \$ -              |
| 2931                                            | 48                | 194                 | 93.46                  | 13.04                | \$ 41,779                     | 100%                                            | 0%     | \$ 41,778.69                                                    | \$ -              |
| 2932                                            | 30                | 232                 | 45.72                  | 13.04                | \$ 27,872                     | 100%                                            | 0%     | \$ 27,872.14                                                    | \$ -              |
| 2935                                            | 30                | 65                  | 36.9                   | 13.04                | \$ 7,771                      | 100%                                            | 0%     | \$ 7,770.75                                                     | \$ -              |
| 2936                                            | 30                | 263                 | 10                     | 0                    | \$ 31,512                     | 100%                                            | 0%     | \$ 31,512.06                                                    | \$ -              |
| 2939                                            | 30                | 37                  | 36.44                  | 13.04                | \$ 4,462                      | 100%                                            | 0%     | \$ 4,461.66                                                     | \$ -              |
| 2940                                            | 30                | 93                  | 36.44                  | 13.04                | \$ 11,206                     | 100%                                            | 0%     | \$ 11,206.33                                                    | \$ -              |
| 2945                                            | 18                | 341                 | 6.16                   | 10.24                | \$ 30,711                     | 60%                                             | 40%    | \$ 18,474.61                                                    | \$ 12,236.43      |
| 2952                                            | 30                | 334                 | 36.44                  | 0                    | \$ 40,130                     | 100%                                            | 0%     | \$ 40,129.75                                                    | \$ -              |
| 2953                                            | 30                | 352                 | 36.44                  | 0                    | \$ 42,286                     | 100%                                            | 0%     | \$ 42,286.42                                                    | \$ -              |
| 2954                                            | 30                | 349                 | 36.44                  | 0                    | \$ 41,875                     | 100%                                            | 0%     | \$ 41,875.17                                                    | \$ -              |
| 2955                                            | 30                | 319                 | 43.43                  | 0                    | \$ 38,265                     | 100%                                            | 0%     | \$ 38,265.22                                                    | \$ -              |
| 2977                                            | 18                | 115                 | 19.87                  | 0.01                 | \$ 10,333                     | 100%                                            | 0%     | \$ 10,332.51                                                    | \$ -              |
| 2978                                            | 18                | 38                  | 19.87                  | 0                    | \$ 3,398                      | 100%                                            | 0%     | \$ 3,397.87                                                     | \$ -              |
| 3040                                            | 60                | 504                 | 79.29                  | 191.7                | \$ 143,691                    | 41%                                             | 59%    | \$ 59,432.92                                                    | \$ 84,258.48      |
| 3094                                            | 60                | 19                  | 10                     | 0                    | \$ 5,375                      | 79%                                             | 21%    | \$ 4,245.96                                                     | \$ 1,128.67       |
| 3095                                            | 60                | 191                 | 60.28                  | 76.7                 | \$ 54,336                     | 79%                                             | 21%    | \$ 42,704.03                                                    | \$ 11,632.39      |
| 3330                                            | 60                | 486                 | 79.29                  | 191.7                | \$ 138,369                    | 41%                                             | 59%    | \$ 57,231.36                                                    | \$ 81,137.31      |
| 3331                                            | 60                | 302                 | 79.29                  | 191.7                | \$ 86,162                     | 41%                                             | 59%    | \$ 35,637.81                                                    | \$ 50,523.98      |
| 3332                                            | 60                | 129                 | 79.29                  | 191.7                | \$ 36,818                     | 41%                                             | 59%    | \$ 15,228.63                                                    | \$ 21,589.73      |
| 3333                                            | 60                | 541                 | 60.28                  | 76.7                 | \$ 154,114                    | 79%                                             | 21%    | \$ 121,121.22                                                   | \$ 32,992.87      |
| Total                                           |                   |                     |                        |                      | \$ 7,293,510                  | -                                               | -      | \$ 5,806,043                                                    | \$ 1,487,466      |
| Value of Excess Capacity (Expressed As Percent) |                   |                     |                        |                      |                               |                                                 |        | 79.6%                                                           | 20.4%             |

## IMPACT FEE FACILITIES PLAN SUMMARY

### Introduction

The Impact Fee Facilities Plan (IFFP) was prepared to meet the requirements of Section 11-36a of the Utah State Impact Fee Code. The purpose of the IFFP is to identify master planned storm drain projects that are eligible for impact fees, estimate the implementation costs associated with those projects that are eligible for impact fees, and estimate the available capacities in the existing storm drain facilities that are eligible for reimbursement through impact fees.

### Service Areas

Three storm drain service areas have been defined for planning purposes: South Herriman, an area that is mostly undeveloped; West Herriman, which is largely developed; Herriman Towne Center, a large, relatively new development on the east side of Herriman (See Figure 1 in the IFFP for service area boundaries).

### Recommended Improvements

Recommended storm drain system improvements for West Herriman and South Herriman service areas are identified in Herriman's 2012 Storm Drain Master Plan Report (SDMP Report). The storm drain improvements identified in the SDMP Report are needed to meet a defined level of service that is discussed in that document. The recommended improvements identified in the SDMP Report included only major storm drain facilities (system improvements). Local storm drain facilities (project improvements), typically associated with single development projects, are not included in the SDMP Report nor are they eligible for impact fees.

The recommended system improvements identified in the SDMP Report that are eligible for impact fees are system improvements that will be constructed within a 6 year planning window. The portion of the estimated costs of those system improvements that are eligible for impact fees was estimated using a technical process that included the following: existing capacity, design discharge rate for existing development conditions, projected design storm discharge rates for projected full build-out conditions, future capacity, and the estimated design and construction costs. A total of \$13.3 million will spent to construct for the recommended system improvements for West Herriman and South Herriman service areas over the next 6 years, from which, \$7.07 million is eligible to be paid for by impact fees.

Recommended storm drain system improvements for the Herriman Towne Center are identified in the Herriman Towne Center Utility Master Plan Report. Based on data provided by the Momentum Development Group, \$1.46 million will be spent to construct recommended storm drain system improvements for the Herriman Towne Center service area over the next 6 years, from which, \$1.46 million is eligible to be paid for by impact fees.

### **Available Capacity**

Many of the existing storm drain pipes in the West Herriman service area have capacity available to serve future development. The available capacities in those existing pipes are eligible for reimbursement through impact fees. The percent of the value of the capacity of the existing storm drain system in the West Herriman service area that is available for future growth is 20.4 percent. The limited number of existing storm drain facilities in the South Herriman service area are project improvements and are not eligible for reimbursement through available capacity impact fees.

Some of the existing storm drain pipes in the Herriman Towne Center service area also have capacity available to serve future development. Forty-seven percent of the value of the existing capacity in the storm drain system is available for future growth.

### **Impact Fee Analysis**

The results of the IFFP will be used by others to develop an Impact Fee Analysis, which will determine the impact fees for Herriman City.



**Herriman, Utah**  
**Ordinance No. 13-21**

**AN ORDINANCE ADOPTING THE STORM DRAIN IMPACT FEE ANALYSIS**

**WHEREAS**, the Herriman City Council (“Council”) met in regular meeting on July 11, 2013, to consider, among other things, adopting the Storm Drain Impact Fee Analysis (“Storm Drain Analysis”); and

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

**WHEREAS**, on or about July 1, 2013, the written notice of the public hearing was mailed to each affected entity; and

**WHEREAS**, on or about July 1, 2013, notice of the public hearing was posted on Herriman’s official website; and

**WHEREAS**, on or about July 1, 2013, notice of the public hearing was published in the *Desert News* and *Salt Lake Tribune*; and

**WHEREAS**, on or about July 1, 2013, notice of the public hearing was published on the Utah Public Notice Website created pursuant to Utah Code Ann. § 63F-1-701; and

**WHEREAS**, on or about July 8, 2013, notice of the public hearing and/or public meeting was posted on Herriman’s official website; and

**WHEREAS**, on or about July 1, 2013, a copy of the Storm Drain Analysis and summary was made available to the public; and

**WHEREAS**, on or about July 1, 2013, notice of Herriman’s intent to enact or modify a storm drain impact fee was posted on the Utah Public Notice Website created pursuant to Utah Code Ann. § 63F-1-701; and

**WHEREAS**, on or about July 1, 2013, a copy of the Storm Drain Analysis and summary was posted on Herriman’s official website; and

**WHEREAS**, on or about July 1, 2013, a copy of the Storm Drain Analysis and summary was placed in the Herriman Public Library; and

**WHEREAS**, on July 11, 2013, a public hearing was held to hear public comments on the Storm Drain Analysis; and

**WHEREAS**, the Council finds that the Storm Drain 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 Storm Drain Analysis.

**NOW, THEREFORE, BE IT ORDAINED** by the Council that the Storm Drain Analysis be adopted.

**PASSED AND APPROVED** this 11<sup>th</sup> day of July, 2013.

**HERRIMAN CITY**

By: \_\_\_\_\_  
**Joshua E Mills**, Chairman

**VOTING:**

|                       |     |     |     |     |
|-----------------------|-----|-----|-----|-----|
| Joshua E Mills        | Yea | ___ | Nay | ___ |
| Mike Day              | Yea | ___ | Nay | ___ |
| Matt Robinson         | Yea | ___ | Nay | ___ |
| Craig B. Tischner     | Yea | ___ | Nay | ___ |
| Coralee Wessman-Moser | Yea | ___ | Nay | ___ |

**PRESENTED** to the Mayor/City Manager of Herriman City for approval this 11<sup>th</sup> day of July 2013

**APPROVED** this 11<sup>th</sup> day of July 2013.

By: \_\_\_\_\_  
**Mayor Joshua E Mills**

**ATTEST:**

\_\_\_\_\_  
Kristi Peterson, MMC  
City Recorder

**DEPOSITED** in the office of the City Recorder this 11<sup>th</sup> day of July 2013.

**RECORDED** this 11<sup>th</sup> day of July 2013.

CERTIFICATE OF POSTING

STATE OF UTAH                    )  
                                          )    SS:  
COUNTY OF SALT LAKE        )

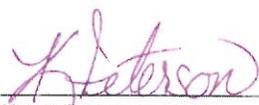
I, Kristi Peterson, do hereby certify that I am the duly appointed, qualified and acting City Recorder for Herriman, State of Utah, and do further certify that the foregoing is a true and correct copy of

**Ordinance No. 13-21**

**AN ORDINANCE ADOPTING THE STORM DRAIN IMPACT FEE ANALYSIS**

Herriman City Council duly adopted this Ordinance at a meeting duly called and held in Herriman, Utah on the July 11, 2013 at the hour of 7:30 o'clock P.M. of said day, and I certify that after its passage I caused to be posted a copy of the Ordinance in the following location:

1. Herriman Community Center bulletin board, main floor - 13011 S Pioneer Street (6000 West)
2. Public Notice Website at <http://www.utah.gov/pmn/index.html>
3. Herriman City Website: [www.Herriman.org](http://www.Herriman.org)



\_\_\_\_\_  
Kristi Peterson, MMC  
Herriman City Recorder



## Herriman City

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### Storm Water Impact Fee Analysis

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ZIONS BANK  PUBLIC FINANCE

June 2013

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## SUMMARY OF IMPACT FEE ANALYSIS

### BACKGROUND INFORMATION

Herriman City ("the City") retained Bowen Collins & Associates to prepare an Impact Fee Facilities Plan (IFFP) for storm water, and retained Zions Bank Public Finance to prepare this Impact Fee Analysis (IFA) for the calculation of appropriate storm water impact fees. This IFA relies on the information provided in the IFFP regarding current system capacity and future storm water capital facility needs, cost and timing.

*Service Areas.* There are three geographic service areas for the provision of storm water services in Herriman. These service areas are shown on the map in Appendix A and are referred to as Service Area #1 - West Herriman; Service Area #2 - South Herriman; and Service Area #3 - Herriman Towne Center.

*Demand Units.* The City requires that all development detain water in order to equalize the runoff rate throughout the City to a standard that is set at 0.2 cfs per acre for all properties within Service Area #1 ("West Herriman") and for 0.02 to 0.05 cfs per acre for all properties within Service Area #2 ("South Herriman"). Therefore, because the *rate* of flow is controlled, the demand unit for storm water capital facilities is the same for all development types and is calculated based on the development of "acres." Storm water impact fees are charged, at platting, on an acreage basis.

### IMPACT ON CONSUMPTION OF EXISTING CAPACITY

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

According to the IFFP, the existing storm water system improvements in Service Area #1 are currently at 79.6 percent of capacity, leaving 20.4 percent of capacity remaining for future development.<sup>1</sup> Service Area #2 has only minor storm water project improvements which are not eligible to be paid for with impact fees. There are no system storm drain capital facilities and no excess capacity is available to serve the needs of development. Significant excess capacity (47 percent) exists in Service Area #3 – the Towne Center.<sup>2</sup> The value of the excess capacity, which benefits the entire storm water system, rather than one particular geographic location, has been apportioned among all future users.

