

CITY COUNCIL AGENDA

Wednesday, January 22, 2020

NOTICE IS HEREBY GIVEN that the Herriman City Council shall assemble for a meeting in the City Council Chambers, located at 5355 WEST HERRIMAN MAIN STREET, HERRIMAN, UTAH

5:00 PM - WORK MEETING: (Fort Herriman Conference Room)

- 1. Council Business
 - 2.1 Review of this Evening's Agenda
 - 2.2 Future Agenda Items
- 2. Administrative Reports
 - 2.1. Discussion of an Ordinance relating to hunting on City Property and within City Limits Justun Edwards, Public Works Director

SR_HuntingCityLimits.pdf Item 2.1 Hunting Within City Limits[1].pptx

- **2.2.** Economic Development Director Update Travis Dunn, Human Resources Manager City Council Approval Proposal 01-16-2020 Econ Dev Dir Update.pdf Item 2.2 Economic Director Update.pptx
- 2.3. Presentation of a proposed Code Enforcement Process and Text Amendment Sheldon Howa, Code Enforcement Officer and John Brems, City Attorney Ord Amending Code re Code Enforcement (1-14-2020 Brems changes).pdf Item 2.3 Proposed Code Enforcement Process and Text Amendment.pptx
- 2.4. Review of General Plan Survey Questions Michael Maloy, City Planner General Plan Draft Survey Questions Staff Memo.pdf Item 2.4 General Plan Survey Questions.pptx

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2.5. Review of Herriman City Snow Removal Procedures - Justun Edwards, Director of Public Works or Ed Blackett, Streets Manager

CC Staff Report Snow Fighters Report.pdf Item 2.5 Snow Fighters Presentation.pptx

2.6. Area Cleanup Schedule - Justun Edwards, Director of Public Works

CC Staff Report Area Clean-up Report.pdf ltem 2.6 2019 Fall Clean-Up Results.pptx

2.7. Discussion of the proposed Amended Creek Ridge/Mountain Ridge Master Development Agreement - John Brems, City Attorney

Mountain Ridge MDA staff report 1-22-20.pdf ltem 2.7 Mountain Ridge MDA.pptx

- 2.8. Discussion of proposed Academy Village Sign Plan Michael Maloy, City Planner Academy Village Sign Plan Staff Memo.pdf ltem 2.8 Academy Village Sign Plan.pptx
- 2.9. Discussion of the proposed Ivory Homes Agreement relating to the Elementary School located in the Dansie Annexation Area Blake Thomas, City Engineer 2020-0116_Proposed Hidden Oaks Development Elementary School Discussion.pdf Item 2.9 Proposed Ivory Homes Agreement relating to Proposed Hidden Oaks Elementary School _v2.pptx
- 2.10. Public Improvement District (PID), Redevelopment Agency (RDA), Community Development Agency (CDA) Training, and the Rosecrest Business Park Community Development Agency Use of Funds Alan Rae, Director of Finance

PID RID CDA Training.pdf Item 2.10 (A) PID, CDA, RDA.pptx Item 2.10 (B) Rosecrest.pdf

- 2.11. Discussion Regarding Olympia Hills Development Regarding the Position of the City Staff Report_Olympia Hills 1220.pdf
- 2.12. Western Growth Coalition Resolution Gordon Haight, Assistant City Manager Resolution_R2019_01_WGC_Transportation.pdf
- 2.13. Discussion Regarding City Boards and Committees Tami Moody, Director of Administration, Government Affairs, and PIO

Staff Report_CC Boards and Committees 11620.pdf Item 2.13 2020 Boards & Committees (1).xlsx

2.14. City Manager Updates - Brett Wood, City Manager

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3. Adjournment

7:30 PM - GENERAL MEETING:

- 4. Call to Order
 - 4.1 Invocation/Thought/Reading and Pledge of Allegiance
 - 4.2 City Council Comments and Recognitions
- 5. Public Comment

Audience members may bring any item to the City Council's attention. Comments will be limited to two minutes. State Law prohibits the Council from acting on items that do not appear on the agenda.

- 6. City Council Board and Committee Reports
- 7. Consent Agenda
 - 7.1. Approval of the Monthly Financial Summary

Financial Report December 2019.pdf

- 8. Discussion and Action Items
 - 8.1. Discussion and Consideration of a proposed rezone of seven (7) acres from MU-2 (Mixed Use) to C-2 (Commercial) and RM (Multi Family Residential) for a proposed development known as Academy Village for John Lindsley located at 4002 West Real Vista Drive Pod 35 (File No Z2019-100) Michael Maloy, City Planner

Z2019-100 CC 1-22-2020.pdf ltem 8.1-8.4 Academy village.pptx

8.2. Discussion and Consideration of a proposed rezone of 4.55 acres from MU-2 (Mixed Use) to C-2 (Commercial) and RM (Multi Family Residential) for a proposed development known as Academy Village for John Lindsley located at 14752 S Real Vista Drive Pod 39 (File No Z2019-057) - Michael Maloy, City Planner Z2019-057 CC staff 01-22-20.pdf

8.3. Discussion and Consideration of the Rosecrest Development Agreement Amendment - John Brems, City Attorney

Rosecrest MDA staff report 01-22-20.pdf

8.4. Discussion and Consideration of the amended South Hills Master Development Agreement - John Brems, City Attorney

Wasatch MDA staff report All Docs.pdf

- 9. Future Meetings
 - 9.1. January 29, 2020 Joint Planning Commission / City Council Meeting 5:00 p.m.

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9.2. February 6, 2020 - Planning Commission Meeting 7:00 p.m.

