



HERRIMAN CITY COUNCIL AND PLANNING COMMISSION JOINT WORK MEETING AGENDA

Wednesday, May 31, 2023

NOTICE IS HEREBY GIVEN that the Herriman City Council and Planning Commission will hold a joint meeting in the Community Room of Herriman City Hall located at 5355 WEST HERRIMAN MAIN STREET, HERRIMAN, UTAH 84096

1. Work Meeting - 6:00 pm
 - 1.1. Call to Order
 - 1.2. Approval of the November 30, 2022, Joint City Council/Planning Commission meeting minutes
2. Discussion Items
 - 2.1. Discussion regarding a proposed amendment to the Wasatch-South Hills Master Development Agreement-Blake Thomas, Community Development Director
 - 2.2. Discussion regarding a planned development by Development Associates, Inc-Blake Thomas, Community Development Director
3. Future Meetings
 - 3.1. Next Planning Commission Meeting: June 7, 2023
 - 3.2. Next City Council Meeting: June 14, 2023
4. Adjournment

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

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

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

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

Posted and dated this 31st Day of May Jackie Nostrom, City Recorder



HERRIMAN CITY COUNCIL AND PLANNING COMMISSION JOINT WORK MEETING MINUTES

Wednesday, November 30, 2022
Pending Formal Approval

The following are the minutes of the Joint City Council and Planning Commission Meeting held on **Wednesday November 30, 2022, at 6:00 p.m.** in the Herriman City Hall Community Room 5355 West Herriman Main Street Herriman, Utah. Adequate notice of this meeting, as required by law, was posted in the City Hall on the City's website, and delivered to members of the Council and Commission, media, and interested citizens.

Presiding: Mayor Lorin Palmer

Council Members Present: Steve Shields, Teddy Hodges, Sherrie Ohrn

Planning Commission Members Present: Jackson Ferguson, Brody Rypien, Heather Garcia, Daryl Fenn, Forest Sickles, Adam Jacobson, Chris Berbert, and Andrew Powell

Staff Present: City Manager Nathan Cherpeski, Assistant City Manager Wendy Thomas, Assistant City Manager Tami Moody, City Planner Michael Maloy, City Attorney Todd Sheeran, Communications Specialist Destiney Skinner, Chief of Police Troy Carr, Records Specialist Angela Hansen, Community Development Director Blake Thomas, Deputy Director of Administration Jackie Nostrom, HPD Operations Commander Brent Adamson, HPD Traffic Sergeant Greg Shaver, HPD Community Services Officer Jeni Harward, Landscape Architect Heidi Shegrud

Excused: Councilmember Jared Henderson, Commissioner Andrea Bradford

1. Work Meeting - 6:00 pm

1.1. Call to Order

Mayor Lorin Palmer called the meeting to order at 6:04

1.2. Approval of the June 29, 2022, Joint City Council/Planning Commission meeting minutes

Planning Commission Chris Berbert moved to approve the June 29, 2022; Joint City Council/Planning Commission meeting minutes as written. Councilmember Ohrn seconded the motion, and all voted Aye.

2. Discussion Items

2.1. Discussion of Herriman City Community Services Unit – HPD Operations
Commander Brent Adamson

Adamson introduced the members of the Community Services Unit, Sgt Greg Shaver, CSO Jenni Harward, Officer Chuck Malm and CSO Aaron Carney. He oriented the group to the organizational structure of the unit. For the past 3 months they have held multi-disciplinary team meetings including legal for better communication within the city.

Adamson gave a brief list of case types code enforcement handles: parking enforcement, encroachments, short term rentals, crash team and events.

Adamson recently visited other cities to review their workflow for ways to improve ours. The team is looking into newer law enforcement software solutions for better tracking.

Mayor asked how council can help them do their job better. Adamson emphasized that the newer software would expand their administration capabilities, saving employees time. He disclosed adding people in the field and in office work will be needed soon.

Commissioner Rypien questioned enforcement's point of view on lots that are storing old cars, RV's, Boats, and trailers. Adamson provided it depends on zoning and if it's being used for business or just family/friends' situations.

Commissioner Berbert questioned short term rentals enforcement. Council debated the issue settling to watch for state legislative decisions for now.

2.2. Herriman Parks and Trails Update – Wendy Thomas, Assistant City Manager
Wendy-lot of projects going on in the city. Open spaces 822 2015 to 2700 acre
Parks 217 to 240, urban trails 24.96 to 34.38, primitive trails 3.81 to 16.2 miles

Wendy presented updates on recently completed project Juniper canyon recreation area, east trailhead featuring “the pit”, a pump track, bicycle playground, restroom, water fountain, and pavilion.

Another recently completed project is the Main Street Park strips which includes .5 mile asphalt trail parallel to Main St. The strip features a waterwise and low maintenance landscape. We received grants from JWCD and Utah Division of Forestry, Fire and State Land. The strip uses 50% less water, only needs to be mowed 1 or 2 a year.

Upcoming projects include Detention Basin landscaping, Herriman History Park, Cemetery Restroom, Midas Creek Trail Expansion, Wide Hollow Trailhead and Challenge Staircase, Rose Creek Trail Connector, Bonneville Shoreline Connector, Olympia Park, Butterfield Trailhead, Mountain Ridge Parks, Jackson and Teton Parks, Herriman Athletic Complex, and Maintenance Projects.

Commissioner Rypien commented that detention basin- from a development standpoint- cause the builders to lose a lot or two, instead they could build a swell on the park strip. Community Development Director Blake Thomas pointed out the new law requires 80% retention. It is hard to get that amount in a swell. City Planner Michael Maloy recounted the city updated our standards to allow swells, but the developers aren’t choosing that option.

Councilmember Shields expressed his appreciation of the work the project team does with planning these projects even though resources are frequently insufficient. We want to make the public aware we are making them a priority, but the budget takes a while to fill in.

Mayor conveyed the new Friends of Herriman Non-Profit group is hoping to get these projects accelerated. The community can come together to get some of these projects moving with donations.

Commissioner Berbert sought adding discussion about ordinances to be added to meeting agendas going forward.

3. Future Meetings

3.1. Next Planning Commission Meeting: December 1, 2022

3.2. Next City Council Meeting: December 14, 2022

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

4. Adjournment

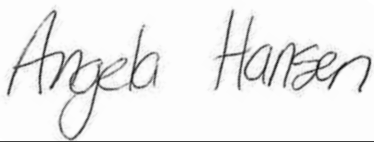
Councilmember Shields moved to adjourn the Joint City Council/Planning Commission Meeting at 7:29 p.m. Commissioner Berbert seconded the motion, and all voted aye

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

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I, Angela Hansen, Records Specialist for Herriman City, hereby certify that the foregoing minutes represent a true, accurate and complete record of the meeting held on November 30, 2022. This document constitutes the official minutes for the Herriman City Council and Planning Commission Joint Meeting.



Angela Hansen



STAFF REPORT

DATE: May 25, 2023

TO: The Honorable Mayor, City Council and Planning Commission

FROM: Blake Thomas, Community Development Director

SUBJECT: Discussion Regarding a proposed amendment to the Wasatch-South Hills Master Development Agreement

RECOMMENDATION:

Provide feedback to city staff regarding the proposed amendment to the Wasatch-South Hills (WSH) Master Development Agreement (MDA) amendment. Key items to review or provide feedback on include:

- Changes to the Land Use Master Plan (LUMP)
- Process for review and final decision on the amendment application (working groups, city council work session, etc.)

ISSUE BEFORE COUNCIL:

Should the Planning Commission recommend and the City Council approve an application to amend the MDA for the WSH Development?

BACKGROUND/SUMMARY:

The WSH MDA was originally adopted by the Herriman City Council in March of 2009. There have been several amendments since the original agreement was approved, with the most recent amendment being approved in March of 2022. Herriman has experienced significant changes since the time that the agreement was originally approved. Some of those changes include the construction of Mountain View Corridor and the addition of significant commercial and residential development in the vicinity of the WSH development.

DISCUSSION:

The proposed changes to the MDA included with this application include:

- Add approximately 120 acres of Staker property to the project
- Significant changes to pod layout on the LUMP
- Updates to the land use categories in the MDA text to better align with the land uses identified in the LUMP

ALTERNATIVES:

None at this time

FISCAL IMPACT:

A fiscal impact review of the amendment will be conducted but has not been completed yet.

ATTACHMENTS:

- 1) Proposed MDA Amendment
- 2) Proposed LUMP
- 3) Current approved LUMP

WHEN RECORDED, RETURN TO:

**CRAIG MARTIN
WASATCH SOUTH HILLS DEVELOPMENT COMPANY, LLC
3535 SOUTH MARKET STREET, SUITE 275
WEST VALLEY CITY UT 84119**

**FIFTH AMENDMENT TO THE MASTER DEVELOPMENT AGREEMENT
FOR THE
SOUTH HILLS MASTER PLANNED COMMUNITY**

THIS FIFTH AMENDMENT TO MASTER DEVELOPMENT AGREEMENT (“Fifth Amendment”) is made and entered as of the ____ day of June, 2023, by and between the Herriman City, a Utah municipal corporation (“City”), and Wasatch South Hills Development Company, L.L.C., a Utah limited liability company (“Master Developer”).

RECITALS

A. The parties entered into a Master Development Agreement which was recorded on April 6, 2009 as Entry No. 100666381 in the official books and records of the Salt Lake County Recorder (“Original MDA”) governing the property shown on Exhibit “A” thereto.

B. The parties have previously amended the Original MDA by a First Amendment dated as of December 9, 2015, which was recorded on February 8, 2016 as Entry No. 12212663, a Second Amendment dated as of March 23, 2016 which was recorded on April 18, 2009 as Entry No. 12262844, a Third Amendment dated as of February 22, 2017 and which was recorded on February 14, 2020 as Entry No. 13194101 and a Fourth Amendment dated as of November 30th, 2020 and which was recorded on December 23rd as Entry No. 13511250 .

C. The Parties desire to amend the Original MDA by modifying the legal description in Exhibit “A” thereto, the Technical Guidelines (Exhibit “F” thereto); and modifying various other provisions of the Original MDA.

D. The Parties, in crafting this Fourth Amendment and the land uses and other provisions herein, have consulted with the City's East Area Master Plan and believe that this Fourth Amendment is consistent with and helps implement that East Area Master Plan.

E. The parties have cooperated in the preparation of this Fifth Amendment.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and Master Developer hereby agree to the following:

AMENDMENTS

1) **Effect of this Fifth Amendment.** Other than a specifically amended herein by this Fifth Amendment, the Original MDA, as previously amended, shall remain in full force and effect.

2) **Amendment of Legal Description.** The properties subject to this Fourth Amendment are described in Exhibit "1".