### IMPACT ON SYSTEM IMPROVEMENTS BY ANTICIPATED NEW DEVELOPMENT

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

The City has determined to maintain its current level of storm water service. Therefore, additional storm water improvements will be required in order to maintain the established storm water level of service. The new facilities needed that have been identified by the City's engineers total \$3,740,671 for Service Area #1 and \$3,332,797 for Service Area #2.

System improvements associated with Service Area #3 (Herriman Towne Center) were provided by the Momentum Development Group and total \$2,985,839.

<sup>1</sup> Bowen & Collins, Impact Fee Facilities Plan for Storm Water, June 2013, p.5.

<sup>2</sup> Bowen & Collins, Impact Fee Facilities Plan for Storm Water, June 2013, p.5.

**PROPORTIONATE SHARE ANALYSIS AND IMPACT FEE CALCULATION**

*Utah Code 11-36a-304(1)(d) and (e) and (2)(a) and (b)*

*Service Area #1.* Because the storm water system has excess capacity, the City proposes to require future residents to buy-in to the existing storm water system, as well as to contribute their fair share to the new storm water facilities needed for new development. These costs, along with allowable consultant costs, are summarized below, resulting in a total maximum impact fee of \$3,106.57 per acre in Service Area #1.

TABLE E.1 – PER ACRE IMPACT FEE CALCULATION – SERVICE AREA #1

| <b>Excess Capacity Buy-In Cost:</b>                                                     |                   |
|-----------------------------------------------------------------------------------------|-------------------|
| Storm Water System Historic Value                                                       | \$10,833,337.59   |
| Excess Capacity                                                                         | 20.4%             |
| Value of Excess Capacity                                                                | \$2,210,000.87    |
| Total Acres Served by Excess Capacity                                                   | 1,963             |
| Value of Excess Capacity per Acre                                                       | \$1,125.83        |
| <b>New Construction Costs:</b>                                                          |                   |
| Impact Fee Eligible System Improvements                                                 | \$3,740,671       |
| Acres Served by Construction of New System Improvements (undeveloped acres to buildout) | 1,963             |
| Cost per Acre                                                                           | \$1,905.59        |
| <b>Consultant Costs:</b>                                                                |                   |
| Consultant Costs                                                                        | \$23,245          |
| Acres Served by Consultant Costs (acres developed over next 6 years)                    | 150               |
| Consultant Costs per Acre                                                               | \$154.97          |
| <b>Fee Summary</b>                                                                      |                   |
| Buy-In Cost per Acre                                                                    | \$1,125.83        |
| New System Improvements Cost per Acre                                                   | \$1,905.59        |
| Consultant Fees                                                                         | \$154.97          |
| Fund Balance Credit                                                                     | -\$79.81          |
| <b>IMPACT FEE COST PER ACRE</b>                                                         | <b>\$3,106.57</b> |

*Service Area #2.* Service Area #2 currently only has storm water improvements designed as project improvements. There are no system storm water improvements and no excess capacity in the system that is eligible to be considered for impact fees. New construction costs of \$3,332,797, along with allowable consultant costs, are summarized below, resulting in a total maximum impact fee of \$1,337.48 per acre in Service Area #2.

TABLE E.2 – PER ACRE IMPACT FEE CALCULATION – SERVICE AREA #2

| <b>New Construction Costs:</b>                                                          |             |
|-----------------------------------------------------------------------------------------|-------------|
| Impact Fee Eligible System Improvements                                                 | \$3,332,797 |
| Acres Served by Construction of New System Improvements (undeveloped acres to buildout) | 2,729       |
| Cost per Acre                                                                           | \$1,221.25  |
| <b>Consultant Costs:</b>                                                                |             |
| Consultant Costs                                                                        | \$23,245    |

## Herriman Storm Water Impact Fees



|                                                                      |                   |
|----------------------------------------------------------------------|-------------------|
| Acres Served by Consultant Costs (acres developed over next 6 years) | 200               |
| Consultant Costs per Acre                                            | \$116.23          |
| <b>Fee Summary</b>                                                   |                   |
| Buy-In Cost per Acre                                                 | \$0.00            |
| New System Improvements Cost per Acre                                | \$1,221.25        |
| Consultant Fees                                                      | \$116.23          |
| Fund Balance Credit                                                  | -\$0.00           |
| <b>IMPACT FEE PER ACRE</b>                                           | <b>\$1,337.48</b> |

*Service Area #3.* Because the storm water system has excess capacity, the City proposes to require future residents to buy-in to the existing storm water system, as well as to contribute their fair share to the new storm water facilities needed for new development. These costs, along with allowable consultant costs, are summarized below, resulting in a total maximum impact fee of \$8,041.32 per acre in Service Area #3.

TABLE E.3 -- PER ACRE IMPACT FEE CALCULATION -- SERVICE AREA #3

|                                                                                         |                   |
|-----------------------------------------------------------------------------------------|-------------------|
| <b>Excess Capacity Buy-In Cost:</b>                                                     |                   |
| Storm Water System Historic Value                                                       | \$1,524,757       |
| Excess Capacity                                                                         | 47%               |
| Value of Excess Capacity                                                                | \$716,636         |
| Total Acres Served by Excess Capacity                                                   | 272               |
| Value of Excess Capacity per Acre                                                       | \$2,634.69        |
| <b>New Construction Costs:</b>                                                          |                   |
| Impact Fee Eligible System Improvements                                                 | \$1,461,082       |
| Acres Served by Construction of New System Improvements (undeveloped acres to buildout) | 272               |
| Cost per Acre                                                                           | \$5,371.63        |
| <b>Consultant Costs:</b>                                                                |                   |
| Consultant Costs                                                                        | \$3,500           |
| Acres Served by Consultant Costs (acres developed over next 6 years)                    | 100               |
| Consultant Costs per Acre                                                               | \$35.00           |
| <b>Fee Summary</b>                                                                      |                   |
| Buy-In Cost per Acre                                                                    | \$2,634.69        |
| New System Improvements Cost per Acre                                                   | \$5,371.63        |
| Consultant Fees                                                                         | \$35.00           |
| Fund Balance Credit                                                                     | \$0.00            |
| <b>IMPACT FEE PER ACRE</b>                                                              | <b>\$8,041.32</b> |

**MANNER OF FINANCING FOR PUBLIC FACILITIES**

For Service Area #3, the impact fees collected will not be sufficient to cover all of the costs of the storm drain system. This is due to the fact that the 101 acres already platted did not pay an impact fee that would sufficiently cover their fair share of the system. The total amount collected from the 101 acres is \$370,164. The development of the additional 272 acres will generate \$2,187,238, if each acre pays the calculated maximum fee of \$8,041.23. These two amounts, added together, total \$2,557,402, which is \$428,437 less than the \$2,985,839 needed to cover all costs. The difference of \$428,437 will be made up through other sources. It is anticipated that the repayment source will include, but not be limited to, tax increment as generated by the Community Development Area (CDA) for the Herriman Towne Center.

TABLE E.4 – CALCULATION OF ANTICIPATED SHORTFALL OF IMPACT FEES – SERVICE AREA #3

|                                           | <b>Fee</b>       |
|-------------------------------------------|------------------|
| Fees to be Collected                      | \$2,187,238      |
| Amount Previously Collected               | \$370,164        |
| Total Amount Collected                    | \$2,557,402      |
| Amount Needed for all System Improvements | \$2,985,839      |
| <b>Shortfall</b>                          | <b>\$428,437</b> |

## UTAH CODE LEGAL REQUIREMENTS

Utah law requires that communities prepare an Impact Fee Analysis (IFA) based on the information presented in the Impact Fee Facilities Plan (IFFP) 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. Herriman 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 Analysis (Utah Code 11-36a-503(1)). 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 March 12, 2012. A copy of the notice is included in Appendix C.

### PREPARATION OF IMPACT FEE ANALYSIS

Utah Code requires that "each local political subdivision... intending to impose an impact fee shall prepare a written analysis of each impact fee" (Utah Code 11-36a-303).

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

- (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 anticipated impacts 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 improvement that are reasonably related to the new development activity; and
- (a) based on the requirements of this chapter, identify how the impact fee was calculated.

Further, 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;
- (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 means such 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.

### CALCULATING IMPACT FEES

Utah Code states that for purposes of calculating an impact fee, a local political subdivision or private entity may include:

- (a) the construction contract price;
- (b) the cost of acquiring land, improvements, materials, and fixtures;
- (c) the cost for planning, surveying, and engineering fees for services provided for and directly related to the construction of the system improvements; and
- (d) for political subdivision, debt service charges, if the political subdivision might use impact fees as a revenue stream to pay the principal and interest on bonds, notes or other obligations issued to finance the costs of the system improvements.

Additionally, the Code states that each political subdivision or private entity shall base impact fee amounts on realistic estimates and the assumptions underlying those estimates shall be disclosed in the impact fee analysis.

### CERTIFICATION OF IMPACT FEE ANALYSIS

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 as part of this Impact Fees Analysis.

### IMPACT FEE ENACTMENT

Utah Code states that a local political subdivision or private entity wishing to impose impact fees shall pass an impact fee enactment in accordance with Section 11-36a-402. Additionally, an impact fee imposed by an impact fee enactment may not exceed the highest fee justified by the impact fee analysts. An impact fee enactment may not take effect until 90 days after the day on which the impact fee enactment is approved.

## CONSUMPTION OF EXISTING CAPACITY, IMPACT ON SYSTEM IMPROVEMENTS AND HOW IMPACTS ARE RELATED TO ANTICIPATED DEVELOPMENT ACTIVITY

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

### GROWTH IN DEMAND

Herriman City requires that all development detain water in order to equalize the runoff rate throughout the City to a standard that is set at 0.2 cfs per acre for all properties within service area #1 ("West Herriman") and for 0.02 to 0.05 cfs per acre for all properties within service area #2 ("South Herriman"). Service areas #1 and #2 have separate storm drain systems. Service Area #3 (Towne Center) has a separate master plan and also has a separate storm drain system.

There are three service areas within the City for the delivery of storm drain services: West Herriman, South Herriman and Herriman Towne Center. The City estimates that it currently has 1,963 unplatted and undeveloped acres in Service Area #1 (West Herriman); 2,729 unplatted and undeveloped acres in Service Area #2 (South Herriman); and 272 unplatted and undeveloped acres in Service Area #3 (Towne Center).<sup>3</sup>

Growth in developed acres will generate demand for storm water facilities. Table 1.1 shows the projected growth in the City through 2022 – the next ten years.

TABLE 1.1 – PROJECTED GROWTH THROUGH 2022

| Year                                   | New Acres Developed | Cumulative New Acres of Development |
|----------------------------------------|---------------------|-------------------------------------|
| <b>Service Area 1 – West Herriman</b>  |                     |                                     |
| 2013                                   | 25                  | 25                                  |
| 2014                                   | 25                  | 50                                  |
| 2015                                   | 25                  | 75                                  |
| 2016                                   | 25                  | 100                                 |
| 2017                                   | 25                  | 125                                 |
| 2018                                   | 25                  | 150                                 |
| 2019                                   | 25                  | 175                                 |
| 2020                                   | 25                  | 200                                 |
| 2021                                   | 25                  | 225                                 |
| 2022                                   | 25                  | 250                                 |
| <b>Service Area 2 – South Herriman</b> |                     |                                     |
| 2013                                   | 33.33               | 33.33                               |
| 2014                                   | 33.33               | 66.67                               |
| 2015                                   | 33.33               | 100.00                              |
| 2016                                   | 33.33               | 133.33                              |
| 2017                                   | 33.33               | 166.67                              |
| 2018                                   | 33.33               | 200.00                              |
| 2019                                   | 33.33               | 233.33                              |
| 2020                                   | 33.33               | 266.67                              |
| 2021                                   | 33.33               | 300.00                              |
| 2022                                   | 33.33               | 333.33                              |
| <b>Service Area 3 – Towne Center</b>   |                     |                                     |
| 2013                                   | 16.67               | 16.67                               |
| 2014                                   | 16.67               | 33.33                               |
| 2015                                   | 16.67               | 50.00                               |
| 2016                                   | 16.67               | 66.67                               |
| 2017                                   | 16.67               | 83.33                               |

<sup>3</sup> Memo from Herriman City Planner dated March 12, 2013

| Year | New Acres Developed | Cumulative New Acres of Development |
|------|---------------------|-------------------------------------|
| 2018 | 16.67               | 100.00                              |
| 2019 | 16.67               | 116.67                              |
| 2020 | 16.67               | 133.33                              |
| 2021 | 16.67               | 150.00                              |
| 2022 | 16.67               | 166.67                              |

**Consumption of Existing Capacity by Anticipated New Development**

*Service Area #1.* According to Bowen, Collins & Associates, the City’s storm water engineers, the existing storm water system improvements in Service Area #1 are currently at 79.6 percent of capacity, leaving 20.4 percent of capacity remaining for future development.<sup>4</sup> However, because the excess capacity is scattered throughout the system, the actual amount of excess capacity for a particular geographic location varies widely. Therefore, the existing excess capacity is considered to be shared equally among the remaining 1,963 acres remaining to be developed in Service Area #1.