10. Events

11. Closed Session

The Herriman City Council may temporarily recess the City Council meeting to convene in a closed session to discuss pending or reasonable imminent litigation, and the purchase, exchange, or lease of real property, as provided by Utah Code Annotated §52-4-205

12. Adjournment

13. Recommence to Work Meeting (If Needed)

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

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 17th day of January, 2020. /s/ Jackie Nostrom, City Recorder







STAFF REPORT

DATE: 08/21/19

TO: The Honorable Mayor and City Council

FROM: Justun Edwards Director of Public Works

SUBJECT: Hunting Within City Limits and City Owned Property

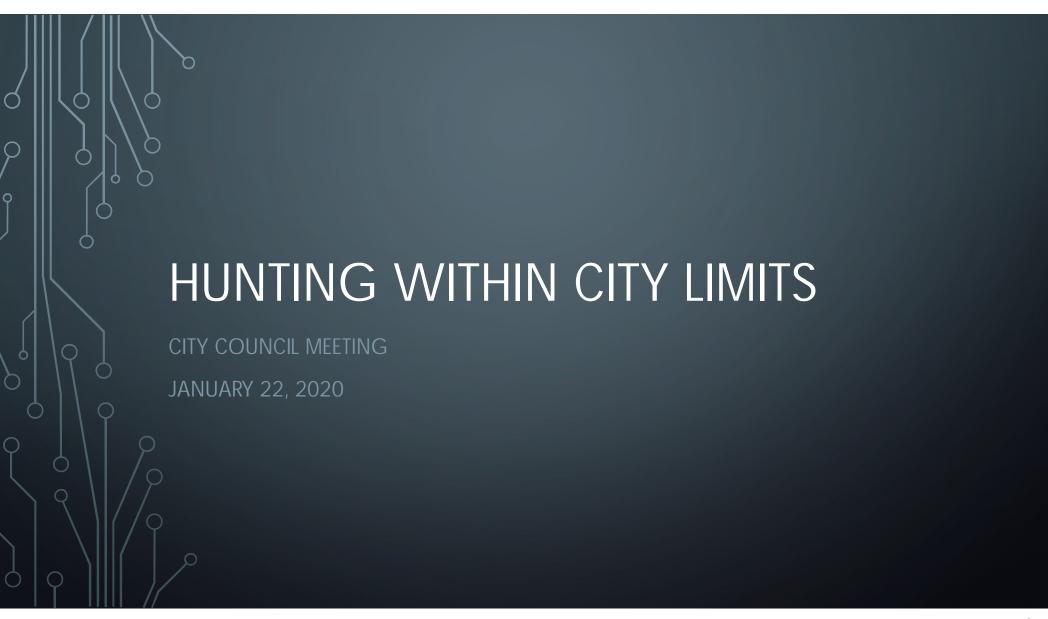
BACKGROUND:

Follow up to the August 28th work meeting discussion regarding hunting within City Limits. City Council discussed how to address the continued interest in hunting particularly along the foothills.

DISCUSSION:

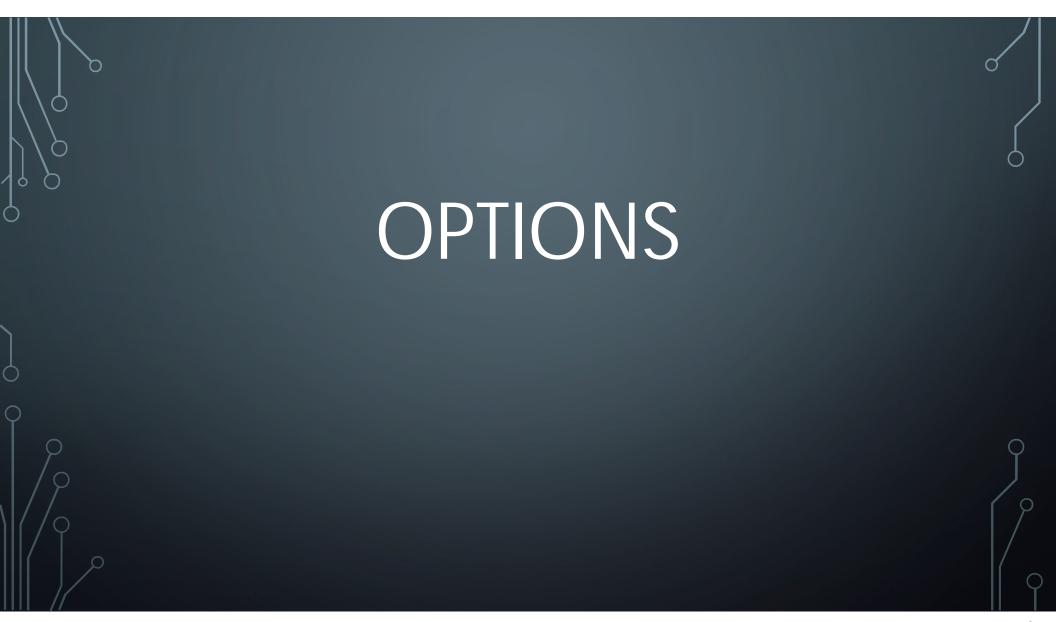
Discuss options to regulate hunting and discharge of firearms within City limits.





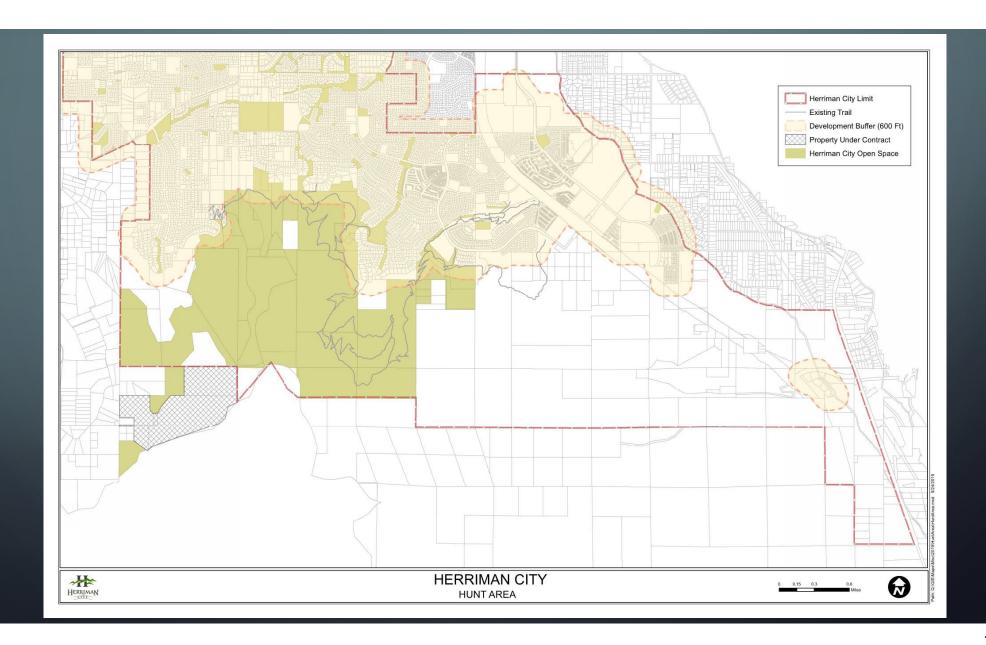
BACKGROUND

- Currently no City ordinance regulating hunting
- Hunting has taken place within City limits since incorporation
- Hunting interest has increased for a couple reasons
 - DWR opened a new hunt in the Herriman area
 - The City has continued to purchase lands in the foothills
- Council previously discussed the issue on multiple occasions last year before the hunting season. Last time being August 28, 2019.
 - Council decided to not make a decision at the time, because it would not have allowed time for public input.