3) **Amendment to Land Use Master Plan.** The existing Land Use Plan from the Fourth Amendment ("the Existing Land Use Master Plan") for the Project is hereby amended to include the layout, number and type of uses specified in Exhibit "2" ("the New Land Use Master Plan").

(a) Pod 16. Pod 16 from the Existing Land Use Master Plan is modified by adding a portion of what was labeled as "open space" in the Existing Land Use Master Plan. In the discretion of Master Developer, Pod 16 may be used for "Townhomes" as defined in the original MDA or "Medium Density Small Lots" as defined in Exhibit "3" below.

(b) Pod 17. Pod 17 is modified by changing the land use from "M.F. (TH)" to "Medium density Small Lots".

(c) Pods 9, 10, 13, 14, 15, 18, 19, 20 and 21. The boundaries, uses and labels of Pods 9, 10, 13, 14, 15, 18, 19, 20 and 21 are modified as specified in Exhibit “2”. Specifically, Pods 13 and 15 are changed from “medium” density to “low” density.

(d) Pod 22. Pod 22 is added and its uses are as specified in Exhibit “2”.

(e) Water Tanks. The conceptual locations of water tanks for Zones 2 and 3 are added.

(f) Land Use Data Table. The Land Use Data Table is updated in the New Land Use Master Plan to reflect the changes referenced above.

4) **Modified Number of Maximum Residential Dwelling Units.** The number of the Maximum Residential Dwelling Units in the Original MDA was Two Thousand Two Hundred Nine (2209). The Parties acknowledge that after the Fourth Amendment the Maximum Residential Dwelling Units remaining for the Project on the Property was 2,770. As a result of this Fifth Amendment the Maximum Residential Dwelling Units for the Project on the Property described in Exhibit “1” is 3,040. As of now 1,274 units have been used leaving 1,766 Maximum Residential Dwelling Units left to be developed, though the current Land Use Master Plan estimates a Unit Distribution of 1,414.

5) **Notice Party.** The party for Notice to the Master Developer as specified in Section 19 of the Original MDA is hereby Craig Martin, Wasatch South Hills Development Company, LLC, 3535 S. Market Street, Ste: 275, West Valley City, UT 84119; 801-961-1104; craig.martin@wasatchcommercial.com.

6) **Amendment to Technical Guidelines.** The modifications to the Technical Guidelines attached hereto as “Technical Guidelines-2” are hereby incorporated in the MDA. If

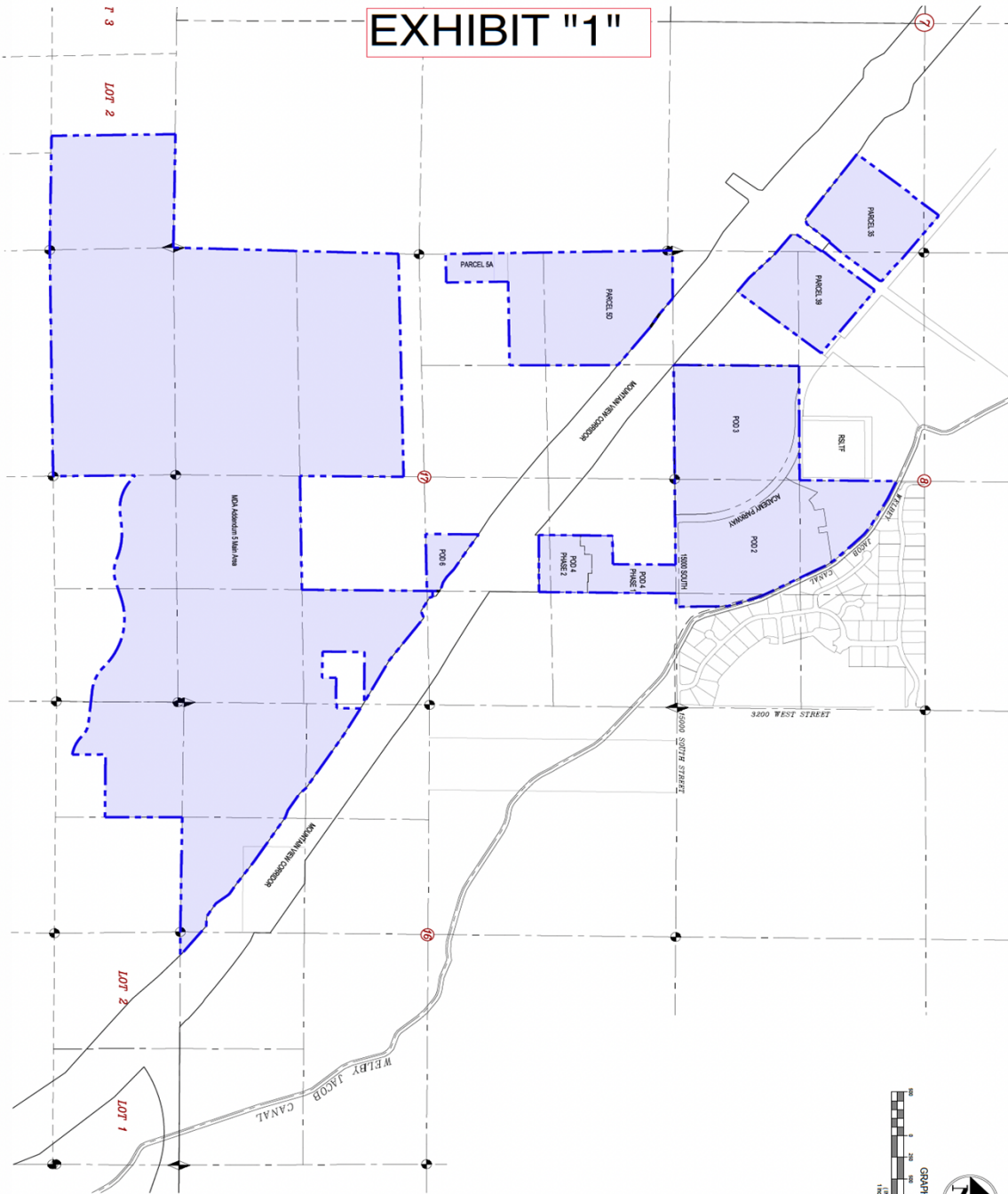
NOTARY PUBLIC

DEVELOPER ACKNOWLEDGMENT

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

On the ____ day of June, 2023, personally appeared before me Craig Martin who being by me duly sworn, did say that he is the _____ of Wasatch South Hills Development Company, LLC, a Utah limited liability company, and that the foregoing instrument was duly authorized by the company at a lawful meeting held by authority of its operating agreement and signed in behalf of said company.

NOTARY PUBLIC



SHEET EX1	SOUTH HILLS DEVELOPMENT	infinity CONSULTANTS 2975 Executive Parkway, Suite 300 Lehi, Utah 84043 • Tel: 801.541.3040	SCALE (HORIZ): 1" = 500'		<table border="1"> <thead> <tr> <th>No.</th> <th>DESCRIPTION</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	DESCRIPTION	BY	DATE												
	No.		DESCRIPTION	BY		DATE															
MDA ADDENDUM 5 PARCEL EXHIBIT	SCALE (VERT): NA	DRAWN BY: SPM																			
HERRIMAN CITY, UTAH	CHECKED BY: RHD	DATE: 09-29-2021																			
	PROJECT No: 2291																				

EXHIBIT "1" Continued

Real Salt Lake Training Facility Boundary Description

A PARCEL OF LAND SITUATED IN THE SOUTH HALF OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS SOUTH 0°33'08" WEST ALONG THE SECTION LINE A DISTANCE OF 300.01 FEET FROM THE CENTER QUARTER CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 67°22'35" EAST A DISTANCE OF 14.38 FEET; THENCE SOUTH 65°09'03" EAST A DISTANCE OF 210.38 FEET; THENCE SOUTH 59°50'38" EAST A DISTANCE OF 372.88 FEET; THENCE SOUTH 52°56'35" EAST A DISTANCE OF 105.79 FEET; THENCE SOUTH 43°56'36" EAST A DISTANCE OF 163.88 FEET; THENCE SOUTH 42°47'17" EAST A DISTANCE OF 277.62 FEET; THENCE SOUTH 34°16'57" EAST A DISTANCE OF 29.32 FEET; THENCE SOUTH 82°04'39" WEST A DISTANCE OF 346.48 FEET; THENCE SOUTH 7°55'21" EAST A DISTANCE OF 88.00 FEET; THENCE SOUTH 82°04'39" WEST A DISTANCE OF 68.00 FEET; THENCE NORTH 7°55'21" WEST A DISTANCE OF 88.00 FEET; THENCE SOUTH 82°04'39" WEST A DISTANCE OF 202.84 FEET; THENCE SOUTH 9°41'32" EAST A DISTANCE OF 101.66 FEET TO THE POINT ON A 225.00 FOOT RADIUS NON-TANGENT CURVE; THENCE SOUTHWESTERLY 132.65 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 33°46'49" (WHICH THE RADIUS POINT BEARS SOUTH 9°41'32" EAST AND THE LONG CHORD BEARS SOUTH 63°25'03" WEST 130.74 FEET); THENCE NORTH 43°28'21" WEST A DISTANCE OF 128.47 FEET; THENCE SOUTH 24°00'00" WEST A DISTANCE OF 276.85 FEET; THENCE SOUTH 33°27'55" WEST A DISTANCE OF 106.15 FEET TO THE POINT ON A 1145.00 FOOT RADIUS NON-TANGENT CURVE; THENCE WESTERLY 675.95 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 33°49'28" (WHICH THE RADIUS POINT BEARS SOUTH 33°27'55" WEST AND THE LONG CHORD BEARS NORTH 73°26'49" WEST 666.18 FEET); THENCE SOUTH 89°38'27" WEST A DISTANCE OF 139.38 FEET TO THE POINT ON A 755.00 FOOT RADIUS CURVE; THENCE WESTERLY 510.74 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 38°45'33" (WHICH LONG CHORD BEARS NORTH 70°58'47" WEST 501.06 FEET); THENCE NORTH 51°36'00" WEST A DISTANCE OF 245.45 FEET; THENCE NORTH 38°24'00" EAST A DISTANCE OF 914.63 FEET; THENCE NORTH 53°57'16" EAST A DISTANCE OF 336.23 FEET TO THE EASTERLY BOUNDARY LINE OF LOT F AS DESCRIBED IN THAT CERTAIN PLAT FOR SOUTH HERRIMAN AS ENTRY NO. 11635733 IN BOOK 2013P AT PAGE 77 IN THE SALT LAKE COUNTY RECORDERS OFFICE, THE FOLLOWING FIVE (5) COURSES: TO THE POINT OF A 83.95 FOOT RADIUS NON-TANGENT CURVE; THENCE EASTERLY 30.31 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 20°41'03" (THE LONG CHORD BEARS SOUTH 58°56'06" EAST 30.14 FEET) TO THE POINT OF A 428.45 FOOT RADIUS COMPOUNDING CURVE; THENCE EASTERLY 66.33 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 8°52'14" (THE LONG CHORD BEARS SOUTH 73°42'45" EAST 66.27 FEET) TO THE POINT OF A 918.95 FOOT RADIUS COMPOUNDING CURVE; THENCE EASTERLY 47.79 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 2°58'47" (THE LONG CHORD BEARS SOUTH 79°38'16" EAST 47.79 FEET) TO THE POINT OF A 603.05 FOOT RADIUS NON-TANGENT CURVE; THENCE EASTERLY 144.71 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 13°44'58" (THE LONG CHORD BEARS SOUTH 74°15'10" EAST 144.37 FEET); THENCE SOUTH 67°22'41" EAST A DISTANCE OF 400.52 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,879,701.22 SQ/FT OR 43.15 ACRES