*Service Area #2.* Service Area #2 is currently mostly undeveloped. There are no existing storm drain capital facilities that have excess capacity that is eligible to be reimbursed through impact fees.

*Service Area #3.* Service Area #3 is estimated by the engineers to be at 53 percent of capacity, leaving 47 percent of the system with excess capacity. This is based on information provided in the Storm Drain Impact Fee Facilities Plan as follows:

*The Towne Center service area contains 373 acres. According to information provided by the Momentum Development Group, about half of the storm drain system in the Towne Center has been constructed and provides service to approximately 190 acres. One hundred and one acres of the service area have been platted and have previously paid storm drain impact fees in the Towne Center. Therefore, the existing storm drain system has 47 percent available capacity to serve 89 acres of future development. The 47 percent available capacity in the existing Towne Center storm drain system is eligible to be reimbursed through impact fees.<sup>5</sup>*

**Impact on System Improvements by Anticipated New Development**

The City has determined to maintain its current level of storm water service. Therefore, additional storm water improvements will be required in order to maintain the established storm water level of service. The new facilities needed have been identified by the City’s engineers for Service Area #1 and Service Area #2.

TABLE I.2 – NEW SYSTEM IMPROVEMENTS NECESSITATED BY NEW DEVELOPMENT – SERVICE AREA #1

| Service Area #1 West Herriman Project # | Year | Total Cost | % to New Development | Cost Attributable to New Development |
|-----------------------------------------|------|------------|----------------------|--------------------------------------|
| P21                                     | 2014 | \$335,829  | 51%                  | \$172,720                            |
| P22                                     | 2014 | \$608,514  | 62%                  | \$374,343                            |
| P8                                      | 2015 | \$666,021  | 62%                  | \$409,720                            |
| P1                                      | 2015 | \$359,785  | 39%                  | \$138,625                            |
| P23                                     | 2016 | \$346,562  | 51%                  | \$178,240                            |
| P24                                     | 2016 | \$596,546  | 62%                  | \$366,981                            |
| P25                                     | 2016 | \$435,475  | 62%                  | \$267,894                            |

<sup>4</sup> Bowen & Collins, Impact Fee Facilities Plan for Stormwater, June 2013, p.5.

<sup>5</sup> Bowen & Collins, Impact Fee Facilities Plan for Stormwater, June 2013, p.5.

# Herriman Storm Water Impact Fees



| Service Area #1 West<br>Herriman Project # | Year | Total Cost         | % to New<br>Development | Cost Attributable to New<br>Development |
|--------------------------------------------|------|--------------------|-------------------------|-----------------------------------------|
| P3                                         | 2016 | \$26,526           | 17%                     | \$4,587                                 |
| DB5                                        | 2016 | \$697,400          | 77%                     | \$537,858                               |
| P7                                         | 2016 | \$1,198,750        | 35%                     | \$421,539                               |
| DB1                                        | 2017 | \$370,600          | 80%                     | \$294,820                               |
| P2                                         | 2017 | \$37,118           | 46%                     | \$17,042                                |
| P5                                         | 2017 | \$1,276,292        | 6%                      | \$82,379                                |
| P27                                        | 2017 | \$307,594          | 62%                     | \$189,224                               |
| P26                                        | 2017 | \$462,793          | 62%                     | \$284,699                               |
| <b>TOTAL</b>                               |      | <b>\$7,725,805</b> |                         | <b>\$3,740,671</b>                      |

TABLE I.3 – NEW SYSTEM IMPROVEMENTS NECESSITATED BY NEW DEVELOPMENT – SERVICE AREA #2

| Service Area #2 South<br>Herriman Project # | Year | Total Cost         | % to New<br>Development | Cost Attributable to New<br>Development |
|---------------------------------------------|------|--------------------|-------------------------|-----------------------------------------|
| OC17                                        | 2013 | \$828,385          | 98%                     | \$809,120                               |
| P15                                         | 2013 | \$305,216          | 28%                     | \$86,015                                |
| P17                                         | 2013 | \$354,858          | 90%                     | \$319,373                               |
| OC19                                        | 2013 | \$605,455          | 79%                     | \$479,071                               |
| OC18                                        | 2014 | \$427,246          | 39%                     | \$165,309                               |
| OC7                                         | 2016 | \$501,762          | 95%                     | \$476,674                               |
| OC5                                         | 2017 | \$447,271          | 100%                    | \$447,271                               |
| P18                                         | 2018 | \$304,821          | 13%                     | \$38,915                                |
| DB2                                         | 2018 | \$1,813,400        | 28%                     | \$511,049                               |
| <b>TOTAL</b>                                |      | <b>\$5,588,414</b> |                         | <b>\$3,332,797</b>                      |

System improvements associated with the Herriman Towne Center were provided by the Momentum Development Group.

TABLE I.4 – NEW SYSTEM IMPROVEMENTS NECESSITATED BY NEW DEVELOPMENT – SERVICE AREA #3

| Geographic Area               | System Costs       |
|-------------------------------|--------------------|
| <b>Midas Creek</b>            |                    |
| Plat A                        | \$824,724          |
| <b>Rose Creek</b>             |                    |
| Plat C Ph 1                   | \$103,311          |
| Plat C Ph 2                   | \$200,146          |
| Plat D Ph 1                   | \$90,756           |
| Plat D Ph 2                   | \$262,820          |
| Plat E Ph 1                   | \$43,000           |
| <b>Expenditures to Date</b>   | <b>\$1,524,757</b> |
| <b>Remaining System Costs</b> | <b>\$1,461,082</b> |
| <b>Total System Costs</b>     | <b>\$2,985,839</b> |

**Relation of Anticipated Development Activity to Impacts on Existing Capacity and System Improvements**

The demand placed on existing storm water improvements by new development activity is attributed to the increased developed acres related to both residential and nonresidential growth. Platted acreage, the first step in the development process, is expected to increase by 150 acres in Service Area #1 over the next six years and by 250 acres over the next ten years. Developed acreage in Service Area #2 is expected to increase by 200 acres over the next six years and by 333.33 acres over the next ten years. Developed acreage in Service Area #3 is expected to increase by 100 acres over the next six years and by 166.67 acres over the next ten years.

## PROPORTIONATE SHARE ANALYSIS

*Utah Code 11-36a-304(1)(d)(i) and (ii)*

### COSTS FOR EXISTING CAPACITY

*Service Area #1.* Because the existing storm water system in Service Area #1 has excess capacity, the City proposes to require future residents to buy-in to the existing storm water system in order 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. The total historical cost for storm water improvements paid for by the City is \$10,833,337.59. Detailed listings of the storm water system costs are included in Appendix B. Table 1.5 shows that the value of the excess capacity is based on 20.4 percent of the historic cost, or \$2,210,000.87.

The excess capacity will benefit all of new development and, therefore, the cost has been distributed over all future developed acres. Future developable acres, excluding open space, are estimated at 1,963 acres.

TABLE 1.5 – PER ACRE BUY-IN COST FOR EXISTING CAPACITY – SERVICE AREA #1

| <b>Excess Capacity "Buy-In" Costs:</b> | <b>Historic Value</b> |
|----------------------------------------|-----------------------|
| Storm Water System Historic Value      | \$10,833,337.59       |
| Excess Capacity                        | 20.4%                 |
| Value of Excess Capacity               | \$2,210,000.87        |
| Total Acres Served by Excess Capacity  | 1,963                 |
| Value of Excess Capacity per Acre      | \$1,125.83            |

*Service Area #2.* There is no excess capacity in the storm drain system in Service Area #2 that is eligible for impact fees, as all improvements are project (not system) improvements.

*Service Area #3.* Because the water system in Service Area #3 has excess capacity, the City proposes to require future residents to buy-in to the existing storm water system in order 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. The total historical cost for system storm water improvements is \$1,524,757. Detailed listings of the storm water system costs are included in Table 1.4. Table 1.6 shows that the value of the excess capacity is based on 47 percent of the historic cost of \$1,524,757, or \$716,636. This excess capacity was designed for Service Area #3.

The excess capacity will benefit all of new development in Service Area #3 and, therefore, the cost has been distributed over all unplatted acres. Future acres to be platted are estimated at 272 acres.

TABLE 1.6 – PER ACRE BUY-IN COST FOR EXISTING CAPACITY – SERVICE AREA #3

| <b>Excess Capacity Buy-In Cost:</b>   | <b>Historic Value</b> |
|---------------------------------------|-----------------------|
| Storm Water System Historic Value     | \$1,524,757           |
| Excess Capacity                       | 47%                   |
| Value of Excess Capacity              | \$716,636             |
| Total Acres Served by Excess Capacity | 272                   |
| Value of Excess Capacity per Acre     | \$2,634.69            |

**COSTS OF SYSTEM IMPROVEMENTS RELATED TO NEW DEVELOPMENT ACTIVITY**

The City intends to maintain its existing level of service for storm water services through adding the improvements shown in Tables 1.7, 1.8 and 1.9. In addition, engineering and consultant fees are considered a legitimate cost in calculating impact fees. These costs are also summarized below.

*Service Area #1.* Total impact-fee eligible costs for new construction are \$3,740,671 in Service Area #1. These facilities are designed to serve all of the 1,963 undeveloped acres in Service Area #1, resulting in a cost per acre of \$1,905.59. Consultant costs are estimated at \$23,245 in order to prepare the engineering plans, impact fee facility plans and impact fee analysis that were necessary in order to calculate defensible impact fees. The engineering and consultant studies are considered to serve development over the next six years. Therefore, the average consultant cost per acre is calculated by dividing the total cost of \$23,245 by the 150 acres expected to develop in the next six years, resulting in a cost per acre of \$154.97.

TABLE 1.7 – PER ACRE COST FOR SYSTEM IMPROVEMENTS – SERVICE AREA #1

| <b>New Construction Costs:</b>                                                          |             |
|-----------------------------------------------------------------------------------------|-------------|
| Impact Fee Eligible System Improvements                                                 | \$3,740,671 |
| Acres Served by Construction of New System Improvements (undeveloped acres to buildout) | 1,963       |
| Cost per Acre                                                                           | \$1,905.59  |
| <b>Consultant Costs:</b>                                                                |             |
| Consultant Costs                                                                        | \$23,245    |
| Acres Served by Consultant Costs (acres developed over next 6 years)                    | 150         |
| Consultant Costs per Acre                                                               | \$154.97    |

*Service Area #2.* Total impact-fee eligible costs for new construction are \$3,332,797 in Service Area #2. These facilities are designed to serve all of the 2,729 undeveloped acres in Service Area #2, resulting in a cost per acre of \$1,221.25. Consultant costs are estimated at \$23,245 in order to prepare the engineering plans, impact fee facility plans and impact fee analysis that were necessary in order to calculate defensible impact fees. The engineering and consultant studies are considered to serve development over the next six years. Therefore the average consultant cost per acre is calculated by dividing the total cost of \$23,245 by the 200 acres expected to develop in the next six years, resulting in a cost per acre of \$116.23

TABLE 1.8 – PER ACRE COST FOR SYSTEM IMPROVEMENTS – SERVICE AREA #2

| <b>New Construction Costs:</b>                                                          |             |
|-----------------------------------------------------------------------------------------|-------------|
| Impact Fee Eligible System Improvements                                                 | \$3,332,797 |
| Acres Served by Construction of New System Improvements (undeveloped acres to buildout) | 2,729       |
| Cost per Acre                                                                           | \$1,221.25  |
| <b>Consultant Costs:</b>                                                                |             |
| Consultant Costs                                                                        | \$23,245    |
| Acres Served by Consultant Costs (acres developed over next 6 years)                    | 200         |
| Consultant Costs per Acre                                                               | \$116.23    |

*Service Area #3.* Total impact-fee eligible costs for new construction are \$1,461,082 in Service Area #3. These facilities are designed to serve all of the 272 unplatted and undeveloped acres in Service Area #3, resulting in a cost

per acre of \$5,371.63. Consultant costs are estimated at \$3,500 in order to prepare the impact fee analysis that was necessary in order to calculate defensible impact fees. The consultant studies are considered to serve development over the next six years. Therefore the average consultant cost per acre is calculated by dividing the total cost of \$3,500 by the 100 acres expected to develop in the next six years, resulting in a cost per acre of \$35.00.