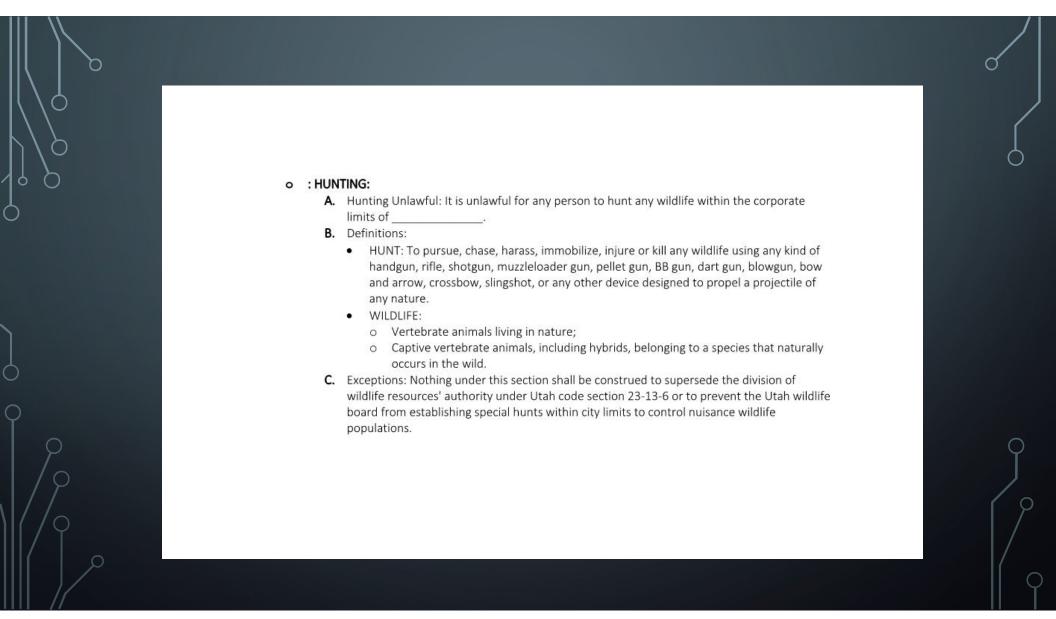


- Hunting allowed on public and private property
- Discharge of legal weapons allowed for hunting
- Hunters must follow state administrative rules & laws



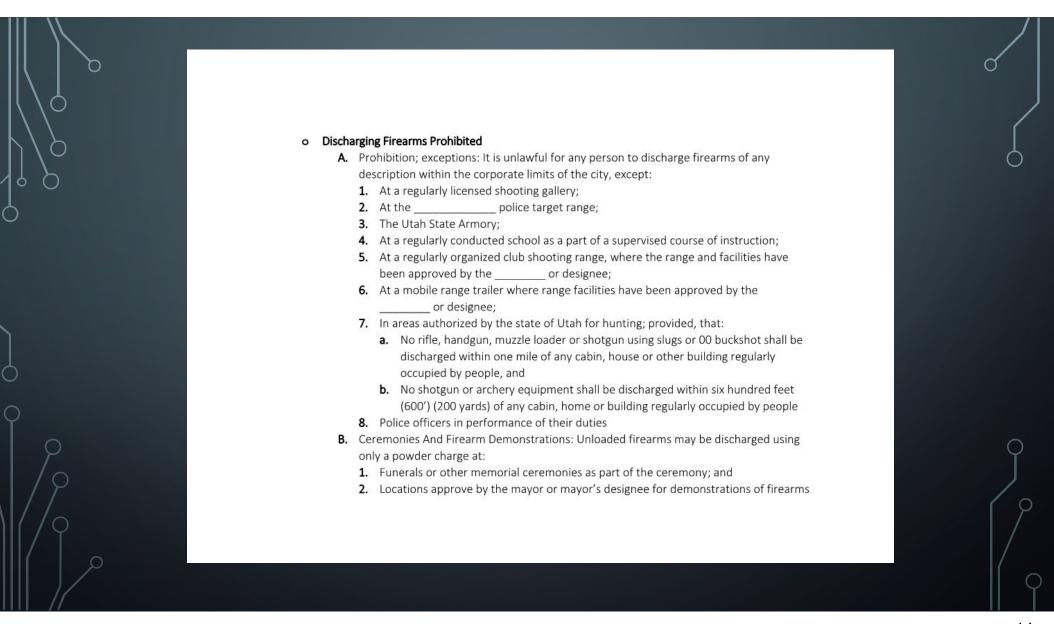


- Adopt ordinance not allowing hunting
- Adopt ordinance fully regulating the discharge of any weapon



DISCHARGE OF WEAPONS

- Weapons Ordinance
 - Regulate Types of Weapons
 - Specify areas where certain weapons may be discharged
 - Who can discharge weapons
 - Times of year (hunting seasons)



CONCERNS TO ADDRESS IF HUNTING IS ALLOWED

- Trespass on private property
- Hunters accessing through Hi-Country II HOA to access City property
- Clearly define hunter access points
- Modify DWR maps to clearly define City Boundary and notes about private property
- Work with DWR on ways to educate potential hunters of the challenges of hunting in this area



STAFF REPORT

DATE: 01/16/2020

TO: The Honorable Mayor and City Council

FROM: Travis Dunn- HR Manager

SUBJECT: Economic Development Director Update

RECOMMENDATION: After an initial round of interviews, Herriman City is looking to target specific recruiting tactics to increase the talent of our applicant pool for the Economic Development Director position. This includes looking at agencies to search on a national basis to fill our high level position.

BACKGROUND:

Herriman City received over 100 applications for the Economic Development Director position, mostly from local talent. After interviews, it has been determined that Herriman City wants to expand our search on a broader national level. To provide a national search, Human Resources has met with three agencies with varying strategies and costs.