EXHIBIT "1" Continued

**BOUNDARY DESCRIPTION FOR A PORTION OF 15000 SOUTH AS
DESCRIBED IN A TITLE REPORT ISSUED BY
BACKMAN TITLE SERVICES LTD, ORDER NO. 5-098333. EFFECTIVE DATE:
SEPTEMBER 14, 2017 AT 7:45 A.M.**

A STRIP OF LAND FOR PURPOSE OF A PUBLIC ROAD, WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT THAT IS NORTH 89°25'56" EAST ALONG THE SECTION LINE, A DISTANCE OF 517.81 FEET FROM

THE SOUTH QUARTER CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 0°34'04" WEST ALONG THE SOUTH LINE OF ACADEMY PARKWAY SEGMENT 2 ROAD DEDICATION LINE TO THE SOUTH LINE OF SOUTH HILLS POD 2 SUBDIVISION, A DISTANCE OF 33.00 FEET; THENCE NORTH 89°25'56" EAST ALONG SAID SUBDIVISION LINE TO THE WESTERLY LINE OF WELBY JACOB WATER USERS COMPANY AS DESCRIBED IN THAT CERTAIN EASEMENT DEED AS ENTRY NO. 7502870 IN BOOK 8320 AT PAGE 1076 IN THE SALT LAKE COUNTY RECORDERS OFFICE, A DISTANCE OF 1345.19 FEET; THENCE SOUTH 63°29'18" EAST ALONG SAID LINE, A DISTANCE OF 72.49 FEET; THENCE SOUTH 89°25'56" TO THE NORTHWEST CORNER OF A PORTION DEDICATED TO HERRIMAN CITY AS SHOWN ON SOUTH HILLS POD 4, PHASE 1 SUBDIVISION AS DESCRIBED IN THAT CERTAIN PLAT AS ENTRY NO. 12589644 IN BOOK OF PLATS 2017 AT PAGE 199 IN THE SALT LAKE COUNTY RECORDERS OFFICE, A DISTANCE OF 940.85 FEET; THENCE SOUTH 0°34'54" WEST ALONG SAID LINE, A DISTANCE OF 33.01 FEET; THENCE SOUTH 89°25'56" WEST TO THE EAST RIGHT OF WAY LINE OF ACADEMY PARKWAY, SEGMENT 3, A DISTANCE OF 468.22 FEET; THENCE NORTH 0°34'04" WEST ALONG SAID LINE, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 899,958.54 SQ/FT OR 20.66 ACRES

EXHIBIT "1" Continued

South Hills Academy Parkway Dedication

A PARCEL OF LAND SITUATED IN THE SOUTH HALF OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT THAT IS NORTH 89°25'56" EAST ALONG THE SECTION LINE A DISTANCE OF 387.81 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 0°34'04" WEST A DISTANCE OF 33.00 FEET; TO THE POINT ON A 20.00 FOOT RADIUS NON-TANGENT CURVE; THENCE NORTHEASTERLY 31.41 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 89°59'48" (WHICH THE RADIUS POINT BEARS NORTH 0°34'04" WEST AND LONG CHORD BEARS NORTH 44°26'02" EAST 28.28 FEET); THENCE NORTH 0°33'52" WEST A DISTANCE OF 183.82 FEET; TO THE POINT ON A 1055.00 FOOT RADIUS CURVE; THENCE NORTHWESTERLY 1653.41 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 89°47'41" (WHICH LONG CHORD BEARS NORTH 45°27'43" WEST 1489.32 FEET); THENCE SOUTH 89°38'27" WEST A DISTANCE OF 139.38 FEET; TO THE POINT ON A 845.00 FOOT RADIUS CURVE; THENCE NORTHWESTERLY 571.62 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 38°45'33" (WHICH LONG CHORD BEARS NORTH 70°58'47" WEST 560.78 FEET); THENCE NORTH 51°36'00" WEST A DISTANCE OF 245.45 FEET; THENCE NORTH 38°24'00" EAST A DISTANCE OF 90.00 FEET; THENCE SOUTH 51°36'00" EAST A DISTANCE OF 245.45 FEET; TO THE POINT ON A 755.00 FOOT RADIUS CURVE; THENCE SOUTHEASTERLY 510.74 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 38°45'33" (WHICH LONG CHORD BEARS SOUTH 70°58'47" EAST 501.06 FEET); THENCE NORTH 89°38'27" EAST A DISTANCE OF 139.38 FEET; TO THE POINT ON A 1145.00 FOOT RADIUS CURVE; THENCE SOUTHEASTERLY 1794.46 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°47'41" (WHICH LONG CHORD BEARS SOUTH 45°27'43" EAST 1616.37 FEET); THENCE SOUTH 0°33'52" EAST A DISTANCE OF 183.82 FEET; TO THE POINT ON A 20.00 FOOT RADIUS CURVE; THENCE SOUTHEASTERLY 31.42 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'12" (WHICH LONG CHORD BEARS SOUTH 45°33'58" EAST 28.29 FEET); THENCE SOUTH 0°34'04" EAST A DISTANCE OF 33.00 FEET; THENCE SOUTH 89°25'56" WEST A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 261,307 SQ/FT OR 5.99 ACRES

EXHIBIT "1" Continued

South Hills Pod 35 Boundary Description

A parcel of land located in the Southwest quarter of Section 8 and the East Half of Section 7, Township 4 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the northerly right-of-way line of Real Vista Drive, said point being South 0°28'03" West 446.19 feet along the section line and South 89°31'57" East 346.14 feet from West Quarter Corner of Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running: thence along said northerly right-of-way line the following seven(7) courses: South 38°24'00" West 492.69 feet; 101.78 feet along the arc of a 1249.00 foot radius curve to the right through a central angle of 04°40'08" (Long Chord Bears South 40°44'04" West 101.75 feet); South 43°04'08" West 131.83 feet; North 51°59'37" West 8.55 feet; South 39°58'51" West 182.07 feet; South 38°24'26" West 138.00 feet; South 75°51'28" West 59.20 feet to the existing northerly right-of-way line of Mountain View Corridor; thence North 53°35'22" West 929.13 feet along said northerly right-of-way line of Mountain View Corridor; thence North 38°28'30" East 69.66 feet; thence North 38°24'00" East 642.62 feet; thence South 51°36'00" East 10.00 feet; thence North 38°24'00" East 392.76 feet to said southerly right-of-way line of Autumn Crest Boulevard a point of curvature; thence along said southerly right-of-way the following two(2) courses: 31.42 feet along the arc of a 20.00 foot radius curve to the right through a central angle of 90°00'00" (Long Chord Bears North 83°24'00" East 28.28 feet); South 51°36'00" East 962.94 feet to the point of beginning.

Parcel contains 1,083,622 sq. ft. 24.87 acres

EXHIBIT "1" Continued

South Hills Pod 39 Boundary Description

A parcel of land located in the Southwest quarter of Section 8 and the East Half of Section 7, Township 4 South, Range 1 West, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the southerly right-of-way line of Academy Parkway, said point being South 0°28'03" West 517.50 feet along the section line and South 89°31'57" East 437.64 feet from West Quarter Corner of Section 8, Township 4 South, Range 1 West, Salt Lake Base and Meridian and running:

Thence South 51°36'00" East 899.60 feet along said southerly right-of-way to the northerly line of Village at the Boulders Phase 1, Amending Part of Lot F, South Herriman as recorded in the Office of the Salt Lake County Recorder as Entry#12708747 in Book 2018 at Page 52; Thence South 38°18'58" West 1142.94 feet along said northerly line of Village at the Boulders Phase 1, Amending Part of Lot F, South Herriman to the existing North right-of-way line of Mountain View Corridor; Thence along said northerly right-of-way the following three (3) courses: North 51°35'34" West 200.75 feet; North 45°00'39" West 392.59 feet; North 51°35'34" West 285.00 feet to the southerly right-of-way line of Real Vista Drive; Thence along said southerly right-of-way the following six(6) courses: North 04°43'02" East 61.29 feet; North 36°05'43" East 322.26 feet; North 51°59'37" West 10.04 feet; North 38°24'26" East 30.38 feet; North 40°30'31" East 175.69 feet; North 38°24'00" East 518.93 feet to the point of beginning.

Parcel contains 1,029,605 sq. ft. 23.63 acres.