TABLE I.9 – PER ACRE COST FOR SYSTEM IMPROVEMENTS – SERVICE AREA #3

| <b>New Construction Costs:</b>                                                          |             |
|-----------------------------------------------------------------------------------------|-------------|
| Impact Fee Eligible System Improvements                                                 | \$1,461,082 |
| Acres Served by Construction of New System Improvements (undeveloped acres to buildout) | 272         |
| Cost per Acre                                                                           | \$5,371.63  |
| <b>Consultant Costs:</b>                                                                |             |
| Consultant Costs                                                                        | \$3,500     |
| Acres Served by Consultant Costs (acres developed over next 6 years)                    | 100         |
| Consultant Costs per Acre                                                               | \$35.00     |

**Impact Fee Calculation**

*Service Area #1.* For Service Area #1, buy-in costs of \$1,125.83, plus new system costs of \$1,905.59 per acre, plus consultant costs of \$154.97 per acre, less an outstanding fund balance of \$156,672 that will benefit all of new development by defraying costs for the new facilities,<sup>6</sup> result in total maximum impact fees per acre of \$3,106.57 in Service Area #1.

TABLE I.10 – SERVICE AREA #1 – PROPORTIONATE SHARE IMPACT FEE CALCULATION

|                                       | <b>Fee</b> |
|---------------------------------------|------------|
| Buy-In Cost per Acre                  | \$1,125.83 |
| New System Improvements Cost per Acre | \$1,905.59 |
| Consultant Fees                       | \$154.97   |
| Fund Balance Credit                   | -\$79.81   |
| Cost per Acre                         | \$3,106.57 |

*Service Area #2.* Service Area #2 has no existing excess capacity and no fund balance. Therefore, the impact fee is derived solely from the new construction cost per acre of \$1,221.25, plus the consultant cost per acre of \$116.23, resulting in a total maximum impact fee of \$1,337.48.

TABLE I.11 – SERVICE AREA #2 – PROPORTIONATE SHARE IMPACT FEE CALCULATION

|                                       | <b>Fee</b> |
|---------------------------------------|------------|
| Buy-In Cost per Acre                  | \$0.00     |
| New System Improvements Cost per Acre | \$1,221.25 |
| Consultant Fees                       | \$116.23   |
| Fund Balance Credit                   | -\$0.00    |
| Cost per Acre                         | \$1,337.48 |

<sup>6</sup> The reduced amount per acre, due to the fund balance, is calculated by dividing the \$156,672 fund balance by the 1,963 future acres to be developed.

## Herriman Storm Water Impact Fees



Service Area #3. For Service Area #3, buy-in costs of \$2,634.69, plus new system costs of \$5,371.63 per acre, plus consultant costs of \$35.00 per acre, result in total maximum impact fees per acre of \$8,041.32 in Service Area #3.

TABLE 1.12 – SERVICE AREA #3 – PROPORTIONATE SHARE IMPACT FEE CALCULATION

|                                       | <b>Fee</b>        |
|---------------------------------------|-------------------|
| Buy-In Cost per Acre                  | \$2,634.69        |
| New System Improvements Cost per Acre | \$5,371.63        |
| Consultant Fees                       | \$35.00           |
| Fund Balance Credit                   | \$0.00            |
| <b>Cost per Acre</b>                  | <b>\$8,041.32</b> |

## MANNER OF FINANCING, CREDITS, ETC.

*Utah Code 11-36a-304(2)(c), (d), (e), (f), (g), and (h)*

### MANNER OF FINANCING

An impact fee is a one-time fee that is implemented by a local government on new development to help fund and pay for all or a portion of the costs of public facilities that are needed to serve new development. These fees are usually implemented to help reduce the economic burden on local jurisdictions that are trying to deal with population growth within the area. As a matter of policy and legislative discretion, a City may choose to have new development pay the full cost of its share of new public facilities if the facilities would not be needed except to service new development. However, local governments may use other sources of revenue to pay for the new facilities required to service new development and use impact fees to recover the cost difference between the total cost and the other sources of revenue. Additionally, impact fees allow new growth to share in the cost of existing facilities that have excess capacity.

Additional storm water system improvements beyond those funded through impact fees that are desired to maintain this "higher" level of service will be paid for by the community through other revenue sources such as user charges, special assessments, general obligation bonds, general taxes, etc.

### IMPACT FEE CREDITS

The Impact Fees Act requires credits to be given for future payments on outstanding debt for facilities identified in the IFFP so that there is no double-charging for fees. Credits may also be given to developers who have constructed or directly funded items that are included in the IFFP or donated to the City in lieu of impact fees, including the dedication of land for system improvements. This situation does not apply to developer exactions or improvements required to offset density or as a condition for development. Any item for which a developer receives credit must be included in the IFFP and must be agreed upon with the City before construction begins.

In the situation that a developer chooses to construct facilities found in the IFFP in lieu of impact fees, the arrangement must be made through the developer and the City.

The standard impact fee can also be decreased to respond to unusual circumstances in specific cases in order to ensure that impact fees are imposed fairly. In certain cases, a developer may submit studies and data that clearly show a need for adjustment.

At the discretion of the City, impact fees may be modified for low-income housing, although alternate sources of funding for the storm water facilities must be identified.

### EXTRAORDINARY COSTS AND TIME PRICE DIFFERENTIAL

It is not anticipated that there will be any extraordinary costs in servicing newly-developed storm water properties. To account for the time-price differential inherent in fair comparisons of amounts paid at different times, historical costs have been used to compute buy-in costs to public facilities with excess capacity and current costs have been used to compute impacts on system improvements required by anticipated development activity to maintain the established level of service for each public facility.<sup>7</sup>

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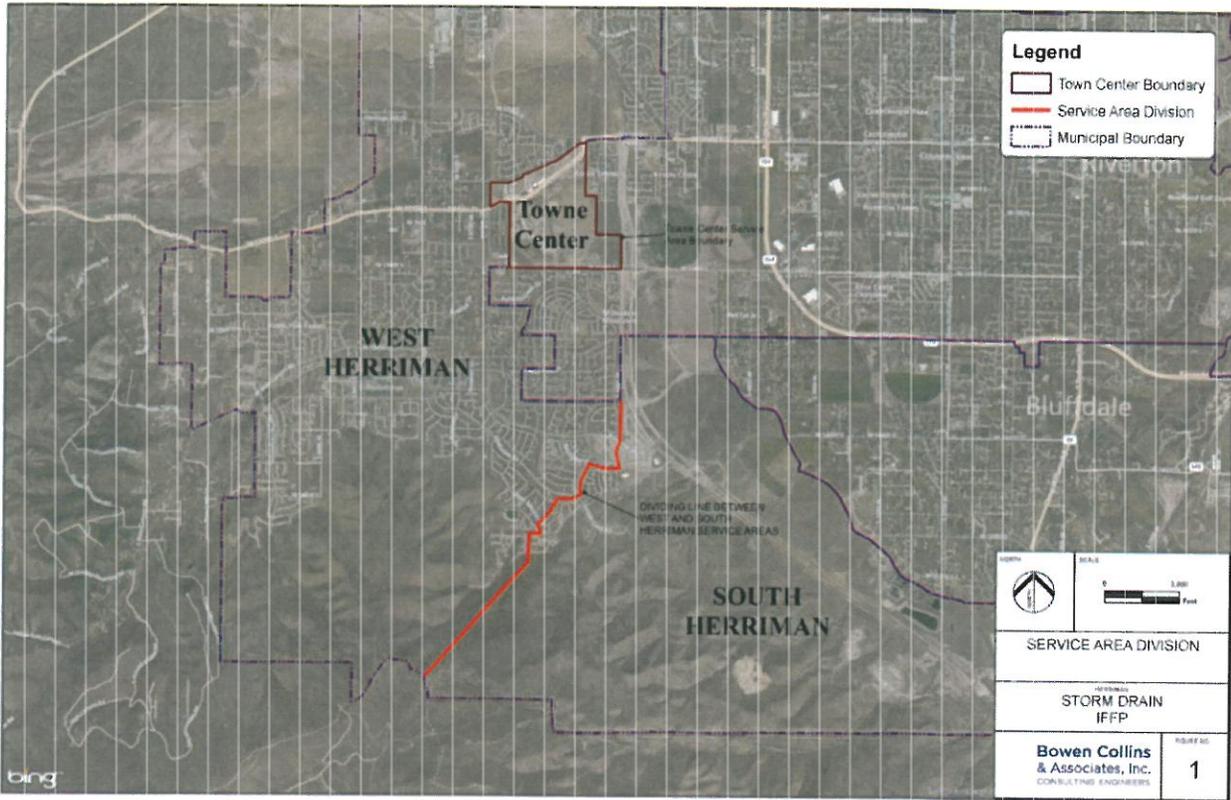
<sup>7</sup> Since the time span covered by this analysis is only six years and inflation rates are low, current costs have been used to calculate impact fees for storm water system improvements.

## 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;
  - 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.

### APPENDIX A – MAP OF SERVICE AREAS



## APPENDIX B – EXISTING STORM WATER IMPROVEMENTS AND VALUES

| Property Description         | Date in Service | Book Cost  | % System | System Cost   |
|------------------------------|-----------------|------------|----------|---------------|
| STORM DRAIN - 14020 S 5775 W | 12/07/00        | 31,781.00  | 100%     | \$ 31,781.00  |
| STORM DRAIN - 14300 S 5270 W | 1/13/01         | 118,455.00 | 100%     | \$ 118,455.00 |
| STORM DRAIN - 14000 S 5700 W | 7/05/01         | 172,578.45 | 100%     | \$ 172,578.45 |
| STORM DRAIN - 14000 S 5935 W | 7/17/01         | 159,627.35 | 100%     | \$ 159,627.35 |
| STORM DRAIN - 14185 S 5450 W | 10/03/01        | 192,685.60 | 0%       | \$ -          |
| STORM DRAIN - 13650 S 6000 W | 10/15/01        | 46,704.45  | 100%     | \$ 46,704.45  |
| STORM DRAIN - 14400 S 5200 W | 5/02/02         | 414,520.00 | 100%     | \$ 414,520.00 |
| STORM DRAIN - 13540 S 5600 W | 7/06/02         | 47,210.00  | 100%     | \$ 47,210.00  |
| STORM DRAIN - 13900 S 5250 W | 9/13/02         | 96,240.00  | 0%       | \$ -          |
| STORM DRAIN - 14325 S 4880 W | 9/20/02         | 192,850.00 | 0%       | \$ -          |
| STORM DRAIN - 14000 S 5600 W | 11/07/02        | 189,649.40 | 100%     | \$ 189,649.40 |
| STORM DRAIN - 5600 W 12885 S | 11/12/02        | 248,419.50 | 100%     | \$ 248,419.50 |
| STORM DRAIN - 13400 S 5800 W | 2/27/03         | 125,614.00 | 100%     | \$ 125,614.00 |
| STORM DRAIN - 13400 S 5800 W | 3/19/03         | 3,018.00   | 100%     | \$ 3,018.00   |
| STORM DRAIN - 14135 S 5800 W | 4/03/03         | 245,555.00 | 100%     | \$ 245,555.00 |
| STORM DRAIN - 14135 S 5800 W | 6/17/03         | 192,560.00 | 100%     | \$ 192,560.00 |
| STORM DRAIN - 6400 W 13768 S | 7/01/03         | 19,596.00  | 100%     | \$ 19,596.00  |
| STORM DRAIN - 13162 S 5600 W | 7/01/03         | 1,756.00   | 100%     | \$ 1,756.00   |
| STORM DRAIN - 6400 W 13400 S | 8/01/03         | 281,735.10 | 100%     | \$ 281,735.10 |
| STORM DRAIN - 13790 S 6630 W | 9/30/03         | 122,085.50 | 100%     | \$ 122,085.50 |
| STORM DRAIN - 13100 S 6320 W | 10/02/03        | 38,696.00  | 100%     | \$ 38,696.00  |
| STORM DRAIN - 13900 S 5400 W | 12/03/03        | 75,673.00  | 0%       | \$ -          |
| STORM DRAIN - 14300 S 5900 W | 1/13/04         | 294,339.62 | 26%      | \$ 76,528.30  |
| STORM DRAIN - 13400 S 5800 W | 1/13/04         | 32,338.00  | 100%     | \$ 32,338.00  |
| STORM DRAIN - 13400 S 5800 W | 1/13/04         | 61,268.00  | 100%     | \$ 61,268.00  |
| STORM DRAIN - 13810 S 6670 W | 2/10/04         | 105,915.00 | 100%     | \$ 105,915.00 |
| STORM DRAIN - 14600 S 5500 W | 2/12/04         | 310,788.50 | 26%      | \$ 80,805.01  |
| STORM DRAIN - 12610 S 5480 W | 2/18/04         | 142,207.00 | 100%     | \$ 142,207.00 |
| STORM DRAIN - 13200 S 5600 W | 5/20/04         | 325,781.50 | 100%     | \$ 325,781.50 |
| STORM DRAIN - 14600 S 5500 W | 6/11/04         | 74,760.00  | 26%      | \$ 19,437.60  |
| STORM DRAIN - 13620 S 6941 W | 6/30/04         | 61,110.60  | 100%     | \$ 61,110.60  |
| STORM DRAIN - 13620 S 6941 W | 6/30/04         | 54,326.40  | 100%     | \$ 54,326.40  |
| STORM DRAIN - 13620 S 6941 W | 6/30/04         | 214,390.00 | 100%     | \$ 214,390.00 |
| FLOOD DRAINAGE PROJECTS 2003 | 6/30/04         | 305,491.45 | 100%     | \$ 305,491.45 |
| Storm Drain Project 13400 S  | 4/30/05         | 137,639.69 | 100%     | \$ 137,639.69 |
| Storm Drain - 13900 S 6100 W | 6/15/05         | 75,185.00  | 100%     | \$ 75,185.00  |
| Storm Drain - 14700 S 5300 W | 12/09/04        | 361,550.00 | 100%     | \$ 361,550.00 |
| Storm Drain - 12600 S 4600 W | 8/10/04         | 136,135.09 | 100%     | \$ 136,135.09 |