<u>DISCUSSION:</u> To discuss the positives and negatives of three recruiting agencies and better understand the cost versus benefit of each agency. Human Resources looks to receive Council feedback on these agencies and recommendations.

<u>ALTERNATIVES:</u> To continue to use current methods and additional site posting to try and attract talent.

FISCAL IMPACT:



Update: Economic Development Director

Travis Dunn- Herriman City HR Manager



Herriman City Hiring Procedures

Applicant PRO









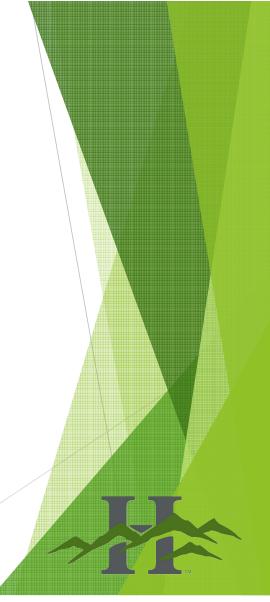






- Reviewed by Director, Manager, HR
- Direct Experience
- Asking price
- Tenure at Previous Employment
- Quality of Resume
- Potential Tenure if Selected
- 6-8 Applicants
- Average rating of panel

- 2-3 Applicants
- Often Includes a Scenario
- Average rating of panel



Current Situation: 84 Applicants

Nebraska

Missouri

Texas

California

- Washington
- Louisiana

Arizona

- South Carolina
- North Carolina

Virginia

- Connecticut
- Michigan

Tennessee

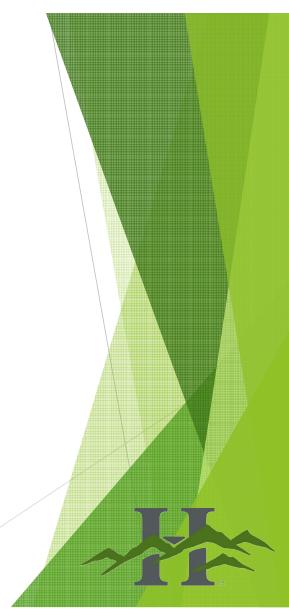
- Country of Jordan
- Colorado

- New Mexico
- Wyoming

Indiana

Completed 1 set of interviews with a decision to keep position posted based on lack of:

- Diversity in Experience
- Proven ability to take a deal from start to finish
- Shown ability to be creative and communicate they understand our landscape



Potential Next Steps: National Recruiting

rh Robert Half®

- Largest recruiting base and firm
- Research team
- National with a local contact
- Est. 2 month time to hire
- Cost Est: \$55,000



- Medium base and firm
- Research team
- Local with national contacts
- Est. 3 month time to hire
- 6 month trial of candidate
- Cost Est: \$35,000

The Mercer Group, Inc.

- Smaller base and firm
- Individual support
- Local with experience in public positions
- Worked with ULCT and Roosevelt City
- Est. 3 month time to hire
- ► Cost Est: \$28,000



Culture

Potential Next Steps: Executive Temporary Staffing

- Most likely agency will not find a perfect fit
- ► Most likely gain a management level temporary employee
- Most of the time sign a 6 month contract
- Reaching out to some retired individuals
- ► Cost: \$50,000+



HERRIMAN, UTAH ORDINANCE NO. 20-

AN ORDINANCE MAKING AMENDMENTS TO THE ADMINISTRATIVE CODE ENFORCEMENT PROCESS - SERVICE OF PROCESS FOR CODE VIOLATIONS AND ISSUANCE OF A CERTIFICATE OF NONCOMPLIANCE

WHEREAS, the Herriman City Council ("Council") met in regular meeting on January___, 2020, to consider, among other things, an ordinance making amendments to the administrative code enforcement process -service of process for code violations and issuance of a certificate of noncompliance; and

WHEREAS, the City staff recommends these amendments to make enforcement of code violation more efficient; and

WHEREAS, the Council has determined that it is in the best interest of the City to adopt an ordinance making technical amendments to service of process for code violations.

NOW, THEREFORE, BE IT ORDAINED by the Council that the Herriman Code of Ordinance be amended as attached (designated by interlineating the words to be deleted and underlining the words to be added):

1-11-1: GENERAL PROVISIONS:

- A. Purpose: The purpose of this chapter is to provide a means for timely abatement of code enforcement violations in order to protect the health and safety of the public, to foster neighborhood stability, to preserve the appearance, character and beauty of neighborhoods, to encourage community pride, to preserve the value of property, and to protect the general welfare of the city and its citizens, businesses and visitors. This chapter provides for progressive enforcement measures to abate violations; the most aggressive forms of enforcement are generally reserved for the most recalcitrant violators.
- B. Applicability: The provisions of this chapter may be applied to any violation of this code.
- C. Existing Law Continued: The provisions of this chapter do not invalidate any other title or ordinance, but shall be read in conjunction with those titles and ordinances as an additional remedy available for enforcement of those ordinances.
- D. Nonexclusive Remedies: Notwithstanding anything contained to the contrary, the city may proceed pursuant to Utah Code Annotated sections 10-11-1 through 10-11-4 without complying with any of the provisions of this chapter. In addition, the city may take any or all of the remedies identified in this code (administrative, civil or criminal) to abate a violation and/or to punish any person or entity who creates, causes or allows a violation to exist. The abatement of a nuisance

does not prejudice the right of the city or any person to recover damages or penalties for its past existence.

- E. No Mandatory Duty; Civil Liability: In establishing performance standards or establishing an obligation to act by a city officer or employee, these standards shall not be construed as creating a mandatory duty for purposes of tort liability if the officer or employee fails to perform directed duty or duties.
- F. Responsibility for Nuisances: The responsible person is responsible for abating nuisances pursuant to this chapter. Any person, whether as owner, agent or occupant, who creates, aids in creating, or contributes to a nuisance, or who supports, continues or retains a nuisance, is responsible for the nuisance and is a "responsible person" pursuant to this chapter. Every successive owner or tenant of a property or premises who fails to abate a continuing nuisance upon or in the use of such property or premises caused by a former owner or tenant is a responsible person and is therefor responsible in the same manner as the one who first created the nuisance.