EXHIBIT "1" Continued

South Hills Pod 2 Boundary Description

A PARCEL OF LAND SITUATED IN THE EAST HALF OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT THAT IS NORTH 89°25'56" EAST ALONG THE SECTION LINE 1472.76 FEET AND NORTH 00°33'52" WEST 33.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°25'56" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 954.95 FEET TO THE POINT ON A 20.00 FOOT RADIUS CURVE; THENCE NORTHERLY 31.42 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 90°00'12" (WHICH LONG CHORD BEARS NORTH 45°33'58" WEST 28.29 FEET); THENCE NORTH 00°33'52" WEST 183.82 FEET TO THE POINT ON A 1145.00 FOOT RADIUS CURVE; THENCE NORTHWESTERLY 1118.51 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 55°58'13" (WHICH LONG CHORD BEARS NORTH 28°32'58" WEST 1074.56 FEET); THENCE NORTH 33°27'55" EAST 106.15 FEET; THENCE NORTH 24°00'00" EAST 322.70 FEET; THENCE NORTH 82°04'39" EAST 374.02 FEET; THENCE SOUTH 07°55'21" EAST 88.00 FEET; THENCE NORTH 82°04'39" EAST 68.00 FEET; THENCE NORTH 07°55'21" WEST 88.00 FEET; THENCE NORTH 82°04'39" EAST 346.77 FEET TO THE WESTERLY LINE OF THE PROVO RESERVOIR CANAL; THENCE SOUTHEASTERLY ALONG SAID PROVO RESERVOIR CANAL THE FOLLOWING FIVE (5) COURSES: SOUTH 34°16'38" EAST 77.63 FEET; THENCE SOUTH 27°02'11" EAST 778.59 FEET; THENCE SOUTH 22°15'57" EAST 54.15 FEET; THENCE SOUTH 17°14'18" EAST 324.67 FEET; THENCE SOUTH 00°33'52" EAST 512.30 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,624,180.92 SQ/FT OR 37.29 ACRES

EXHIBIT "1" Continued

POD 3 BOUNDARY DESCRIPTON

A PARCEL OF LAND SITUATED IN THE EAST HALF OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°26'58" WEST A DISTANCE OF 1313.66 FEET; THENCE NORTH 50°26'35" WEST 1.88 FEET TO THE WEST 1/16 LINE OF SAID SECTION 8; THENCE NORTH 0°30'28" EAST ALONG SAID 1/16 LINE 1337.65 FEET TO THE SOUTH 1/16 LINE OF SAID SECTION 8; THENCE NORTH 89°38'44" EAST ALONG SAID 1/16 LINE 236.02 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ACADEMY PARKWAY, SEGMENT 2 AS DESCRIBED IN THAT CERTAIN PLAT AS ENTRY NO. 12660135 IN BOOK 2017P AT PAGE 317 IN THE SALT LAKE COUNTY RECORDERS OFFICE AND TO THE POINT ON A 845.00 FOOT NON-TANGENT RADIUS CURVE; THENCE SOUTHEASTERLY 276.30 FEET ALONG SAID RIGHT OF WAY LINE AND THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 18°44'05" (WHICH RADIUS POINT BEARS NORTH 18°22'32" EAST AND LONG CHORD BEARS SOUTH 80°59'31" EAST 275.07 FEET); THENCE NORTH 89°38'27" EAST ALONG SAID RIGHT OF WAY LINE 139.38 FEET TO THE POINT ON A 1055.00 FOOT RADIUS CURVE; THENCE SOUTHEASTERLY 1653.41 FEET ALONG SAID RIGHT OF WAY LINE AND THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°47'41" (WHICH LONG CHORD BEARS SOUTH 45°27'43" EAST 1489.32 FEET); THENCE SOUTH 0°33'52" EAST ALONG SAID RIGHT OF WAY LINE 183.82 FEET TO THE POINT ON A 20.00 FOOT RADIUS CURVE; THENCE SOUTHWESTERLY 31.41 FEET ALONG SAID RIGHT OF WAY LINE AND THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 89°59'48" (WHICH LONG CHORD BEARS SOUTH 44°26'02" WEST 28.28 FEET); THENCE SOUTH 0°33'39" EAST ALONG SAID RIGHT OF WAY LINE, 33.00 FEET TO THE SOUTH LINE OF SAID SECTION 8; THENCE SOUTH 89°25'56" WEST ALONG SAID LINE, 387.81 FEET TO THE POINT OF BEGINNING.

CONTAINS 45.59 ACRES

EXHIBIT "1" Continued

South Hills Pod 4 – Phase 1 Boundary Description

A PARCEL OF LAND SITUATED IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT THAT IS NORTH 89°25'56" EAST ALONG THE NORTH SECTION LINE OF SECTION 17, 986.69 FEET FROM THE NORTH QUARTER CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE NORTH 89°25'56" EAST 328.90 FEET; THENCE SOUTH 0°36'05" WEST 942.69 FEET; THENCE NORTH 89°23'55" WEST 92.00 FEET; THENCE NORTH 85°01'17" WEST 32.09 FEET; THENCE NORTH 89°23'55" WEST 94.17 FEET; THENCE NORTH 0°36'05" EAST 40.50 FEET; THENCE NORTH 89°23'55" WEST 220.31 FEET; THENCE SOUTH 0°36'05" WEST 81.00 FEET; THENCE NORTH 89°23'55" WEST 94.15 FEET; THENCE SOUTH 0°36'05" WEST 43.50 FEET; THENCE NORTH 89°23'55" WEST 124.30 FEET; THENCE NORTH 0°33'48" EAST 339.55 FEET; THENCE NORTH 89°07'38" EAST 328.66 FEET; THENCE NORTH 0°34'54" EAST 669.53 FEET TO THE POINT OF BEGINNING.

CONTAINS 398,864.90 SQ/FT or 9.16 ACRES

South Hills Pod 4 – Phase 2 Boundary Description

BEGINNING AT A POINT THAT IS NORTH 89°25'56" EAST ALONG THE NORTH SECTION LINE OF SECTION 17, A DISTANCE OF 657.86 FEET AND SOUTH 1010.82 FEET FROM THE NORTH QUARTER CORNER, SECTION 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE ALONG THE SOUTH BOUNDARY LINE OF SOUTH HILLS POD 4 SUBDIVISION PHASE 1 THE FOLLOWING NINE (9) COURSES: THENCE SOUTH 89°23'55" EAST 124.30 FEET; THENCE NORTH 00°36'05" EAST 43.50 FEET; THENCE SOUTH 89°23'55" EAST 94.15 FEET; THENCE NORTH 00°36'05" EAST 81.00 FEET; THENCE SOUTH 89°23'55" EAST 220.31 FEET; THENCE SOUTH 00°36'05" WEST 40.50 FEET; THENCE SOUTH 89°23'55" EAST 94.17 FEET; THENCE SOUTH 85°01'17" EAST 32.09 FEET; THENCE SOUTH 89°23'55" EAST 92.00 FEET; THENCE SOUTH 00°36'05" WEST 520.00 FEET; THENCE SOUTH 89°53'52" WEST 656.68 FEET; THENCE NORTH 00°33'48" EAST 446.51 FEET TO THE POINT OF BEGINNING.

CONTAINS 340,131.71 SQ/FT OR 7.81 ACRES

EXHIBIT "1" Continued

South Hills Pod 5 Boundary Description

PARCEL 5A:

BEGINNING AT A POINT WHICH IS SOUTH ALONG THE SECTION LINE 1759.99 FEET FROM THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE EAST 329.00 FEET; THENCE SOUTH 662.00 FEET; THENCE WEST 329.00 FEET; THENCE NORTH 662.00 FEET TO THE POINT OF BEGINNING.

PARCEL 5D:

BEGINNING AT A POINT 53.334 RODS NORTH ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH ALONG THE SECTION LINE 106.666 RODS, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID SECTION; THENCE EAST 80 RODS TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 80 RODS TO THE SOUTHEAST CORNER OF SAID QUARTER-QUARTER; THENCE EAST 80 RODS TO THE NORTH-SOUTH CENTER SECTION LINE; THENCE SOUTH 26.666 RODS; THENCE WEST 160.00 RODS TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING TRACT OF LAND:

BEGINNING AT A POINT WHICH IS NORTH 947.326 FEET ALONG THE SECTION LINE AND EAST 1303.457 FEET FROM THE WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THENCE EAST 1303.457 FEET TO A POINT ON THE CENTERLINE OF SAID SECTION 17; THENCE NORTH 00°45'38" EAST 408.227 FEET ALONG SAID CENTERLINE TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE SOUTH 89°59'09" WEST 1306.148 FEET ALONG SAID SIXTEENTH LINE TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE SOUTH 00°22'41" WEST 407.877 FEET TO THE POINT OF BEGINNING.

THE PARCEL FIRST DESCRIBED ABOVE ALSO BEING DESCRIBED BY THAT ALTA/ACSM LAND TITLE SURVEY PREPARED BY PETERSON ENGINEERING DATED APRIL 15, 1997, JOB NO. C9704317, AND BY MESNE INSTRUMENTS OF RECORD AS FOLLOWS:

BEGINNING AT A POINT WHICH IS NORTH 947.326 FEET ALONG THE SECTION FROM THE WEST QUARTER CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, THENCE EAST 1303.457 FEET; THENCE NORTH 00°22'41" EAST 1752.410 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH 89°40'05" WEST 1315.043 FEET ALONG THE NORTH LINE OF SAID SECTION 17 TO THE NORTHWEST CORNER OF SAID SECTION 17; THENCE SOUTH 1759.998 FEET ALONG THE WEST LINE OF SAID SECTION 17 TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THAT PORTION CONVEYED TO UTAH DEPARTMENT OF TRANSPORTATION DISCLOSED BY WARRANTY DEED RECORDED AUGUST 19, 2010 AS ENTRY NO. 11013909 IN BOOK 9850 AT PAGE 5778 OF OFFICIAL RECORDS AND FURTHER DISCLOSED BY QUITCLAIM DEED RECORDED OCTOBER 01, 2010 AS ENTRY NO. 11044484 IN BOOK 9864 AT PAGE 7997 OF OFFICIAL RECORDS, BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND, IN FEE FOR A HIGHWAY KNOWN AS PROJECT NO. MP-0182(6), BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN LOT 3, OF SECTION 17, TOWNSHIP, 4 SOUTH, RANGE 1 WEST,

SALT LAKE BASE AND MERIDIAN THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS
FOLLOWS:

BEGINNING IN THE NORTHERLY BOUNDARY LINE OF SAID ENTIRE TRACT AT A POINT 548.26 FEET SOUTH 89°40'20" EAST ALONG THE SECTION LINE FROM THE NORTHWEST CORNER OF SAID SECTION 17, WHICH POINT IS 258.00 FEET PERPENDICULARLY DISTANT SOUTHWESTERLY FROM THE MOUNTAIN VIEW CORRIDOR RIGHT OF WAY CONTROL LINE, OF SAID PROJECT, OPPOSITE APPROXIMATE ENGINEER STATION 949+21.02, AND RUNNING THENCE SOUTH 89°40'20" EAST 766.82 FEET ALONG THE NORTHERLY LINE OF SAID SECTION 17, TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 0°41'08" WEST 593.73 FEET ALONG THE EASTERLY LINE OF SAID LOT 3, TO A POINT 240.00 FEET PERPENDICULARLY SOUTHWESTERLY DISTANT FROM SAID CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 939+54.31; THENCE NORTH 50°43'19" WEST 558.72 FEET; THENCE NORTH 56°17'48" WEST 185.29 FEET; THENCE NORTH 50°43'19" WEST 223.57 FEET TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

(NOTE: ROTATE ALL BEARINGS IN THE ABOVE DESCRIPTION 0°52'42" COUNTERCLOCKWISE TO MATCH THE ABOVE SAID RIGHT OF WAY CONTROL LINE.)