## Herriman Storm Water Impact Fees



| Property Description                     | Date in Service | Book Cost  | % System | System Cost |
|------------------------------------------|-----------------|------------|----------|-------------|
| Storm Drain - 12600 S 4600 W             | 8/26/04         | 58,210.00  | 100% \$  | 58,210.00   |
| Storm Drain - 14400 S 5050 W             | 8/31/04         | 177,177.00 | 0% \$    | -           |
| Storm Drain - 4675 W 12460 S             | 6/15/05         | 38,790.00  | 0% \$    | -           |
| Storm Drain - 14600 S 5500 W             | 7/16/04         | 214,436.50 | 100% \$  | 214,436.50  |
| Storm Drain - 13790 S 6630 W             | 9/30/04         | 122,085.50 | 100% \$  | 122,085.50  |
| Storm Drain - 13400 S 6400 W             | 9/30/04         | 14,300.00  | 100% \$  | 14,300.00   |
| Storm Drain - 12610 S 5480 W             | 8/04/04         | 90,368.00  | 100% \$  | 90,368.00   |
| Drainage Swale - 14700 S 5300 W          | 12/09/04        | 2,400.00   | 100% \$  | 2,400.00    |
| Valve Collars - 14700 S 5300 W           | 12/09/04        | 5,600.00   | 0% \$    | -           |
| Herriman Ward Building - 13381 S 6000 W  | 7/18/05         | 1,000.00   | 0% \$    | -           |
| Herriman Heights                         | 8/03/05         | 348,990.00 | 61% \$   | 212,883.90  |
| Heritage Place Phase 2                   | 8/08/05         | 20,287.00  | 18% \$   | 3,651.66    |
| Rosecrest Plat P                         | 9/15/05         | 334,740.00 | 26% \$   | 87,032.40   |
| Jiffy Lube 13255 S 5600 W                | 10/14/05        | 7,576.00   | 0% \$    | -           |
| Rosecrest Plat Q                         | 11/29/05        | 302,648.00 | 26% \$   | 78,688.48   |
| Utah Central Credit Union 13218 S 5600 W | 11/29/05        | 7,280.00   | 0% \$    | -           |
| Legacy Ranch Plat F                      | 12/23/05        | 3,742.00   | 47% \$   | 1,758.74    |
| Heritage Place Phase 3                   | 1/03/06         | 6,530.00   | 18% \$   | 1,175.40    |
| Cove at Herriman Springs Phase 2         | 1/23/06         | 300,555.00 | 18% \$   | 54,099.90   |
| Cove at Herriman Springs Phase 3         | 1/23/06         | 252,010.00 | 18% \$   | 45,361.80   |
| Legacy Ranch Boulevard                   | 3/08/06         | 31,570.00  | 47% \$   | 14,837.90   |
| Legacy Ranch Plat C                      | 3/08/06         | 30,112.00  | 47% \$   | 14,152.64   |
| Towns at Legacy Ranch 7                  | 3/09/06         | 18,802.44  | 47% \$   | 8,837.15    |
| Towns at Legacy Ranch 3                  | 3/09/06         | 7,374.00   | 47% \$   | 3,465.78    |
| Towns at Legacy Ranch 2                  | 3/09/06         | 5,596.00   | 47% \$   | 2,630.12    |
| Towns at Legacy Ranch 11                 | 3/09/06         | 14,506.07  | 47% \$   | 6,817.85    |
| Towns at Legacy Ranch 1                  | 3/09/06         | 51,666.00  | 47% \$   | 24,283.02   |
| Checker 13225 S 5600 W                   | 6/07/06         | 12,640.00  | 0% \$    | -           |
| Maverick 464 W 12600 S                   | 6/07/06         | 8,250.00   | 0% \$    | -           |
| Horizon Ridge                            | 6/13/06         | 75,185.00  | 2% \$    | 1,503.70    |
| In-House Engineering and Costs           | 6/30/06         | 19,609.01  | 100% \$  | 19,609.01   |
| Rosecrest Plat R                         | 7/31/06         | 372,380.00 | 26% \$   | 96,818.80   |
| Storm Drain Camera                       | 9/05/07         | 118,704.00 | 100% \$  | 118,704.00  |
| Boulders at Rosecrest                    | 10/03/06        | 2,200.00   | 26% \$   | 572.00      |
| Cove at Herriman Springs Phase 2         | 12/20/06        | 300,555.00 | 18% \$   | 54,099.90   |
| Cove at Herriman Springs Phase 3         | 12/20/06        | 252,010.00 | 18% \$   | 45,361.80   |
| Cove at Herriman Springs Phase 4A        | 10/20/06        | 36,040.00  | 18% \$   | 6,487.20    |
| Cove at Herriman Springs Phase 4B        | 10/20/06        | 23,700.00  | 18% \$   | 4,266.00    |
| Cove at Herriman Springs Phase 4C        | 12/20/06        | 43,000.00  | 18% \$   | 7,740.00    |
| Cove at Herriman Springs Phase 4D        | 12/20/06        | 22,420.00  | 18% \$   | 4,035.60    |

## Herriman Storm Water Impact Fees



| Property Description                        | Date in Service | Book Cost    | % System | System Cost     |
|---------------------------------------------|-----------------|--------------|----------|-----------------|
| Hamilton Farms Phase 3                      | 4/13/07         | 121,784.30   | 43%      | \$ 52,367.25    |
| Hamilton Farms Phase 4A                     | 4/13/07         | 214,390.00   | 43%      | \$ 92,187.70    |
| Hamilton Farms Phase 4B                     | 4/13/07         | 54,326.40    | 43%      | \$ 23,360.35    |
| Legacy Ranch Plat C                         | 6/05/07         | 30,112.00    | 47%      | \$ 14,152.64    |
| Overlook Phase 1                            | 8/31/06         | 53,520.00    | 30%      | \$ 16,056.00    |
| Overlook Phase II                           | 4/19/07         | 81,155.00    | 30%      | \$ 24,346.50    |
| Rose Canyon Professional Plaza              | 4/30/07         | 8,315.00     | 0%       | \$ -            |
| Rose Creek storm drains                     | 6/20/07         | 2,082,792.24 | 52%      | \$ 1,083,051.96 |
| Rosalina Detention                          | 1/31/07         | 498,156.29   | 100%     | \$ 498,156.29   |
| Mirabella Detention                         | 11/07/06        | 409,665.30   | 100%     | \$ 409,665.30   |
| Storm Drains - Copper Creek                 | 6/30/07         | 35,000.00    | 24%      | \$ 8,400.00     |
| Storm Drains - Maverick Station             | 7/18/06         | 15,926.25    | 0%       | \$ -            |
| Jordan Credit Union                         | 7/11/06         | 12,250.00    | 0%       | \$ -            |
| Storm Drain-Cove at Herriman Spring Phase 1 | 6/30/08         | 602,874.00   | 18%      | \$ 108,517.32   |
| Storm Drains-Herriman Plaza Phase 1         | 6/30/08         | 96,525.00    | 57%      | \$ 55,019.25    |
| Storm Drains-Indian Hollow Subdivision      | 6/30/08         | 65,730.00    | 5%       | \$ 3,286.50     |
| Storm Drains-LDS Church                     | 6/30/08         | 1,000.00     | 0%       | \$ -            |
| Storm Drains-LDS Church Hamilton Farms      | 6/30/08         | 2,000.00     | 0%       | \$ -            |
| Storm Drains-Mountain American Credit Union | 6/30/08         | 29,701.40    | 0%       | \$ -            |
| Storm Drains-Utah Central Credit Union      | 6/30/08         | 7,280.00     | 0%       | \$ -            |
| Storm Drains-Valley View Estates Phase 2    | 6/30/08         | 177,171.60   | 61%      | \$ 108,074.68   |
| 3" Honda Trash Pump                         | 3/07/08         | 1,304.00     | 0%       | \$ -            |
| 3" Honda Trash Pump                         | 3/07/08         | 1,304.00     | 0%       | \$ -            |
| 3" Honda Trash Pump                         | 3/07/08         | 1,304.00     | 0%       | \$ -            |
| 4" Honda Trash Pump                         | 3/07/08         | 1,845.00     | 0%       | \$ -            |
| 2" Honda Trash Pump                         | 3/07/08         | 1,104.00     | 0%       | \$ -            |
| 3" Honda Trash Pump                         | 3/07/08         | 1,304.00     | 0%       | \$ -            |
| Rosecreek Storm Drain Project               | 6/30/08         | 203,786.62   | 52%      | \$ 105,969.04   |
| Storm Drain Impr - Barney Sub No. 2         | 6/30/09         | 22,100.00    | 50%      | \$ 11,050.00    |
| Storm Drain Imp - Cove @ H.S. Ph 4          | 6/30/09         | 96,050.00    | 18%      | \$ 17,289.00    |
| Storm Drain Imp - Cove @ H.S. Ph 4B         | 6/30/09         | 23,700.00    | 18%      | \$ 4,266.00     |
| Storm Drain Imp - Indian Hollow Sub         | 6/30/09         | 65,730.00    | 5%       | \$ 3,286.50     |
| Storm Drain Imp - Jordan C.U.               | 6/30/09         | 12,250.00    | 0%       | \$ -            |
| Storm Drain Imp - Rosecrest Plat T          | 6/30/09         | 489,770.00   | 26%      | \$ 127,340.20   |
| Storm Drain Imp - Rosecrest Plat U          | 6/30/09         | 175,520.00   | 26%      | \$ 45,635.20    |
| Storm Drain Imp - Shoshone Hills Ph 1       | 6/30/09         | 174,565.00   | 42%      | \$ 73,317.30    |
| Storm Drain Imp - Umbria Estates            | 6/30/09         | 105,901.00   | 67%      | \$ 70,953.67    |
| Storm Drain Imp - Sunset Meadows            | 6/30/09         | 60,445.00    | 14%      | \$ 8,462.30     |
| Butterfield/Main St. Storm Drain            | 8/01/08         | 671,528.00   | 100%     | \$ 671,528.00   |
| Copper Creek Storm drain                    | 5/10/09         | 395,348.00   | 24%      | \$ 94,883.52    |