G. Service of Process:

- 1. Whenever service is required to be given under this chapter for enforcement purposes, the document shall be served by one of the methods of service provided for in the Utah rules of civil procedure specifically including, certified mail return receipt requested.
- 2. The failure to serve all responsible persons shall not affect the validity of any proceedings.
- H. Constructive Notice of Recorded Documents: Whenever a document is recorded with the county recorder as authorized or required by this chapter or applicable state codes, recordation shall provide constructive notice of the information contained in the recorded documents.
- I. General Enforcement Authority: Whenever an enforcement official finds that a violation of this code has occurred or continues to exist, the appropriate administrative enforcement procedure may be used as outlined in this chapter. The director, or any designated enforcement official, has the authority necessary to gain compliance with the provisions of this code. These powers include the power to issue notices of violation and administrative citations, inspect public and private property, abate public and private property, and use whatever judicial and administrative remedies are available under this code.
- J. Adoption of Policy and Procedures: The hearing officer is authorized to develop policies and procedures relating to the hearing procedures, scope of hearings, subpoena powers, and other matters relating to the administrative code enforcement program. The policy and procedures shall be approved by the city council.
- K. Authority to Inspect: All inspections, entries, examinations and surveys shall be done in a reasonable manner based upon cause. If the responsible person refuses to allow the enforcement official to enter the property and the violation is not visible from an adjacent property, the enforcement official shall obtain a search warrant.

- L. False Information or Refusal Prohibited: It shall be unlawful for any person to willfully make a false statement or refuse to give his or her name or address with intent to deceive or interfere with an enforcement official who is enforcing the provisions of this chapter.
- M. Failure to Obey Subpoena: It is unlawful for any person to refuse or fail to obey a subpoena issued for an administrative code enforcement hearing.
- N. Recovery of Costs: The city shall be authorized to recover all associated costs, fines, penalties, etc., following whatever legal means necessary.

1-11-3: ENFORCEMENT PROCEDURES:

A. Authority: Any condition caused, maintained or permitted to exist in violation of any provisions of this code that constitutes a violation may be abated by the city pursuant to the procedures set forth in this section.

B. Courtesy Notice:

- 1. Content: Whenever the director or any designated enforcement official determines that a violation of this code has occurred or continues to exist, the director or enforcement official may choose to proceed pursuant to the provisions of this chapter. If the provisions of this chapter are used, a courtesy notice shall be sent to a responsible person via regular mail at the last known post office address as disclosed by the records of the county assessor, or by personal service. If the responsible person identified in the courtesy notice fails to bring the violation into compliance within ten (10) days of the date of the courtesy notice, or as stated in the ordinance that is being violated, the city shall issue a notice of violation. The courtesy notice shall include the following information:
- a. Name of property owner;
- b. Street address of violation:
- c. Date violation observed;
- d. All code sections violated and description of condition of the property that violates the applicable codes;
- e. A statement explaining the type of remedial action required to permanently correct outstanding violations, which may include corrections, repairs, demolition, removal, or other appropriate action;
- f. Notice that a failure to bring the violation into compliance within the established deadline could result in further legal action.

2. Extension of Deadline: The director or authorized code enforcement official shall have the authority to extend the deadline set forth in the courtesy notice for good cause.

C. Notice of Violation:

- 1. Content: If a responsible person who is served a courtesy notice as described in subsection B of this section fails to bring the violation into compliance within the established deadline, a notice of violation shall be issued to a responsible person. The notice of violation shall include the following information:
- a. Name of property owner;
- b. Street address of violation;
- c. Date violation observed;
- d. All code sections violated and description of condition of the property that violates the applicable codes;
- e. A statement explaining the type of remedial action required to permanently correct outstanding violations, which may include corrections, repairs, demolition, removal, or other appropriate action;
- f. Specific date to correct the violations listed in the notice of violation, which date shall be at least ten (10) days from the date of service of the notice of violation, or as stated in the ordinance that is being violated;
- g. Explanation of the consequences should the responsible person fail to comply with the terms and deadlines as prescribed in the notice of violation, which may include, but is not limited to, criminal prosecution; civil penalties; revocation of permits; recordation of the notice of violation; withholding of future municipal permits; abatement of the violation; costs; administrative fees; and any other legal remedies;
- h. That civil penalties will begin to accrue immediately on expiration of the date to correct violations:
- i. The amount of the civil penalty on each violation and that the penalty will accrue daily until the property is brought into compliance;
- j. That only one notice of violation is required for any twelve (12) month period, and that civil penalties begin immediately upon any subsequent violations of the notice. The responsible person may request a hearing on the renewed violations by following the same procedure as provided for the original notice;

- k. Procedures to request a hearing as provided in subsection 1-11-8B of this chapter and consequences for failure to request one;
- 1. That a reinspection fee of thirty dollars (\$30.00) may be assessed if more than one inspection is required to determine if a violation has been abated.
- 2. Service of Notice of Violation: The notice of violation shall be served on a responsible person using one of the methods of service listed in subsection 1-11-1G of this chapter.
- 3. Additional Notices: More than one notice of violation may be issued against the same responsible person, if it encompasses different dates, or different violations.

D. Certificate of Noncompliance:

Content: If a responsible person who is served a notice of violation as described in subsection C of this section fails to bring the violation into compliance within the established deadline, a certificate of noncompliance shall be issued to a responsible person. The certification of noncompliance shall include the following information:

a. Name of property owner;

b. Street address of violation;

c. A statement stating that fines have been and will continue to accrue and the rate at which they accrue;

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- d. That a reinspection fee of thirty dollars (\$30.00) may be assessed if more than one inspection is required to determine if a violation has been abated.
- E. Service of Certificate of Noncompliance: The certificate of noncompliance shall be sent to the responsible person via regular mail at the last known post office address of the responsible person.
- **E.D.** Failure To Bring Property Into Compliance: If a responsible person who is served with a notice of violation, as described in subsection 1-11-1G of this chapter, fails to bring a violation into compliance within ten (10) days of service of the notice of violation, civil penalties shall be owed to the city for each and every subsequent day of violation and a certificate of noncompliance shall be issued to a responsible person. The director or authorized code enforcement official shall have the authority to extend the deadline set forth in the notice of violation or stay imposition of penalties for good cause.
- GE. Inspections: The city shall inspect each property one time after the deadline on any notice or order. If additional inspections are required, a reinspection fee of thirty dollars (\$30.00) may be added to the civil penalties