EXHIBIT "1" Continued

South Hills Pod 6 Boundary Description

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING SOUTH OF THOSE PARCELS OF LAND CONVEYED TO UTAH DEPARTMENT OF TRANSPORTATION AS DISCLOSED BELOW:

BEGINNING AT A POINT SOUTH 89°10'51" WEST 1315.755 FEET AND SOUTH 0°26'31" WEST 671.625 FEET FROM THE NORTHEAST CORNER OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE SOUTH 0°26'31" WEST 671.63 FEET; THENCE SOUTH 1320 FEET; THENCE WEST 660 FEET; THENCE NORTH 1983.63 FEET; THENCE EAST 660 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO UTAH DEPARTMENT OF TRANSPORTATION AS DISCLOSED BY WARRANTY DEED (CONTROLLED ACCESS) RECORDED AUGUST 19, 2010 AS ENTRY NO. 11013905 IN BOOK 9850 AT PAGE 5769 OF OFFICIAL RECORDS WITH THE SALT LAKE COUNTY RECORDER'S OFFICE AND FURTHER DISCLOSED BY QUITCLAIM DEED RECORDED OCTOBER 01, 2010 AS ENTRY NO. 11044484 IN BOOK 9864 AT PAGE 7997 OF OFFICIAL RECORDS WITH THE SALT LAKE COUNTY RECORDER'S OFFICE, BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR A HIGHWAY KNOWN AS PROJECT NO. MP-0182(6), BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN LOT 6 OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT, WHICH POINT IS 1315.51 FEET (1315.755 FEET BY RECORD) SOUTH 89°10'51" WEST AND 1989.42 FEET SOUTH 0°19'17" WEST (SOUTH 0°26'31" WEST BY RECORD) FROM THE NORTHEAST CORNER OF SAID SECTION 17, SAID POINT IS ALSO 224.36 FEET RADIALLY DISTANT NORTHEASTERLY FROM THE MOUNTAIN VIEW CORRIDOR RIGHT OF WAY CONTROL LINE, OPPOSITE APPROXIMATE ENGINEER STATION 910+32.49; AND RUNNING THENCE SOUTH 0°19'17" WEST 537.26 FEET ALONG SAID EASTERLY BOUNDARY LINE TO A POINT 235.00 FEET RADIALLY DISTANT SOUTHWESTERLY FROM, SAID CONTROL LINE, OPPOSITE APPROXIMATE ENGINEER STATION 907+53.92; THENCE NORTHWESTERLY 41.11 FEET ALONG THE ARC OF A 15235.00 FEET RADIUS CURVE TO THE RIGHT (NOTE: CHORD TO SAID CURVE BEARS NORTH 58°53'22" WEST FOR A DISTANCE OF 41.11 FEET); THENCE NORTH 74°02'49" WEST 67.96 FEET; THENCE NORTH 58°25'35" WEST 74.21 FEET; THENCE NORTH 48°58'39" WEST 113.83 FEET; THENCE NORTHWESTERLY 470.27 FEET ALONG THE ARC OF A 15235.00 FEET RADIUS CURVE TO THE RIGHT (NOTE: CHORD TO SAID CURVE BEARS NORTH 56°58'49" WEST FOR A DISTANCE OF 470.25 FEET); THENCE NORTH 59°06'27" WEST 3.98 FEET TO THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT AT A POINT 235.21 FEET RADIALLY DISTANT SOUTHWESTERLY FROM SAID CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 915+09.41; THENCE NORTH 0°21'34" WEST 608.07 FEET ALONG SAID WESTERLY BOUNDARY LINE TO A POINT 263.26 FEET RADIALLY DISTANT NORTHEASTERLY FROM SAID CONTROL LINE OPPOSITE APPROXIMATE ENGINEER STATION 918+58.03; THENCE SOUTH 50°38'40" EAST 452.28 FEET; THENCE SOUTHEASTERLY 362.02 FEET ALONG THE ARC OF A 14776.00 FEET RADIUS CURVE TO THE LEFT (NOTE: CHORD TO SAID CURVE BEARS SOUTH 57°15'26" EAST FOR A DISTANCE OF 362.01 FEET) TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

ALSO LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO UTAH DEPARTMENT OF TRANSPORTATION AS DISCLOSED BY WARRANTY DEED (CONTROLLED ACCESS) RECORDED AUGUST 27, 2010 AS ENTRY NO. 11019362 IN BOOK 9852 AT PAGE 9201 OF OFFICIAL

RECORDS WITH THE SALT LAKE COUNTY RECORDER'S OFFICE AND FURTHER DISCLOSED BY QUITCLAIM DEED RECORDED OCTOBER 01, 2010 AS ENTRY NO. 11044484 IN BOOK 9864 AT PAGE 7997 OF OFFICIAL RECORDS WITH THE SALT LAKE COUNTY RECORDER'S OFFICE, BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN FEE FOR A HIGHWAY KNOWN AS PROJECT NO. MP-0182(6), BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN LOT 6 IN SECTION 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN AN EASTERLY BOUNDARY LINE OF SAID ENTIRE TRACT AT A POINT 1315.51 FEET (1315.755 FEET BY RECORD) SOUTH 89°10'51" WEST ALONG THE SECTION LINE AND 1462.69 FEET SOUTH 0°19'17" WEST (SOUTH 0°26'31" WEST BY RECORD) FROM THE NORTHEAST CORNER OF SAID SECTION 17, WHICH POINT IS ALSO 669.21 FEET RADIALLY DISTANT NORTHEASTERLY FROM THE MOUNTAIN VIEW CORRIDOR RIGHT OF WAY CONTROL LINE, OPPOSITE APPROXIMATE ENGINEER STATION 913+23.23; AND RUNNING THENCE SOUTH 0°19'17" WEST 526.74 FEET ALONG SAID EASTERLY BOUNDARY LINE; THENCE NORTHWESTERLY 362.02 FEET ALONG THE ARC OF A 14776.00 FEET RADIUS CURVE TO THE RIGHT, (NOTE: CHORD TO SAID CURVE BEARS NORTH 57°15'26" WEST FOR A DISTANCE OF 362.01 FEET); THENCE NORTH 50°38'40" WEST 452.28 FEET TO A WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT AT A POINT 263.26 FEET RADIALLY DISTANT NORTHEASTERLY FROM SAID CONTROL LINE, OPPOSITE APPROXIMATE ENGINEER STATION 918+58.03; THENCE NORTH 0°21'34" WEST 40.00 FEET ALONG SAID WESTERLY BOUNDARY LINE; THENCE NORTH 89°38'26" EAST 657.42 FEET TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.

ALSO LESS AND EXCEPTING ANY PORTION LYING NORTH OF THAT PORTION CONVEYED TO UTAH DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED (CONTROLLED ACCESS) RECORDED AUGUST 27, 2010 AS ENTRY NO. 11019362 IN BOOK 9852 AT PAGE 9201 OF OFFICIAL RECORDS WITH THE SALT LAKE COUNTY RECORDER'S OFFICE.

ALSO LESS AND EXCEPTING THEREFROM THAT PORTION CONVEYED TO UTAH DEPARTMENT OF TRANSPORTATION AS DISCLOSED BY QUIT CLAIM DEED RECORDED JULY 11, 2012 AS ENTRY NO. 11427470 IN BOOK 10034 AT PAGE 7161 OF OFFICIAL RECORDS WITH THE SALT LAKE COUNTY RECORDER'S OFFICE, BEING DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING PART OF AN ENTIRE TRACT OF PROPERTY, SITUATE IN LOT 7, SECTION 17, TOWNSHIP 4 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID TRACT OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING IN AT A POINT WHICH IS 1,315.51 FEET (1,315.755 FEET RECORD) SOUTH 89°10'51" WEST AND 671.60 FEET, SOUTH 00°19'17" WEST (671.625 FEET SOUTH 0°26'31" WEST RECORD) AND 106.25 FEET NORTH 89°10'51" EAST AND 731.63 FEET SOUTH 0°26'31" WEST AND 1,208.27 FEET (1,207.86 RECORD) NORTH 89°10'51" EAST TO THE EAST LINE OF SAID SECTION 17, AND 1,179.79 FEET SOUTH 0°25'30" WEST (1,203.63 FEET SOUTH 0°26'31" WEST RECORD) ALONG SAID EAST LINE AND 1,245.41 FEET SOUTH 88°30'01" WEST (WEST RECORD), FROM THE NORTHEAST CORNER OF SAID SECTION 17;

AND RUNNING THENCE SOUTH 88°30'01" WEST (WEST RECORD) 65.84 FEET TO THE SOUTHWEST CORNER OF SAID ENTIRE TRACT; THENCE NORTH 0°19'17" EAST 71.83 FEET ALONG THE WESTERLY BOUNDARY LINE OF SAID ENTIRE TRACT; THENCE SOUTHEASTERLY 64.92 FEET ALONG THE ARC OF A 15,235.00 FEET RADIUS CURVE TO THE LEFT, (NOTE: CHORD TO SAID CURVE BEARS SOUTH 59°05'20" EAST FOR A DISTANCE OF 64.92 FEET); THENCE SOUTH 14°47'55" EAST 38.02 FEET TO THE POINT OF BEGINNING.

EXHIBIT "1" Continued

South Hills Main Area (includes pods 7 through 21)