# Herriman Storm Water Impact Fees



| Property Description                   | Date in Service | Book Cost            | % System | System Cost             |
|----------------------------------------|-----------------|----------------------|----------|-------------------------|
| Mt. Ogden Peak Extension               | 6/30/10         | 30,593.00            | 100%     | \$ 30,593.00            |
| Rosecrest PI M2-Village Ph 3           | 6/30/10         | 381,930.00           | 26%      | \$ 99,301.80            |
| Ft. Herr Estates                       | 6/30/10         | 102,200.00           | 0%       | \$ -                    |
| Church-14550 S. Junipercrest           | 6/30/10         | 1,000.00             | 0%       | \$ -                    |
| Church-12737 S 6000 W                  | 6/30/10         | 55,600.00            | 0%       | \$ -                    |
| Ivie Farms                             | 6/30/10         | 105,288.00           | 0%       | \$ -                    |
| Ft. Herriman Cove Ph 1                 | 6/30/10         | 137,811.00           | 53%      | \$ 73,039.83            |
| Church-14300 S 6400 W                  | 6/30/10         | 6,150.00             | 0%       | \$ -                    |
| Church-7079 W Rose Canyon              | 6/30/10         | 4,500.00             | 0%       | \$ -                    |
| Veranda Court                          | 6/30/10         | 14,830.00            | 0%       | \$ -                    |
| Hamilton Farms Ph 3                    | 6/30/10         | 121,784.00           | 43%      | \$ 52,367.12            |
| Hamilton Farms PUD Ph 4A               | 6/30/10         | 214,390.00           | 43%      | \$ 92,187.70            |
| Hamilton Farms PUD Ph 4B               | 6/30/10         | 54,326.00            | 43%      | \$ 23,360.18            |
| Hamilton Farms PUD Ph 4C               | 6/30/10         | 61,111.00            | 43%      | \$ 26,277.73            |
| Cove @ Herriman Springs Ph 5A          | 6/30/10         | 54,747.00            | 18%      | \$ 9,854.46             |
| Cove @ Herriman Springs Ph 5B          | 6/30/10         | 55,770.00            | 18%      | \$ 10,038.60            |
| Hollister Place - Pool                 | 6/30/10         | 29,800.00            | 0%       | \$ -                    |
| Lafayette Estates                      | 6/30/10         | 440,708.00           | 0%       | \$ -                    |
| Lookout Ridge Estates                  | 6/30/10         | 523,674.00           | 14%      | \$ 73,314.36            |
| Copper Creek St Dr Improvements        | 2/16/11         | 18,817.00            | 24%      | \$ 4,516.08             |
| 13400 S 5600 W St Dr Tie-In            | 12/21/10        | 8,218.00             | 100%     | \$ 8,218.00             |
| Copper Creek St Dr Inlet - 6000 W      | 11/23/10        | 5,300.00             | 100%     | \$ 5,300.00             |
| Farmgate/Timbergate Improvements       | 1/15/11         | 50,940.00            | 0%       | \$ -                    |
| Beacon Hill St Drain - 14200 S.        | 5/06/11         | 13,945.00            | 50%      | \$ 6,972.50             |
| Engineering-12600 S St Dr/Copper Creek | 6/05/11         | 4,059.00             | 100%     | \$ 4,059.00             |
| Storm Drain Imp-Cove @ H.S. Ph 5C      | 11/02/10        | 55,300.00            | 26%      | \$ 14,378.00            |
| Storm Drain Imp-Cove @ H.S. Ph 5D      | 11/02/10        | 85,900.00            | 26%      | \$ 22,334.00            |
| Storm Drain Imp-Cove @ H.S. Ph C1      | 12/01/10        | 41,000.00            | 26%      | \$ 10,660.00            |
| Storm Drain Imp-Silver Bowl Est Ph 1   | 12/07/10        | 23,002.00            | 0%       | \$ -                    |
| Storm Drain Imp-Valley View Est Ph 3   | 2/16/11         | 262,987.00           | 61%      | \$ 160,422.07           |
| Storm Drain Imp-Valley View Ph 4       | 3/16/11         | 168,420.00           | 61%      | \$ 102,736.20           |
| Storm Drain Imp-Valley View Ph 5       | 4/22/11         | 135,178.00           | 61%      | \$ 82,458.58            |
| Black Hawk ES PH 1                     | 11/01/11        | 122,684.00           | 20%      | \$ 24,536.80            |
| Desert Creek ES PH 1                   | 8/18/11         | 138,654.00           | 52%      | \$ 72,100.08            |
| Desert Creek ES PH 2                   | 8/16/11         | 44,894.00            | 52%      | \$ 23,344.88            |
| Herriman Highlands                     | 12/29/11        | 28,820.00            | 0%       | \$ -                    |
| HTC Plat B PH 1                        | 4/24/12         | 46,810.40            | 0%       | \$ -                    |
| <b>Storm Drain</b>                     |                 | <b>20,220,953.52</b> |          | <b>\$ 10,833,337.59</b> |

## APPENDIX C - NOTICE OF INTENT TO PREPARE A COMPREHENSIVE AMENDMENT TO THE STORM WATER IMPACT FEE ANALYSIS



### **Notice of Preparation of Storm Water, Drainage, and Flood Control Facilities Impact Fee Facilities Plan and Analysis**

March 12, 2012

Notice is hereby given that Herriman intends to prepare and/or contract for the preparation of an Impact Fee Facilities Plan and analysis for Storm Water, Drainage, and Flood Control Facilities. 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 Mark Jensen at 13011 S Pioneer St, Herriman, Utah 84096, e-mail [engineering@herriman.org](mailto:engineering@herriman.org). Any information provided should be provided in writing.

HERRIMAN CITY

{00103087.DOC /}



**HERRIMAN, UTAH**  
**RESOLUTION NO. 13.24**

**A RESOLUTION OF THE CITY COUNCIL OF HERRIMAN APPROVING AN  
INTERLOCAL COOPERATIVE AGREEMENT WITH  
SALT LAKE COUNTY FOR THE CONVEYANCE OF SURPLUS REAL  
PROPERTY FROM SALT LAKE COUNTY TO HERRIMAN**

**WHEREAS**, the Herriman City Council ("*Council*") met in a regular session on July 11, 2013, to consider, among other things, approving an Interlocal Cooperative Agreement with Salt Lake County for the conveyance of surplus real property from Salt Lake County to Herriman; and

**WHEREAS**, the Utah Local Cooperative Act (UTAH CODE ANN. § 11-13-101, *et seq.*) (the "*Act*") provides that two or more entities are authorized to enter into agreements with each other for joint or cooperative action; and

**WHEREAS**, the Act provides that public agencies may convey real property to or acquire real property from one another for consideration as may be agreed upon; and

**WHEREAS**, Salt Lake County ("*County*") and Herriman ("*City*") are public agencies, as contemplated in the Act, and may enter into an agreement with one another for joint and cooperative actions and/or conveyance of real property ; and

**WHEREAS**, the Council has determined that it is in the best interest of the inhabitants of the City to enter into an Interlocal Cooperative Agreement with the County for the conveyance of surplus real property; and

**WHEREAS**, an agreement has been presented to the Council for review and approval, a copy of which is attached hereto ("*Agreement*"); and

**WHEREAS**, the Agreement sets forth the agreed upon consideration, the extent of participation of the parties, and the rights, duties, and responsibilities of the parties.

**NOW, THEREFORE, BE IT RESOLVED** that the attached Agreement is approved, and that the Mayor and Recorder are hereby authorized and directed to execute and deliver the same.

This Resolution, assigned No. 13.24, shall take effect immediately on passage and acceptance as provided herein.

**PASSED AND APPROVED** by the Council of Herriman, Utah, this 11<sup>th</sup> day of July, 2013.

**HERRIMAN COUNCIL**

By: \_\_\_\_\_  
**Joshua E Mills, Chairman**

**VOTING:**

|                       |     |       |     |       |
|-----------------------|-----|-------|-----|-------|
| Joshua E Mills        | Yea | _____ | Nay | _____ |
| Mike Day              | Yea | _____ | Nay | _____ |
| Matt Robinson         | Yea | _____ | Nay | _____ |
| Craig B. Tischner     | Yea | _____ | Nay | _____ |
| Coralee Wessman-Moser | Yea | _____ | Nay | _____ |

**PRESENTED** to the Mayor/City Manager of Herriman City for approval this 11<sup>th</sup> day of  
June, 2013

**APPROVED** this 11<sup>th</sup> day of June, 2013.

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**Mayor Joshua E Mills**

**ATTEST:**

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Kristi Peterson, MMC  
City Recorder

**DEPOSITED** in the office of the City Recorder this 11<sup>th</sup> day of June, 2013.

**RECORDED** this 11<sup>th</sup> day of June, 2013.

## *Certificate of Passage*

STATE OF UTAH                    )  
                                          )SS  
COUNTY OF SALT LAKE    )

I, Kristi Peterson, the duly appointed, qualified and acting City Recorder for Herriman City, State of Utah, certify that the attached

### **RESOLUTION NO. 13.24**

#### **A RESOLUTION OF THE CITY COUNCIL OF HERRIMAN APPROVING AN INTERLOCAL COOPERATIVE AGREEMENT WITH SALT LAKE COUNTY FOR THE CONVEYANCE OF SURPLUS REAL PROPERTY FROM SALT LAKE COUNTY TO HERRIMAN**

Was adopted by the Herriman City Council at a meeting duly called and held in Herriman, Utah on the 11<sup>th</sup> day of July 2013 at 7:30pm.

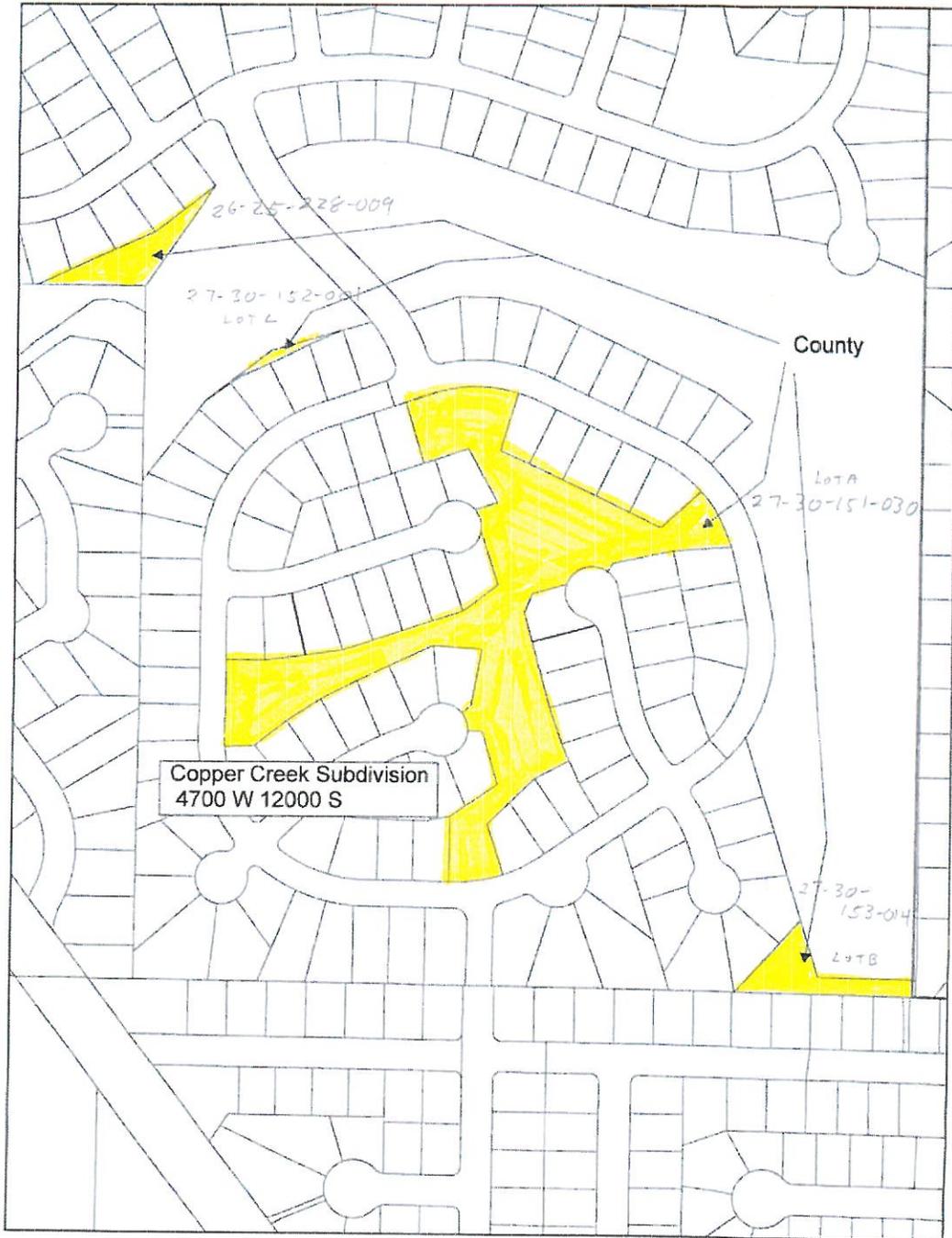
I certify that after its passage I caused the Resolution to be filed in office of the City Recorder.