PASSED January, 2020.	AND	APPROVED	by	the	Council	of	Herriman,	Utah,	this		day	of
				HJ	ERRIM <i>A</i>	N						
ATTEST:				Mayor David Watts								
Jackie Nostrom,	MMC	City Recorder										

Proposal of:

The Code Enforcement Process
Text Amendments to City Ordinances

1-11-3: Enforcement Procedures

- Courtesy Notice
- Notice of Violation
- <u>Certificate of Non-Compliance</u> (proposed amendment)
- Default Hearing
- Notice of Compliance

1-11-3B: Courtesy Notice

- Owner and property Information
- Date of violation
- Code sections violated and descriptions of violations
- Statement of remediation
- Notice that a failure to comply within ten (10) days could result in legal action
- Delivered via regular mail

1-11-3B2 - allows for extensions for deadlines

1-11-3C: Notice of Violation

- Specific date to correct violations (at least ten (10) days)
- Explanation of consequences if responsible person(s) fail to comply; including the Recordation of Notice of Violation with the County Recorder.
- Civil penalties accrue immediately at the expiration date stated on the notice
- The amount of the civil penalty for each violation
- Civil penalties will accrue daily until compliance is met (\$5000 per violation max.)
- Only one Notice of Violation required per twelve (12) month period
- Procedure to request a hearing (1-11-8B)
- Request for a re-inspection
- Delivered certified mail w/ return receipt (1-11-G)

1-11-3D - allows for extensions for deadlines

1-11-3D: Certificate of Non-Compliance (proposed)

- Notify the responsible person(s) that the deadline to avoid civil penalties has expired
- Fines have been and will continue to accrue until property is brought into compliance
- Request for re-inspection
- The Hearing Officer shall schedule a hearing (1-11-8C)
- Delivered via regular mail (1-11-3

(An invoice denoting fines and the rate they accrue will also be issued with the certificate)

1-11-8C: Hearing

- Hearings will be scheduled the 2nd Thursday of each month
- A minimum of ten (10) days notice to appear (notified by Hearing Officer)
- Cases will be presented before an Administrative Law Judge (ALJ)
- Informal hearing
- Failure to appear will result in a default judgement

1-11-6D: Notice of Compliance

May be requested by the responsible party if:

- All violations have been corrected
- Civil penalties have been assessed and satisfied
- All administrative fees have been paid
- Recorded with the County Recorder (if applicable)

Proposed Amendments

- 1-11-1: Service of Process:
 - G. Additional language
- 1-11-3: Enforcement Procedures:
 - A. Authority
 - B. Courtesy Notice
 - C. Notice of Violation
 - D. Certificate of Non-compliance
 - E.D. Service of Certificate of Noncompliance
 - F.E. Failure To Bring Property In Compliance
 - Additional language
 - G. Inspections

Proposed Amendments

1-11-1G: Service of Process:

1. Whenever service is required to be given under this chapter for enforcement purposes, the document shall be served by one of the methods of service provided for in the Utah rules of civil procedure specifically including certified mail return receipt requested.

Proposed Amendments

1-11-3: Enforcement Procedure:

D. Certificate of Non-Compliance:

Content: If a responsible person who is served a notice of violation as described in subsection C of this section fails to bring the violation into compliance within the established deadline, a certificate of noncompliance shall be issued to a responsible person.

Proposed Amendments

1-11-3: Enforcement Procedure:

E. Service of Certificate of Non-Compliance:

The certificate of noncompliance shall be sent to the responsible person via regular mail at the last known post office address of the responsible person.

Proposed Amendments

1-11-3: Enforcement Procedure:

F. Failure To Bring Property Into Compliance: If a responsible person who is served with a notice of violation, as described in subsection 1-11-1G of this chapter, fails to bring a violation into compliance within ten (10) days of service of the notice of violation, civil penalties shall be owed to the city for each and every subsequent day of violation and a certificate of noncompliance shall be issued to a responsible person. The director or authorized code enforcement official shall have the authority to extend the deadline set forth in the notice of violation or stay imposition of penalties for good cause.





Staff Report

DATE: January 16, 2020

TO: Mayor Watts and City Council

FROM: Michael Maloy, AICP, Planning Director

MEETING: City Council Work Meeting January 22, 2020

SUBJECT: Discussion of Draft General Plan Survey Questions

SUMMARY:

FFKR Architects, the City's lead consultant on creating a new General Plan, prepared a *preliminary* draft of survey topics and questions for City Council review. These questions are also being reviewed by City staff and Y2 Analytics to ensure clarity and appropriateness for the General Plan project.

DISCUSSION:

In October 2019, Y2 Analytics conducted a survey on behalf of Herriman City to obtain data for the General Plan (see Attachment A – General Plan Survey Results and Attachment B – General Plan Survey Appendix). Following publication of the survey results, the City Council requested a second survey be conducted that would focus on issues that could guide the planning of undeveloped areas within the City.

Please note that the attached draft questions are not "final" and are solely intended to generate discussion and direction from the Council.

RECOMMENDATION:

No formal action is required for this agenda item. However, staff is seeking Council direction on the pending survey by Y2 Analytics.

ATTACHMENT:

Attachment A – General Plan Survey Report

Attachment A – General Plan Survey Appendix

Attachment A – Draft Survey Questions

Attachment A General Plan Survey Results



HERRIMAN GENERAL PLAN SURVEY

TOPLINE REPORT

METHODOLOGY DETAILS

N = 898 Online interviews fielded October 2-15, 2019 Margin of error +- 3.2

For this survey 898 Herriman City residents were sampled from a resident survey panel established in 2017 and refreshed in 2019 with a list of resident email contacts gathered from the registered voter file and Herriman City Utilities databases. Survey invitations were sent via email and interviews were completed online. The data were weighted to reflect the demographics of residents in Herriman City, specifically in regard to age, gender, and home ownership.

CONTACT

For more information, please contact Scott Riding or Quin Monson at:

Scott Riding, 801-556-3204, scott@y2analytics.com Quin Monson, 801-367-6588, quin@y2analytics.com

Y² Analytics 15 West South Temple Ste. 1630 Salt Lake City, Utah 84101 801-406-7877



INTRO. Herriman Community Survey

Thank you for responding to this survey about housing, transportation, and your community in Herriman City. Your time and opinions are greatly valued. Please note that your participation is voluntary and that all your answers will remain strictly confidential.

The survey takes most people less than 10 minutes to complete. You may complete it more quickly depending on your survey answers and the speed of your internet connection. If you exit the survey before completion, you will be able to resume it at a later time.