LEGAL DESCRIPTION

Beginning at the east 16th corner of the northeast quarter of section 19, township 4 south, range 2 west, salt lake base and meridian, said point being a found BLM monument; thence N.89°25'11"W., a distance of 1,326.97 feet; thence N.00°51'30"W., a distance of 1,323.67 feet; thence S.89°16'05"E., a distance of 1,320.11 feet; thence N.01°40'42"E., a distance of 2,396.97 feet; thence N.88°45'17"E., a distance of 2,569.51 feet; thence S.00°31'23"W., a distance of 1,107.23 feet; thence N.89°06'29"E., a distance of 1,310.68 feet; thence N.00°35'03"E., a distance of 1,335.46 feet; thence N.00°36'05"E., a distance of 60.03 feet; thence N.88°45'17"E., a distance of 67.04 feet; thence S.14°32'42"E., a distance of 33.17 feet; thence S.59°29'31"E., a distance of 183.42 feet; thence N.68°06'02"E., a distance of 82.52 feet; thence S.52°54'50"E., a distance of 604.55 feet; thence S.61°01'46"E., a distance of 565.16 feet; thence N.89°25'24"W., a distance of 583.11 feet; thence S.00°38'36"W., a distance of 450.00 feet; thence S.89°21'24"E., a distance of 300.00 feet; thence N.00°38'36"E., a distance of 150.00 feet; thence S.89°21'24"E., a distance of 299.98 feet; thence N.00°38'37"E., a distance of 9.55 feet; thence S.89°21'23"E., a distance of 50.00 feet; thence N.00°38'37"E., a distance of 253.72 feet; thence S.59°33'35"E., a distance of 353.75 feet; thence S.56°41'50"E., a distance of 736.27 feet; thence S.41°29'39"E., a distance of 83.89 feet; thence S.56°41'50"E., a distance of 234.49 feet; thence S.71°28'31"E., a distance of 86.25 feet; thence S.56°41'50"E., a distance of 404.57 feet; thence S.56°41'26"E., a distance of 205.10 feet; thence S.54°05'15"E., a distance of 199.23 feet; thence S.54°04'46"E., a distance of 129.28 feet; thence S.56°41'50"E., a distance of 133.05 feet; thence S.36°36'07"E., a distance of 174.63 feet; thence S.56°39'24"E., a distance of 177.55 feet; thence S.86°35'23"E., a distance of 114.36 feet; thence S.50°37'11"E., a distance of 404.48 feet; thence S.46°01'31"E., a distance of 30.34 feet; thence N.89°41'28"W., a distance of 267.43 feet; thence N.89°08'29"W., a distance of 1,322.78 feet; thence S.00°05'40"E., a distance of 823.94 feet; thence N.89°34'37"W., a distance of 722.94 feet; thence S.00°11'00"E., a distance of 354.66 feet to the point of curve of a non-tangent curve to the right, of which the radius point lies N.08°44'57"E., a radial distance of 400.00 feet; thence Northwesterly along the arc, through a central angle of 34°47'21", a distance of 242.87 feet to a point of reverse curve to the left having a radius of 250.00 feet and a central angle of 37°29'59"; thence Northwesterly along the arc, a distance of 163.62 feet; thence N.83°57'41"W., a distance of 387.98 feet to a point of curve to the right having a radius of 450.00 feet and a central angle of 37°40'53"; thence Northwesterly along the arc a distance of 295.95 feet to a point of reverse curve to the left having a radius of 800.00 feet and a central angle of 60°43'06"; thence Westerly along the arc, a distance of 847.79 feet; thence S.73°00'06"W., a distance of 202.74 feet to a point of curve to the right having a radius of 400.00 feet and a central angle of 37°16'56"; thence Westerly along the arc a distance of 260.28 feet; thence N.69°42'58"W., a distance of 28.01 feet to a point of curve to

the left having a radius of 800.00 feet and a central angle of $26^{\circ}08'32''$; thence Westerly along the arc a distance of 365.01 feet; thence $S.84^{\circ}08'30''W.$, a distance of 155.21 feet to a point of curve to the right having a radius of 500.00 feet and a central angle of $44^{\circ}18'55''$; thence Westerly along the arc a distance of 386.72 feet; thence along a line non-tangent to said curve, $N.51^{\circ}32'40''W.$, a distance of 86.78 feet; thence $S.00^{\circ}40'25''E.$, a distance of 875.13 feet; thence $S.89^{\circ}22'13''W.$, a distance of 2,605.70 feet to the POINT OF BEGINNING. Containing 21,870,512.23 square feet or 502.0779 acres, more or less.

END OF DESCRIPTION.

[illegible]

 **infinity**
CONSULTANTS
2975 Executive Parkway, Suite 300
Lehi, Utah 84043 • Tel: 801.541.3040

SOUTH HILLS DEVELOPMENT
LAND USE MASTER PLAN - ADDENDUM 5
HERRIMAN, UTAH

EXHIBIT "3"

Technical Guidelines - 2

1. Medium Density Small Lots (MDSL)

This land use type is now incorporated into the MDA. It will follow the design criteria:

- Single family residential building product.
- Platted lots or platted building pads.
- Where lots are employed, they will require a minimum 36' frontage width measured tangentially at the front building setback line.
- Where lots are employed, the minimum lot depth is required to be at least twice the lot width or 80', whichever is less.
- Lots have no maximum or minimum size requirement.
- This land use has no house or garage size requirements.
- Front setback is 18' minimum for a front load garage at the garage portion of the house and 12' minimum for other portions of the house.
- The minimum front setback for a side load garage design is 12'.
- Where lots are employed, two side yards between any two adjoining lots are to add up to a minimum of 10'. An individual side yard may have zero setback.
- The minimum rear setback is 10'.
- The non-fronting side of a corner lot is to have a minimum setback of 12'.
- Where lots are not employed minimum building separations are to be at least 10'.
- This land use designation may be applied to any medium or high-density pod.
- Provisions outlined in Exhibit F, Technical Design Guidelines, Section 4 apply to the MDSL land use designation.
- The resultant density of pods with the MDSL land use designation will not exceed the maximum density depicted on the LUMP.

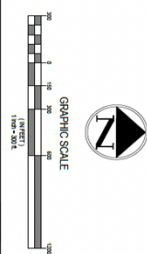
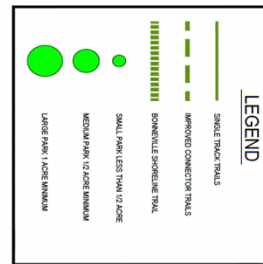
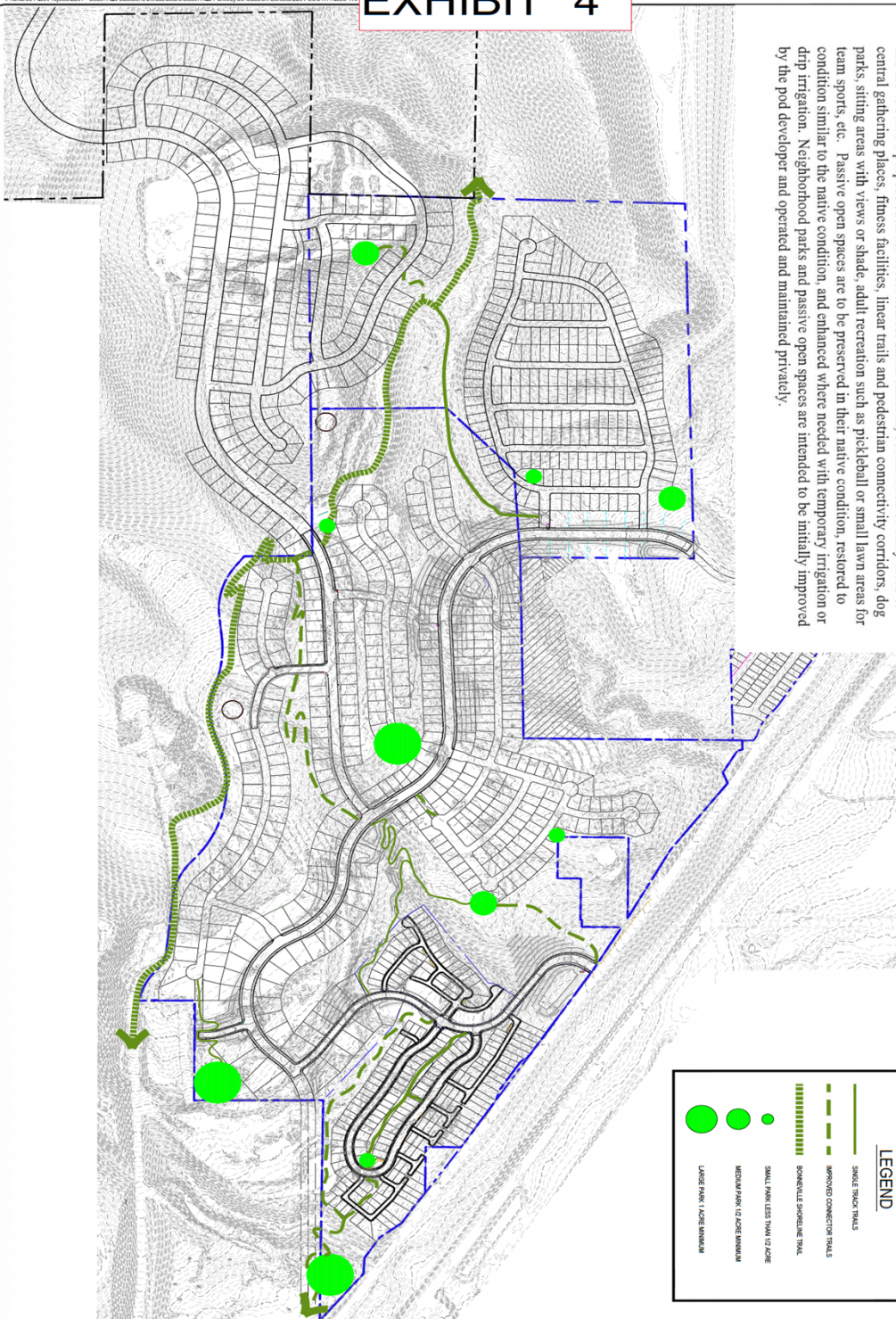
2. Neighborhood Parks, Trails, and Open Spaces

The LUMP has been amended to include approximate quantities of open space in pods. In the design of pods, both improved and passive open spaces are to be incorporated into the design. Improved open spaces are to function as neighborhood parks, are to be landscaped and irrigated, and are to serve a purpose such as: recreation for small children, beautification of entry areas or central gathering places, fitness facilities, linear trails and pedestrian connectivity corridors, dog parks, sitting areas with views or shade, adult recreation such as pickleball or small lawn areas for team sports, etc. Passive open spaces are to be preserved in their native condition, restored to condition similar to the native condition, and enhanced where needed with temporary irrigation or drip irrigation. Neighborhood parks and passive open spaces are intended to be initially improved by the pod developer and operated and maintained privately.

EXHIBIT "4"

2. Neighborhood Parks, Trails, and Open Spaces

The LUMP has been amended to include approximate quantities of open space in pods. In the design of pods, both improved and passive open spaces are to be incorporated into the design. Improved open spaces are to function as neighborhood parks, are to be landscaped and irrigated, and are to serve a purpose such as: recreation for small children, beautification of entry areas or central gathering places, fitness facilities, linear trails and pedestrian connectivity corridors, dog parks, sitting areas with views or shade, adult recreation such as pickleball or small lawn areas for team sports, etc. Passive open spaces are to be preserved in their native condition, restored to condition similar to the native condition, and enhanced where needed with temporary irrigation or drip irrigation. Neighborhood parks and passive open spaces are intended to be initially improved by the pod developer and operated and maintained privately.