---

Kristi Peterson, MMC  
Herriman City Recorder





RESOLUTION NO. \_\_\_\_\_

ADOPTED \_\_\_\_\_, 2013

A RESOLUTION OF THE SALT LAKE COUNTY COUNCIL DECLARING CERTAIN REAL PROPERTY OWNED BY THE COUNTY LOCATED IN PHASE 5 AND PHASE 6 OF THE COPPER CREEK SUBDIVISION IN HERRIMAN, UTAH, AS SURPLUS REAL PROPERTY, AUTHORIZING THE EXECUTION OF AN INTERLOCAL AGREEMENT FOR THE CONVEYANCE OF THE SURPLUS COUNTY PROPERTY, AND APPROVING CONVEYANCE OF THE SURPLUS REAL PROPERTY BY QUITCLAIM DEEDS TO HERRIMAN CITY

RECITALS

1. Salt Lake County (the "County") owns four parcel of real property in the Copper Creek Subdivision, Phases 5 and 6, located in Herriman, Utah. These parcels are specifically identified as Lot A in Phase 5 (Parcel No. 26-25-228-009) and Lot A (Parcel No. 27-30-151-030), Lot B (Parcel No. 27-30-153-014), and Lot C (Parcel No. 27-30-152-001) in Phase 6 (the four parcels collectively known as the "*County Property*").
2. The subdivision plats for Phase 5 and Phase 6 of the Copper Creek Subdivision specified that the County Property was dedicated to the County for open space, recreational, public utility easement and drainage uses.
3. The County Property contains only a small neighborhood park and retention ponds, and Salt Lake County Parks and Recreation turned over maintenance of the County Property to Herriman City (the "City") many years ago.
4. Salt Lake County Parks and Recreation has recommended that title to the County Property be conveyed to the City for no fee as long as the City agrees to continue to use the County Property public uses as provided in the dedication on the subdivision plats for Phase 5 and Phase 6 of the Copper Creek Subdivision.
5. City has agreed to receive title to the County Property and maintain the present public uses of the County Property.

6. It has been determined that the best interest of the County and the general public will be served by the conveyance of the County Property pursuant to the terms of the attached Interlocal Cooperation Agreement with Herriman City. The conveyance will be in compliance with all applicable state statutes and county ordinances.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Salt Lake County Council that the County Property described in the Quitclaim Deeds attached hereto as Exhibit A and Exhibit B, be and the same is hereby declared surplus property.

IT IS FURTHER RESOLVED by the Salt Lake County Council that the Interlocal Cooperation Agreement, attached hereto as Exhibit C and by this reference made a part of this Resolution, is approved; and the Mayor is hereby authorized to execute said Interlocal Cooperation Agreement.

IT IS FURTHER RESOLVED by the Salt Lake County Council that the transfer and conveyance of the County Property by Quitclaim Deeds to Herriman City in accordance with the terms of the Interlocal Cooperation Agreement is hereby approved; and the Mayor and County Clerk are hereby authorized to execute original of said Quitclaim Deeds, attached hereto as Exhibit A and Exhibit B, and by this reference made a part of this Resolution, and to deliver the fully executed documents to the County Real Estate Section for delivery to Herriman City.

APPROVED and ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

SALT LAKE COUNTY COUNCIL

By: \_\_\_\_\_  
Steve DeBry, Chair

ATTEST:

\_\_\_\_\_  
Sherrie Swensen  
Salt Lake County Clerk

APPROVED AS TO FORM  
Salt Lake County District Attorney's Office  
By R. Christopher Patten  
Deputy District Attorney  
Date 6/19/2013

Faint, illegible text covering the majority of the page, likely bleed-through from the reverse side.

APPROVED AS TO FORM  
San Luis County District Attorney's Office  
BY \_\_\_\_\_  
Deputy District Attorney  
Date \_\_\_\_\_

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Council Member Bradley voting \_\_\_\_\_  
Council Member Bradshaw voting \_\_\_\_\_  
Council Member Burdick voting \_\_\_\_\_  
Council Member DeBry voting \_\_\_\_\_  
Council Member Horiuchi voting \_\_\_\_\_  
Council Member Granato voting \_\_\_\_\_  
Council Member Jensen voting \_\_\_\_\_  
Council Member Snelgrove voting \_\_\_\_\_  
Council Member Wilde voting \_\_\_\_\_

## Interlocal Cooperation Agreement

**THIS INTERLOCAL COOPERATION AGREEMENT** (this "*Agreement*") is made effective \_\_\_\_\_, 2013, by and between **SALT LAKE COUNTY**, a body corporate and politic of the state of Utah (the "*County*"), and **HERRIMAN CITY**, a Utah municipal corporation (the "*City*").

### RECITALS:

A. The County and the City are public agencies as contemplated in the referenced sections of the Utah Code (more specifically referred to as UTAH CODE ANN. § 11-13-101, *et seq.* - Interlocal Cooperative Act).

B. UTAH CODE ANN. § 11-13-202 provides that any two or more public agencies may enter into an agreement with one another for joint or cooperative actions.

C. UTAH CODE ANN. § 11-13-214 provides that any public agency may convey property to or acquire property from any other public agencies for consideration as may be agreed upon.

D. The County owns four parcels of real property in the Copper Creek Subdivision, Phases 5 and 6, located in Herriman, Utah. These parcels are specifically identified as Lot A in Phase 5 (Parcel No. 26-25-228-009) and Lot A (Parcel No. 27-30-151-030), Lot B (Parcel No. 27-30-153-014), and Lot C (Parcel No. 27-30-152-001) in Phase 6 (the four parcels collectively known as the "*County Property*").

E. The subdivision plats for Phase 5 and Phase 6 of the Copper Creek Subdivision directed the County Property be deeded to the County for open space, recreational, public utility easement and drainage uses. The County Property contains only a small neighborhood park and retention ponds.

F. The County turned over maintenance of the County Property to the City many years ago and Salt Lake County Parks and Recreation recommends that the County convey the County Property to the City for no fee as long as the City agrees to continue to use the County Property as specified in the dedication language on the subdivision plats for Phase 5 and Phase 6 of the Copper Creek Subdivision.

### AGREEMENT:

**NOW, THEREFORE**, in consideration of the premises and for other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

Section 1. **Conveyance.** Contemporaneously herewith, County shall convey and transfer to the City the County Property by executing and delivering to the City two separate Quitclaim deeds, attached as Exhibit "A" and Exhibit "B". Two of the County Property Parcels contain portions of the Midas Creek channel. These lots are being conveyed subject to reserved easements

for maintenance of the channel by the County. See Exhibit A.

Section 2. **Consideration.** The Property has little or no practical or economic value beyond use for non-income-producing public purposes. In recognition of that fact, the current condition of the County Property, the mutual benefit afforded the citizens of City and County from this conveyance, and the financial outlay that will be required to maintain the County Property following its conveyance to City, no other consideration shall be due from City to County unless stated herein.

Section 3. **Use Restriction.** The County Property was dedicated to the County for open space, recreational, public utility easement, and drainage uses. Consequently, the City shall use the County Property only for those specified public purposes.

Section 4. **General Provisions.** The following provisions are also integral parts of this Agreement:

- (a) **Binding Agreement.** This Agreement shall be binding upon and shall inure to the benefit of the successors and assigns of the respective parties hereto.
- (b) **Captions.** The headings used in this Agreement are inserted for reference purposes only and shall not be deemed to define, limit, extend, describe, or affect in any way the meaning, scope or interpretation of any of the terms or provisions of this Agreement or the intent hereof.
- (c) **Counterparts.** This Agreement may be signed in any number of counterparts with the same effect as if the signatures upon any counterpart were upon the same instrument. All signed counterparts shall be deemed to be one original.
- (d) **Severability.** The provisions of this Agreement are severable, and should any provision hereof be void, voidable, unenforceable or invalid, such void, voidable, unenforceable or invalid provision shall not affect the other provisions of this Agreement.
- (e) **Waiver of Breach.** Any waiver by either party of any breach of any kind or character whatsoever by the other, whether such be direct or implied, shall not be construed as a continuing waiver of or consent to any subsequent breach of this Agreement.
- (f) **Cumulative Remedies.** The rights and remedies of the parties hereto shall be construed cumulatively, and none of such rights and remedies shall be exclusive of, or in lieu or limitation of, any other right, remedy or priority allowed by law.
- (g) **Amendment.** This Agreement may not be modified except by an instrument in writing signed by the parties hereto.
- (h) **Time of Essence.** Time is of the essence in this Agreement.
- (i) **Interpretation.** This Agreement shall be interpreted, construed and enforced according to the substantive laws of the state of Utah.

(j) Notice. Any notice or other communication required or permitted to be given hereunder shall be deemed to have been received (a) upon personal delivery or actual receipt thereof or (b) within three (3) days after such notice is deposited in the United States mail, certified mail postage prepaid and addressed to the parties at their respective addresses.

(k) No Interlocal Entity. The parties agree that they do not by this Agreement create an interlocal entity.

(l) Joint Board. As required by UTAH CODE ANN. § 11-13-207, the parties agree that the cooperative undertaking under this Agreement shall be administered by a joint board consisting of the County's designee and the City's designee. Any real or personal property used in the parties' cooperative undertaking herein shall be acquired, held, and disposed in accordance with this Agreement.

(m) Financing Joint Cooperative Undertaking and Establishing Budget. There is no financing of joint or cooperative undertaking and no budget shall be established or maintained.

(n) Manner of Acquiring, Holding or Disposing of Property. The real property will be acquired, held or disposed of pursuant to this Agreement and unless agreed to herein shall not be used in a joint or cooperative undertaking.

(o) Exhibits and Recitals. The Recitals set forth above and all exhibits to this Agreement are incorporated herein to the same extent as if such items were set forth herein in their entirety within the body of this Agreement.

(p) Governmental Immunity. Both parties are governmental entities under the Governmental Immunity Act, Utah Code Ann. § 63G-7-101, *et seq.*, therefore, consistent with the terms of the Act, the parties agree that each party is responsible and liable for any wrongful or negligent acts which it commits or which are committed by its agents, officials, or employees. Neither party waives any defenses or limits of liability otherwise available under the Governmental Immunity Act and all other applicable law, and both parties maintain all privileges, immunities, and other rights granted by the Act and all other applicable law.

(q) Ethical Standards. The Parties hereto represent that they have not: (a) provided an illegal gift or payoff to any officer or employee, or former officer or employee, or to any relative or business entity of an officer or employee, or relative or business entity of a former officer or employee of the other Party hereto; (b) retained any person to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, other than bona fide employees of bona fide commercial agencies established for the purpose of securing business; (c) breached any of the ethical standards set forth in State statute or Salt Lake County's Ethics, Gifts and Honoraria ordinance (Chapter 2.07, Salt Lake County Code of Ordinances, (2001); or (d) knowingly influenced, and hereby promise that they will not knowingly influence, any officer or employee or former officer or employee to breach any of the ethical standards set forth in State statute or Salt Lake County ordinances.

(s) Attorney Review. This Agreement shall be submitted to the authorized attorneys for the County and City for review as to proper form and compliance with applicable law in accordance with Utah Code Ann. § 11-13-202.5.

**IN WITNESS WHEREOF**, the City, by resolution duly adopted by its council, a copy of which is attached hereto, caused this Agreement to be signed by its Mayor and attested by its Recorder; and the County, by resolution of its council, a copy of which is attached hereto, caused this Agreement to be signed by the Mayor, or his designee, his or her signature being duly notarized.

**SALT LAKE COUNTY**

APPROVED AS TO FORM  
Salt Lake County District Attorney's Office  
By R. Christy Patton  
Deputy District Attorney  
Date 6/19/2013

By: \_\_\_\_\_  
Mayor or Designee

**HERRIMAN CITY**

By: \_\_\_\_\_  
Mayor or Designee

ATTEST:

\_\_\_\_\_, City Recorder

APPROVED AS TO FORM:

\_\_\_\_\_, City Attorney



**Exhibit A**

WHEN RECORDED, MAIL TO:

Herriman City

\_\_\_\_\_

Parcel Nos. 26-25-228-009 and  
27-30-152-001

QUITCLAIM DEED

SALT LAKE COUNTY, a body corporate and politic of the State of Utah, Grantor, hereby quitclaims to Herriman City, a Utah municipal corporation, Grantee, of Salt Lake County, State of Utah, for good and valuable consideration, the receipt of which is hereby acknowledged, the following described tract of land in Salt Lake County, Utah, to wit:

Parcel 1:

Lot A, Copper Creek Estates Phase 5

Parcel No. 26-25-228-009

Parcel 2:

Lot C, Copper Creek Estates Phase 6

Parcel No. 27-30-152-001

Reserving unto Grantor a perpetual easement over, under, and across the Parcel 1 and Parcel 2 for the purpose of construction, operation, maintenance, inspection, cleaning, repair, and alteration of Midas Creek along with all flood control structures and appurtenances.

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be signed and its official seal to be affixed hereto by its duly authorized officer this \_\_\_ day of \_\_\_\_\_, 2013.

SALT LAKE COUNTY

APPROVED AS TO FORM  
Salt Lake County District Attorney's Office  
By R. Cheryl Pate  
Deputy District Attorney  
Date 6/19/2013

By: \_\_\_\_\_  
Mayor or Designee

By: \_\_\_\_\_  
Sherrie Swensen, Salt Lake County Clerk

STATE OF UTAH                    )  
                                          :ss.  
COUNTY OF SALT LAKE        )

On this \_\_\_\_ day of \_\_\_\_\_, 2013, personally appeared before me \_\_\_\_\_, who being duly sworn, did say that (s)he is the \_\_\_\_\_ of Salt Lake County, Office of Mayor, and that the foregoing instrument was signed on behalf of Salt Lake County, by authority of law.