To begin the survey, click on the " \rightarrow " button below. During the survey you can use the navigation button on the bottom of the screen to advance questions. If during the survey you do not see the button, scroll down until you see it.

QQUALIFY. Do you currently live in the city of Herriman? (n = 898)

Yes	97%
No	3

QTIMELIVED. How long have you lived in Herriman? (n = 867)

2 years or less	14%
3 to 5 years	29
6 to 10 years	24
11 to 20 years	29
21 years or more	4



QCURRENTHOME. What type of home do you live in now? (n = 867) $\,$

Single-family home with a large yard (one-half acre lot or larger)	14%
Single-family home with a medium yard (one-quarter	47
acre up to one-half acre lot)	07
Single-family home with a small yard (less than one-	27
quarter acre lot)	1
Single-family garden courtyard home with shared yard space	1
Attached townhome or condo with your own yard	6
•	4
Attached townhome or condo with shared yard space	
A live/work building where you live above office or	<1
retail space	1
Apartment in a mid-rise building that is part of a	<1
complex	
Apartment in a mid-rise building that is integrated	<1
into a neighborhood	
Side by side duplex	<1
Tri-plex or four-plex	<1
Low-rise courtyard apartment complex with units	<1
oriented around a central yard	
Senior housing, such as an assisted living	<1
community, retirement village, or residential care	
home	
Other, please describe	1



QFUTUREHOME. What type of home do you think you will need 10 years from now? (n = 867)

Single-family home with a large yard (one-half acre lot or larger)	27%
Single-family home with a medium yard (one-quarter acre up to one-half acre lot)	47
Single-family home with a small yard (less than one- quarter acre lot)	19
Single-family garden courtyard home with shared yard space	1
Attached townhome or condo with your own yard Attached townhome or condo with shared yard space A live/work building where you live above office or retail space	3 1 <1
Apartment in a mid-rise building that is part of a complex	<1
Apartment in a mid-rise building that is integrated into a neighborhood	<1
Side by side duplex	<1
Tri-plex or four-plex	<1
Low-rise courtyard apartment complex with units oriented around a central yard	<1
Senior housing, such as an assisted living community, retirement village, or residential care home	1
Other, please describe	2

QAVAILABLE. Do you think the type of home you think you will need 10 years from now— (SELECTED CHOICE FROM QFUTUREHOME}—is currently available in Herriman? (n = 866)

Yes 61% No 39

QAVAIL_INTEREST. Are you interested in seeing this type of home in Herriman? (n = 330)

Yes 87% No 13



QCURRENTTRANS. How do you usually get to work, school, or other destinations now? (If you use multiple modes, select all that apply - e.g. you bike and then catch a bus.) (n = 867)

Car (either as a driver or passenger)	93%
Bike	3
Motorized scooter or motorcycle	1
Transit	7
Walk	6
Other, please describe	4

QPREFTRANS. How would you like to get to work, school, or other destinations in the future? (If you would use multiple modes, select all that apply - e.g. you would bike and then catch a bus.) (n = 867)

Car (either as a driver or passenger) 80%
Bike 15
Motorized scooter or motorcycle 5
Transit 33
Walk 15
Other, please describe 3

QSAFESTS. How safe would you say streets in Herriman are today for walking and/or biking? (n = 867)

Very safe	24%
Somewhat safe	53
Somewhat unsafe	18
Very unsafe	5



QSTREETIMP. Which, if any, of the following changes to the streetscapes of Herriman would you be interested in seeing to facilitate a more enjoyable or safer walking and/or biking experience? Select all that apply. (867)

Wider sidewalks More street trees Wider planted park strips between the sidewalk and	23% 26 16
Wider planted park strips between the sidewalk and street	
Bike lanes	34
Planted medians with trees and/or shrubs	21
Protected bike paths on the roadway (e.g. buffered with a curb)	26
Multi-use sidewalks wide enough for bikes and pedestrians	38
On-street parking to buffer sidewalks from traffic	11
Narrow traffic lanes	1
Extended curbs at intersections to shorten crossing distances	8
Crosswalks with different paving materials and/or designs	24
Streetlights	37
Narrower streets	1
Improved signage at crosswalks and intersections	31
Integration with surrounding development (no street walls or solid fencing)	6
Other, please describe	14
None of the above	6

QTRANSITIF. Which, if any, of the following conditions would motivate you to ride express bus service and/or light rail when it becomes available in Herriman? Select all that apply. I would ride express bus service and/or light rail if... (n = 867)

It was within a 5 to 10-minute walk	42%
It was within a 10 to 20-minute walk	13
I could bike to the transit station	20
I could drive and use a park and ride lot near the station	47
I could use a local bus/feeder transit to access the station	12
I could be dropped off at the station (kiss and ride area)	18
Other, please describe None of the above	6 24



QHERRIMANFEEL. Which, if any, of the following characteristics define the "Herriman Feel"? Select up to three. (n = 867)

Picturesque landscape	5%
Access to open space and trails	19
Opportunities for biking, hiking, and being active	19
outdoors	
Rural	10
Peaceful	10
Innovative	1
Quiet neighborhoods	25
Family-friendly	42
Community-oriented	10
Livable, walkable neighborhoods	19
Forward thinking	1
Suburban bedroom community	10
Social gathering spaces	1
Quality parks	16
Active recreation opportunities (indoor or outdoor)	7
Agricultural roots	10
Beautiful vistas of the valley, foothills, and	25
mountains	
Fun and lively	3
Inviting and welcoming	5
Flexible	1
Other, please describe	15
None of the above	2

QLIVEWORKPLAY. What does a "live/work/play" neighborhood in Herriman look like to you?