SOUTH HILLS BACKBONE ROAD

SOUTH HILLS TRAIL, PARK, AND OPEN SPACE PLAN

HERRIMAN CITY, UTAH

infinity
CONSULTANTS

2975 Executive Parkway, Suite 300
Lehi, Utah 84043 • Tel: 801.541.3040

SCALE (HORIZ): 1"=300'

SCALE (VERT): NA

DRAWN BY: DP

CHECKED BY: RMD

DATE: 05.08.2023

PROJECT No. 2291

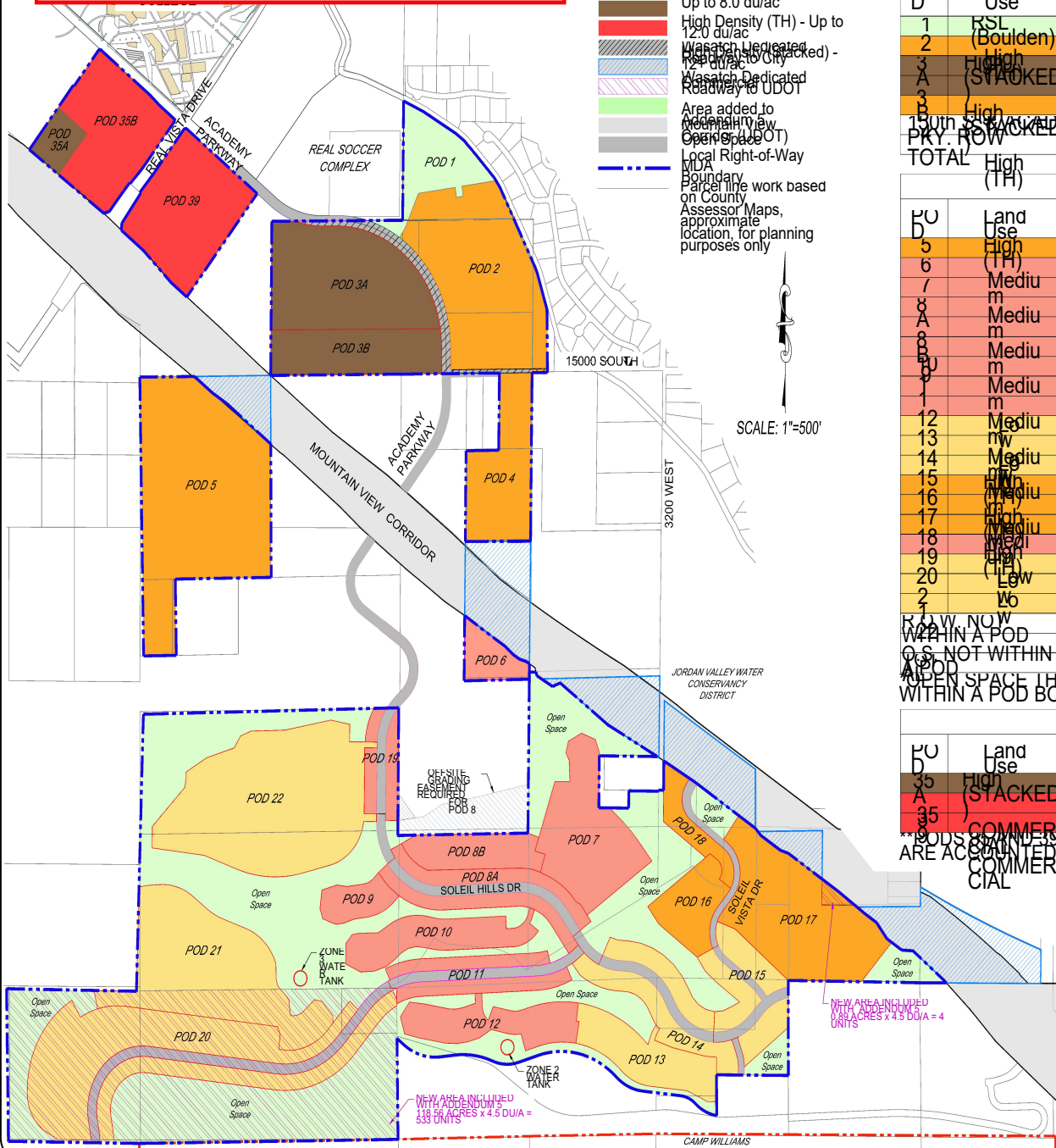
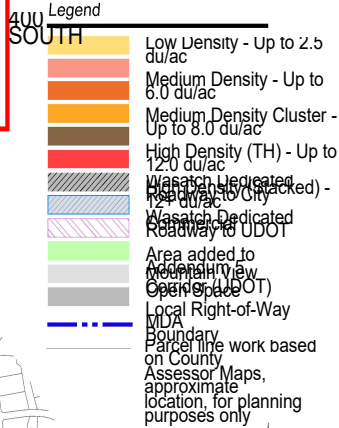
No.	DESCRIPTION	REVISIONS	BY	DATE

SHEET

TRAIL

NOT FOR CONSTRUCTION

PROPOSED LAND USE MASTER PLAN



SOUTH HILLS DEVELOPMENT LAND USE MASTER PLAN - ADDENDUM 5

POD	Land Use	Acrs	FINAL PLATS RECORDED		Recorded Units	Recorded DU/A	Open Space
			Max. Entitled	Units/Acre			
1	RSL	11.5	0	0	0	0	11.5
2	(Boulder)	0	44	1	27	5	0
3A	High (STACKED)	36.8	2	2	5	2.0	6
3B	High	30.0	60	16	60	20	12.2
15000 S. W. ROW	High	0	0	4	3	0.6	0
15000 S. W. ROW	High	16.0	26	12	26	8	1.0
15000 S. W. ROW	High	0.6	1	1	1	1.1	27.4
TOTAL	High (TH)	46.9	20	4	4	0	5

POD	Land Use	Acrs	FINAL PLATS NOT YET RECORDED		Recorded Units	Recorded DU/A	Open Space
			Max. Entitled	Units/Acre			
5	High	4.9	9	2	0	5	0.5
6	High (TH)	4	9	2	0	7	0
7	Medium	21.0	31	6	31	0	0
8	Medium	12.2	14	6	5	4	0
9	Medium	6.4	6	6	5	1	0
10	Medium	21.9	6	6	5	3	0
11	Medium	0.2	6	6	0	4	0
12	Medium	12.5	6	6	0	4	0
13	Medium	13.3	6	6	0	3	0
14	Medium	10.6	6	6	0	4	0
15	High	14.8	6	6	0	4	0
16	High	18.9	6	6	0	4	0
17	High	18.9	6	6	0	4	0
18	High	18.9	6	6	0	4	0
19	High	18.9	6	6	0	4	0
20	Low	35.4	6	6	0	4	0
21	Low	49.0	6	6	0	4	0
22	Low	26.3	6	6	0	4	0
23	Low	180	6	6	0	4	0
24	Low	180	6	6	0	4	0
25	Low	180	6	6	0	4	0
26	Low	180	6	6	0	4	0
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97	Low	180	6	6	0	4	0
98	Low	180	6	6	0	4	0
99	Low	180	6	6	0	4	0
100	Low	180	6	6	0	4	0

POD	Land Use	Acrs	PODS 35 AND 39**		Recorded Units	Recorded DU/A	Open Space
			Max. Entitled	Units/Acre			
35	High (STACKED)	20.9	218	2	8	5	2
35	COMMER	2	0	0	0	0	0
35	COMMER	23.6	0	0	0	0	0

POD	Land Use	Acrs	Unit Distribution	Recorded Units	Recorded DU/A	Effect Ave	Max Allowable	Unassigned Overall DU/A
1	RSL	11.5	0	0	0	0	0	0
2	(Boulder)	0	44	1	27	5	2.0	6
3A	High (STACKED)	36.8	2	2	5	2.0	6	12.2
3B	High	30.0	60	16	60	20	12.2	0.6
15000 S. W. ROW	High	0	0	4	3	0	1.0	27.4
15000 S. W. ROW	High	16.0	26	12	26	8	1.0	5
15000 S. W. ROW	High	0.6	1	1	1	1.1	27.4	5
TOTAL	High (TH)	46.9	20	4	4	0	5	5

SCALE (HORIZ): 1"=500'

SCALE (VERT): N/A

DRAWN BY: SPH

DATE: 04.24.2023

PROJECT No. 2098

infinite

CONSULTANTS

2975 Executive Parkway, Suite 300

Lehi, Utah 84043 • Tel: 801.541.3040

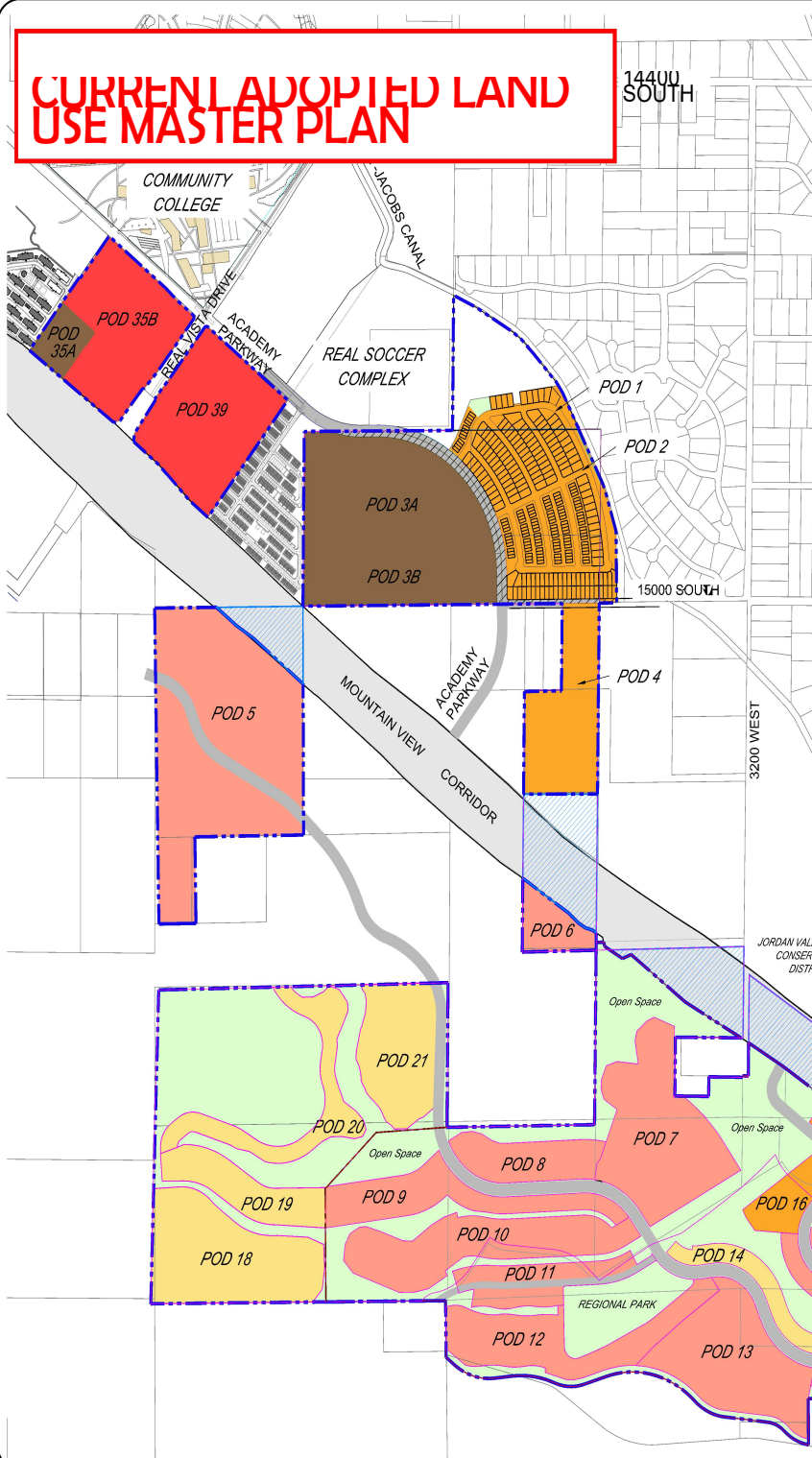
SOUTH HILLS DEVELOPMENT

LAND USE MASTER PLAN - ADDENDUM 5

SHEET

MP

CURRENT ADOPTED LAND USE MASTER PLAN



SCALE: 1"=500'