[SEAL]

\_\_\_\_\_  
NOTARY PUBLIC  
Residing in Salt Lake County

STATE OF UTAH                    )  
                                          :ss.  
COUNTY OF SALT LAKE        )

On this \_\_\_\_ day of \_\_\_\_\_, 2013, personally appeared before me Sherrie Swensen, who being duly sworn, did say that she is the Clerk of Salt Lake County and that the foregoing Quit Claim Deed was signed by her on behalf of Salt Lake County, by authority of a Resolution of the Salt Lake County Council.

[SEAL]

\_\_\_\_\_  
NOTARY PUBLIC  
Residing in Salt Lake County

**Exhibit B**

WHEN RECORDED, MAIL TO:

Herriman City

\_\_\_\_\_  
\_\_\_\_\_

Parcel Nos. 27-30-151-030 and  
27-30-153-014

QUITCLAIM DEED

SALT LAKE COUNTY, a body corporate and politic of the State of Utah, Grantor, hereby quitclaims to Herriman City, a Utah municipal corporation, Grantee, of Salt Lake County, State of Utah, for good and valuable consideration, the receipt of which is hereby acknowledged, the following described tract of land in Salt Lake County, Utah, to wit:

Parcel 1:

Lot A, Copper Creek Estates Phase 6

Parcel No. 27-30-151-030

Parcel 2:

Lot B, Copper Creek Estates Phase 6

Parcel No. 27-30-153-014

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be signed and its official seal to be affixed hereto by its duly authorized officer this \_\_\_ day of \_\_\_\_\_, 2013.

SALT LAKE COUNTY

By: \_\_\_\_\_  
Mayor or Designee

By: \_\_\_\_\_  
Sherrie Swensen, Salt Lake County Clerk

APPROVED AS TO FORM  
Salt Lake County District Attorney's Office  
By: R. Clinton Pate  
Deputy District Attorney  
Date: 6/19/2013

STATE OF UTAH            )  
                                  :ss.  
COUNTY OF SALT LAKE    )

On this \_\_\_\_ day of \_\_\_\_\_, 2013, personally appeared before me \_\_\_\_\_, who being duly sworn, did say that (s)he is the \_\_\_\_\_ of Salt Lake County, Office of Mayor, and that the foregoing instrument was signed on behalf of Salt Lake County, by authority of law.

[SEAL]

\_\_\_\_\_  
NOTARY PUBLIC  
Residing in Salt Lake County

STATE OF UTAH            )  
                                  :ss.  
COUNTY OF SALT LAKE    )

On this \_\_\_\_ day of \_\_\_\_\_, 2013, personally appeared before me Sherrie Swensen, who being duly sworn, did say that she is the Clerk of Salt Lake County and that the foregoing Quit Claim Deed was signed by her on behalf of Salt Lake County, by authority of a Resolution of the Salt Lake County Council.

[SEAL]

\_\_\_\_\_  
NOTARY PUBLIC  
Residing in Salt Lake County



HERRIMAN, UTAH  
RESOLUTION NO. 13.25

**A RESOLUTION RE-APPOINTING JESSICA MORTON AND WADE THOMPSON AS  
MEMBERS OF THE PLANNING COMMISSION**

**WHEREAS**, the Herriman Council (the “*Council*”) met in regular session on July 11, 2013, to consider, among other things, re-appointment of members of the planning commission; and

**WHEREAS**, the Council has amended the ordinance creating the planning commission; and

**WHEREAS**, the revised ordinance creating a planning commission provides that members of the planning commission shall be re-appointed by the mayor with the advice and consent of the Council; and

**WHEREAS**, the mayor hereby nominates Jessica Morton and Wade Thompson as members of the Planning Commission; and

**WHEREAS**, the Council has given advice regarding the re-appointment of such members and hereby consents to such re-appointment; and

**WHEREAS**, after careful consideration, the Council has determined that it is in the best interest of the health, safety and welfare of the citizens of Herriman to consent to such re-appointment.

**NOW, THEREFORE, BE IT RESOLVED** that the Council consents to the re-appointments set forth below and the terms set forth opposite each name, and restating the terms of the remaining Planning Commission members:

|    | <u>NAME</u>    | <u>TERM</u> | <u>DATE TERM EXPIRES</u> |
|----|----------------|-------------|--------------------------|
| 1. | Jessica Morton | 3 years     | July 2016                |
| 2. | Wade Thompson  | 3 years     | July 2016                |

**PASSED AND APPROVED** this 11<sup>th</sup> day of July, 2013.

**HERRIMAN COUNCIL**

By: \_\_\_\_\_  
Joshua E Mills, Chairman

**VOTING:**

|                       |     |     |     |     |
|-----------------------|-----|-----|-----|-----|
| Joshua E Mills        | Yes | ___ | Nay | ___ |
| Mike Day              | Yes | ___ | Nay | ___ |
| Matt Robinson         | Yes | ___ | Nay | ___ |
| Craig B. Tischner     | Yes | ___ | Nay | ___ |
| Coralee Wessman-Moser | Yes | ___ | Nay | ___ |

**PRESENTED** to the Mayor of Herriman City for approval this 11<sup>th</sup> day of July, 2013

**APPROVED** this 11<sup>th</sup> day of July, 2013.

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**Mayor Joshua E Mills**

**ATTEST:**

---

Kristi Peterson, MMC  
City Recorder

**DEPOSITED** in the office of the City Recorder this 11<sup>th</sup> day of July, 2013.

**RECORDED** this 11<sup>th</sup> day of July, 2013.

## *Certificate of Passage*

STATE OF UTAH                    )  
                                          )SS  
COUNTY OF SALT LAKE        )

I, Kristi Peterson, the duly appointed, qualified and acting City Recorder for Herriman City, State of Utah, certify that the attached

### **RESOLUTION NO. 13.25**

### **A RESOLUTION RE-APPOINTING JESSICA MORTON AND WADE THOMPSON AS MEMBERS OF THE PLANNING COMMISSION**

was adopted by the Herriman City Council at a meeting duly called and held in Herriman, Utah on the 11<sup>th</sup> day of July 2013 at 7:30pm.

I certify that after its passage I caused the Resolution to be filed in office of the City Recorder.

  
\_\_\_\_\_  
Kristi Peterson, MMC  
Herriman City Recorder



**HERRIMAN, UTAH**  
**RESOLUTION NO. 13.26**

**A RESOLUTION OF THE CITY COUNCIL OF HERRIMAN APPROVING AN  
INTERLOCAL COOPERATIVE AGREEMENT WITH  
SALT LAKE COUNTY FOR ANIMAL CONTROL SERVICES**

**WHEREAS**, the Herriman City Council ("*Council*") met in a regular session on July 11, 2013, to consider, among other things, approving an Interlocal Cooperative Agreement with Salt Lake County for animal control services; and

**WHEREAS**, the Utah Local Cooperative Act (UTAH CODE ANN. § 11-13-101, *et seq.*) (the "*Act*") provides that two or more entities are authorized to enter into agreements with each other for joint or cooperative action; and

**WHEREAS**, Salt Lake County ("*County*") and Herriman ("*City*") are public agencies, as contemplated in the Act, and may enter into an agreement with one another for joint and cooperative actions ; and

**WHEREAS**, the Council has determined that it is in the best interest of the inhabitants of the City to enter into an Interlocal Cooperative Agreement with the County for animal control services; and

**WHEREAS**, an agreement has been presented to the Council for review and approval, a copy of which is attached hereto ("*Agreement*"); and

**WHEREAS**, the Agreement sets forth the agreed upon consideration, the extent of participation of the parties, and the rights, duties, and responsibilities of the parties.

**NOW, THEREFORE, BE IT RESOLVED** that the attached Agreement is approved, and that the Mayor and Recorder are hereby authorized and directed to execute and deliver the same.

This Resolution, assigned No. 13.26, shall take effect immediately on passage and acceptance as provided herein.

**PASSED AND APPROVED** by the Council of Herriman, Utah, this 11<sup>th</sup> day of July, 2013.

**HERRIMAN COUNCIL**

By: \_\_\_\_\_  
Joshua E Mills, Chairman

**VOTING:**

|                       |     |     |     |     |
|-----------------------|-----|-----|-----|-----|
| Joshua E Mills        | Yes | ___ | Nay | ___ |
| Mike Day              | Yes | ___ | Nay | ___ |
| Matt Robinson         | Yes | ___ | Nay | ___ |
| Craig B. Tischner     | Yes | ___ | Nay | ___ |
| Coralee Wessman-Moser | Yes | ___ | Nay | ___ |

**PRESENTED** to the Mayor of Herriman City for approval this 11<sup>th</sup> day of July, 2013

**APPROVED** this 11<sup>th</sup> day of July, 2013.

By: \_\_\_\_\_  
Mayor Joshua E Mills

**ATTEST:**

\_\_\_\_\_  
Kristi Peterson, MMC  
City Recorder

**DEPOSITED** in the office of the City Recorder this 11<sup>th</sup> day of July, 2013.

**RECORDED** this 11<sup>th</sup> day of July, 2013.

**Certificate of Passage**

STATE OF UTAH                    )  
                                          )SS  
COUNTY OF SALT LAKE        )

I, Kristi Peterson, the duly appointed, qualified and acting City Recorder for Herriman City, State of Utah, certify that the attached  
**RESOLUTION NO. 13.26**

**A RESOLUTION OF THE CITY COUNCIL OF HERRIMAN APPROVING AN  
INTERLOCAL COOPERATIVE AGREEMENT WITH  
SALT LAKE COUNTY FOR ANIMAL CONTROL SERVICES**

was adopted by the Herriman City Council at a meeting duly called and held in Herriman, Utah on the 11<sup>th</sup> day of July 2013 at 7:30pm.

I certify that after its passage I caused the Resolution to be filed in office of the City Recorder.

  
\_\_\_\_\_  
Kristi Peterson, MMC  
Herriman City Recorder

**HERRIMAN CITY  
AGREEMENT FOR ANIMAL SERVICES  
AMENDMENT**

THIS AGREEMENT for Animal Control services (“Agreement”) is entered into on this 1st day of July, 2013, by and between SALT LAKE COUNTY (“County”), a body corporate and politic of the State of Utah, for and in behalf of its Animal Services Division (“Animal Services”), and the CITY OF HERRIMAN, (“City”), a municipal corporation of the State of Utah, and it amends a prior agreement of the parties entered into on the 1st day of July, 2012.

**AGREEMENT**

1. The original agreement of the parties, regarding Term, Paragraph 14, is hereby amended to reflect that the term of the Agreement between the parties shall be from July 1st, 2013, and unless sooner renewed or terminated as provided in the original agreement of the parties, shall terminate at 11:59:59 p.m. on June 30th, 2014.

2. The original agreement of the parties, regarding contract price, Paragraph 17 (b), is hereby amended to reflect the following changes *“Throughout the term of this Agreement, Herriman City shall pay the total amount (the “Contract Price”) of \$15,392 per month (i.e., \$184,704 annually) for the Animal Control Services. Animal Services shall not be entitled to any reimbursement of any expenses incurred in providing the Animal Control Services. If the Parties intend to renew this Agreement pursuant to Section 15 above, then in the Renewal Acceptance, Animal Services shall notify Herriman City of the revised Contract Price for the succeeding one-year period in accordance with the uniform policies and*

*procedures for the determination of such rate as adopted by Animal Services. This sum shall be due and payable for the period of July 15th, 2013 through June 30, 2014.”*

3. All of the remaining terms and conditions of the original agreement of the parties, not hereby amended, shall remain in full legal force and effect.

4. The parties acknowledge that this Amendment is subject to the provisions and procedures contained in the Interlocal Cooperation Act and they agree to process, approve, manage, and archive this Agreement in accordance with the provisions of that Act.

*(The remainder of this page left blank.)*

IN WITNESS WHEREOF, Herriman City, by resolution duly adopted by its city Council, a certified copy of which is attached hereto, caused this Agreement to be signed by its Mayor and attested by its City Recorder; and Animal Services, caused this Agreement to be signed by its Mayor and attested by its City Recorder.

HERRIMAN CITY

By: \_\_\_\_\_  
Mayor

Date signed: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
City Recorder

Date signed: \_\_\_\_\_

APPROVED AS TO FORM:

HERRIMAN CITY ATTORNEY

By \_\_\_\_\_  
City Attorney

SALT LAKE COUNTY

By: \_\_\_\_\_  
Mayor or Designee

Date signed: \_\_\_\_\_

APPROVED AS TO FORM:

ANIMAL SERVICES ATTORNEY

By: Janine Anderson 30 May 2013  
Deputy County Attorney