SOUTH HILLS DEVELOPMENT

LAND USE MASTER PLAN

LAND USE DATA TABLE

PO	Land Use	Acre	DU/Acre	Units	Units Used	Units Available
1	RSL	17.0	4.	6	6	0
2	(Boulden)	0	5	0	0	10
3	M.F.	30.9	8.	3	5	8
A	(STACKED)	3	8	60	60	0
3		32.0	16.	0	0	0
4	M.F.	0	4	26	26	4
4	DEVELOPED	15.9	10.	1	0	4
* Total Un-used Units - Moved to Un-platted Pods		16.9	3	13	12	20
	(TH)	7		1	9	3*

SOUTH HILLS UN-
PLANTED PODS

PO	Land Use	Acres	DU/Acre	Units	Units Used	Units Unused
5	Medium Density	52.4	5.0	27	0	0
6	Medium Density	4	2.0	5	0	0
7	Medium Density	5.5	5.0	30	0	0
8	Medium Density	82	4.0	0	0	0
9	Medium Density	6.9	5.0	54	0	0
10	Medium Density	24	5.0	1	0	0
11	Medium Density	19.8	5.0	0	0	0
12	Medium Density	68.4	6.0	40	0	0
13	Medium Density	68.4	0.0	10	0	0
14	Medium Density	1.1	5.0	0	0	0
15	Medium Density	4.4	6.0	44	0	0
16	Medium Density	5.5	4.0	5	0	0
17	Medium Density	23.8	2.0	23	0	0
18	Medium Density	9	5.0	0	0	0
19	Medium Density	23.7	4.0	10	0	0
20	Medium Density	1.8	7.0	5	0	0
21	Medium Density	16.4	2.0	1	0	0
22	Medium Density	7	5.0	128		

ACADEMY VILLAGE UN-
PLATTED PDS

PO	Land Use	Acres	DIV/Acre	Unit	Units Used	Units
35	ML (STACKED)	3.8	36.0	21	0	0
A		8	2	8	0	0
35		20	40	0	0	0
B	COMMER	92	0			
	CIAL	25	5	21		
39	COMMER	23	South	8		
	CIAL	63	North Blvd	242		
		45	Open Space	22.8		
		189.976	Open Space			
			Overall Total			
			604.50			
		Remain	Units	Projec		
		nit	Used	Total		
		\$50		Units		
		2	1268			

**STAFF REPORT**

DATE: May 25, 2023

TO: The Honorable Mayor, City Council and Planning Commission

FROM: Blake Thomas, Community Development Director

SUBJECT: Discussion Regarding a planned development by Development Associates, Inc. (DAI)

RECOMMENDATION:

Provide feedback to city staff regarding the proposed development of various parcels in south Herriman.

ISSUE BEFORE COUNCIL:

Should the planning commission and the city council consider the development proposed by DAI?

BACKGROUND/SUMMARY:

Existing development of south Herriman has largely been completed under the guidelines of the Rosecrest Master Development Agreement (MDA). Much of the area that is undeveloped in south Herriman consists of approximately 5-acre parcels that all have separate owners. Representatives of DAI have been working with many of the property owners in south Herriman to create a comprehensive development plan for the area (see the attachments to this staff report). The DAI development plan is adjacent to, and includes portions, of the area included in the Rosecrest MDA.

DISCUSSION:

The proposed development will require the following items:

- New Master Development Agreement
 - To include property from Rosecrest MDA
 - General Plan Amendment
 - Rezone of property
- Amendment to the Rosecrest MDA
 - To remove parcels and units from the existing agreement.
- Amendment to the Interlocal Agreement with Salt Lake County for the Herriman Business Center CDRA
 - To allow for additional residential units as proposed by the developer

As part of the approval process, each of the items listed above may require additional items such as a traffic impact study, financial analysis, etc. DAI anticipates the use of a Public Infrastructure District (PID) to help fund the major roadways in the development in lieu of using impact fees.

It is notable that the Rosecrest MDA allows property to be included to the agreement without requiring approval from the City. The allowable density for newly added properties is 4.0 units per acre, but those units must be developed in accordance with the Herriman 2008 General Land Use Plan. The plan being proposed by DAI is not anticipated to be added to the Rosecrest MDA and will be developed under a new MDA that will be negotiated with the city council. The proposed plan has a lower density than what would be allowed under the Rosecrest MDA.

The land uses in the proposed development plan include commercial, multi-family residential, and single-family residential, as well as property owned by Jordan School District for a future elementary school. The road that will provide access to the new school connects from Juniper Crest Road to Academy Parkway and is not anticipated to have any access to individual residences along the road allowing it to act as a true collector roadway. Being situated in the foothills, the area has a great amount of topographical relief which results in large areas of open space. Additionally, the proposed plan includes the construction of Juniper Crest Road from its current terminus to Mountain View Corridor. It is understood that this roadway will be required to be constructed prior to the issuance of any new building permits in the new development.

ALTERNATIVES:

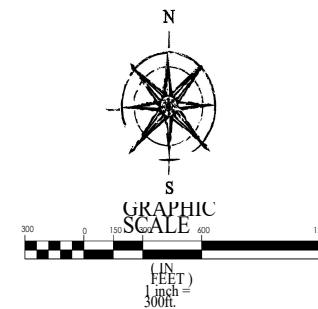
None at this time.

FISCAL IMPACT:

A fiscal impact review of the project will be conducted but has not been completed yet.

ATTACHMENTS:

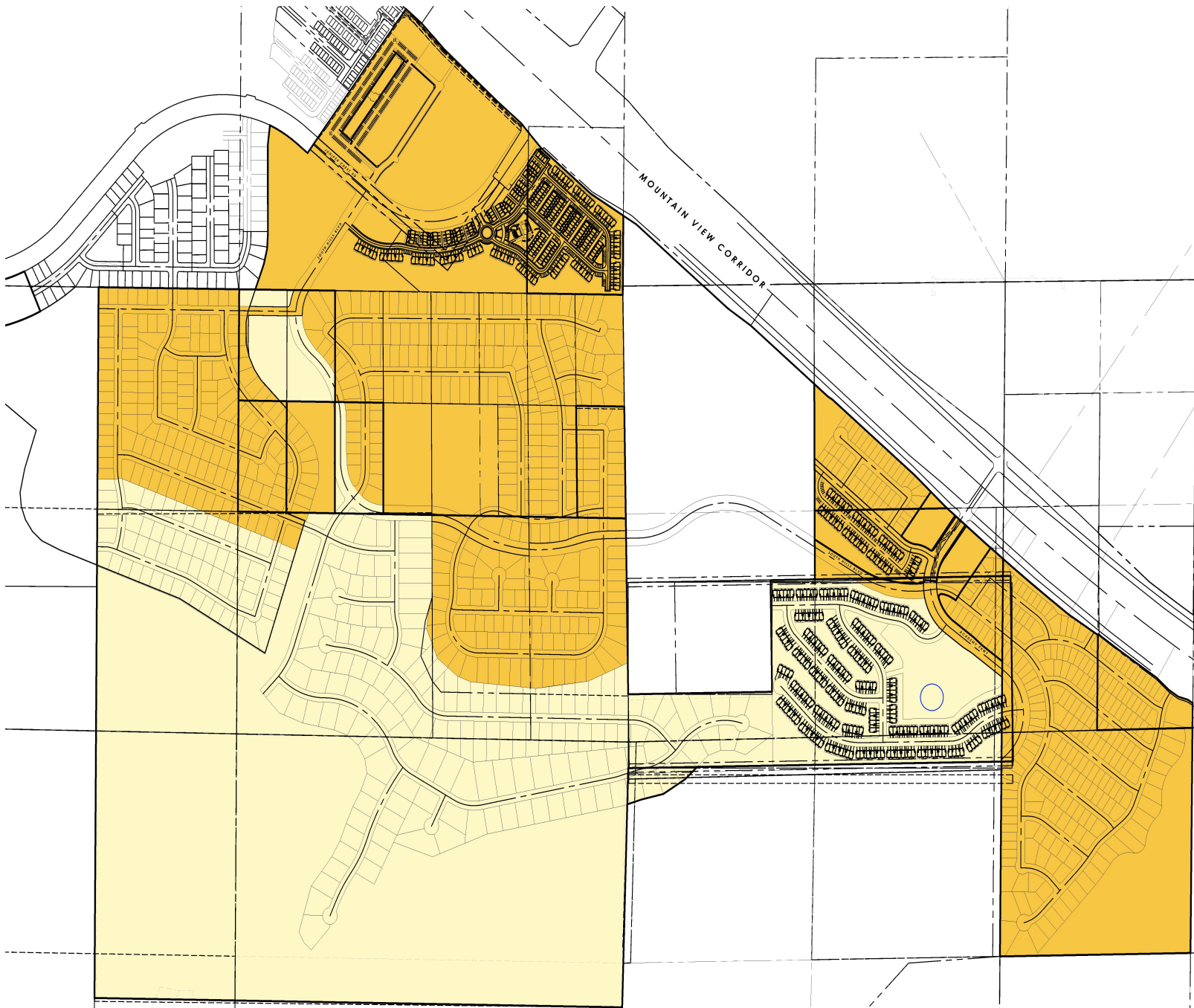
- 1) Proposed Development Plan showing current MDA Boundaries
- 2) Proposed Development Plan showing future MDA Boundaries



LEGEND
 EXISTING
 ROSECREST MDA
 NO MDA
 EXISTING SOUTH
 HILLS MDA

ROSECREST EAST
existing MDA exhibit

HERRIMAN CITY, SALT LAKE COUNTY



LEGEND
 2023 ROSECREST
 AMENDED MDA
 NEW MDA AREA