(OPEN-ENDED RESPONSES VERBATIM IN APPENDIX)

QEVENTS. Herriman coordinates many community events throughout the year. Which, if any, of the following additional types of events and cultural activities would you be interested in seeing take place in Herriman? Select all that apply. (n = 867)

Street fair	39%
Food festival	55
Block parties	22
Farmers' market	80
Other, please describe	7
None of the above	7



QGATHERING. Other than home and work/school, is there a social gathering place that you frequently visit or that you would like to see more of in Herriman? Select up to three. (n = 867)

Caf/restaurant	50%
Pub/bar/beer garden	25
Library	15
Park	35
Church	18
Recreation center/gym	28
Community center	11
Club/interest group (either with or without its own	6
dedicated space)	
Hair salon/barber shop	3
Other, please describe (15
None of the above	7

QFIT_NEIGHBORHOOD. Which, if any, of the following features would fit well into your neighborhood? Select all that apply. (n = 867)

Small shopping center with multiple stores,	17%
restaurants, and/or services	
Corner store(s) with just a few stores, restaurants,	24
and/or services	
Active areas of engagement (parks with fields or	50
equipment, community pool, small amphitheater,	
trail heads)	
Social gathering spaces (public plaza, parks with	35
benches, restaurants with outdoor dining patios)	
Pedestrian mall w/ stores and a central plaza	13
Peaceful and relaxing places (gardens, linear park,	53
courtyards)	
Other, please describe	6
None of the above	11



QFIT_NIMBY. Which, if any, of the following features might not fit well into your neighborhood, but would be great to have somewhere in Herriman? Select all that apply. (n = 867)

Small shopping center with multiple stores, restaurants, and/or services	48%
Corner store(s) with just a few stores, restaurants, and/or services	34
Active areas of engagement (parks with fields or equipment, community pool, small amphitheater, trail heads)	24
Social gathering spaces (public plaza, parks with benches, restaurants with outdoor dining patios)	29
Pedestrian mall w/ stores and a central plaza	47
Peaceful and relaxing places (gardens, linear park, courtyards)	15
Other, please describe	6
None of the above	14



TRANSITION. And now just a few questions that will help us categorize responses.

QSEX. Which of the following best describes how you think of yourself? (n = 852)

 $\begin{tabular}{lll} Male & 50\% \\ Female & 50 \end{tabular}$

QYEARBORN. Please select the year in which you were born. (RECODED INTO AGE CATEGORIES, n = 851)

 18-34
 25%

 35-44
 36

 45-54
 20

 55-64
 11

 65+
 8

QOWNRENT. Do you currently rent or own your home? (n = 866)

Rent 5% Own 95

QLIVEWITH. Tell us about who you live with. (n = 863)

Living with a spouse/partner, with kids	68%
Living with a spouse/partner, no kids	20
Living with kids only (no spouse/partner)	3
Living alone	5
Living with roommates, non-related	1
Living with parents/family	2
Living with your kids with parents/family	2

QFINALOE. Thank you for completing the survey. If you have any comments about this survey or Herriman City in general, please enter them here:

(OPEN-ENDED RESPONSES VERBATIM IN APPENDIX)

Attachment B General Plan Survey Appendix



HERRIMAN GENERAL PLAN SURVEY APPENDIX

QLIVEWORKPLAY. What does a "live/work/play" neighborhood in Herriman look like to you? (n=645)

I don't want to work where I live and play. That's why I chose Herriman.

Living in an area where there are outdoor spaces, parks/ recreational areas that your family could spend time at that were not so overcrowded that you completely lose the community feel of an area. Being able to commute to work, which is only about 3 miles away, or activities in a timely manner without having to fight the crazy traffic. (A drive that used to take 6 min, now takes 20)

- 1. More hiking trails, Herriman should take advantage of it's proximity to mountains.
- 2. More master planned community and less cookie cutter houses (if possible) with options of quality restaurants and shopping malls.
- 3. City should plan to attract business parks and educational institutions

1/3 Acre lots with plenty of trails for mtn biking, motorcycles and horses. Plenty of parks near enough to walk easily to.

Most importantly I would like a city council and leadership that I could trust to listen to the community and do the right thing instead of taking money from developers.

I would love to contribute to build the mtn. bike trials and plant trees, but don't trust the city.

?

A 4-5 minute commute to work so there would need to be potential employers. It's great Herriman has events for kids and families it would be nice to have events for seniors. Definitely stop building high density housing. The infrastructure currently does not handle the current traffic; if HDH is added the traffic will be ridiculous!!

A Ski resort to the west of us, low density housing, event center and fun routes up to it on the South Mountain, with no silly bike lanes, or trax... but make town center walkable hangout place with cafés and pubs. Make it an artists destination where the next gen of enlightened artists, thinkers are students hang out. Reduce the jock culture, and the sterile suburban fakeness, dare to be different from other cookie cutter cities.

A centralized park or recreation area surrounded by residences that are within 5-10 of a business park or commercial center. I don't believe that bringing businesses into residential areas is a positive combination.

A city that offered good employers and work opportunities and areas to play in. I think we need more, larger corporate employment opportunities.

A city with good zoning. I don't want businesses near homes.

A commercial hub with places to work along with restaurants, grocery stores, etc. and surrounded by housing starting with more HD options and then trickling out to less and less density.

A community that not only offers a place to sleep, but outdoor activities/recreation, some unique restaurants, and available resources that allows me to get the things I need to get done, locally.

A community where resident feel more like neighbors. A place where relationships can grow. These ties result in neighborhood gatherings, BBQs, and socials rooted not from a secular or family relative basis but rather organically in nature and truly community built. A place with a strong economy where any goods can be found nearby and walking or biking is more commonplace. Such a neighborhood offers jobs within a 15 minute radius representing a variety of sectors that pay well.

A location with local owned businesses, a variety of restaurants and bars, outdoor recreation.

A medium sized subdivision with easy access to major streets and playgrounds on the outskirts, within walking distanced but not close enough to be disturbing with noise and large crowds.

A mess

A mix of homes/condos and businesses besides fast food, storage facilities and tire and automotive. We desperately need some nice restaurants and shopping.

A neighborhood that consists of .25+ acre lots, single-family units -- Far enough away from high-density housing that you aren't worried about your kids playing in the street.



A neighborhood that has housing and commercial all within walking as well as recreation areas.

A neighborhood that has it all. I rarely have to leave a 3 mile radius of my house

A neighborhood that has single family homes or townhomes. That has great access to parks or trails. And has shops and good food (not just fast food) within walking or biking distance.

A neighborhood that is within a 20-minute walk of mass transit that can get you to and from work, while having access to open space for activities such as mountain biking, hiking, and UTV trails.

A neighborhood where businesses needed for daily living are easily accessible within city limits. le grocery, mechanics, health care, recreation, etc

A neighborhood with access to recreational activities and commercial places for people to have careers (not fast food places). A good place to raise children without too much traffic or congestion. Good air quality.

A neighborhood with expanded transit options and quality parks and outdoor recreation.

A neighborhood with lots of parks and indoor/outdoor opportunities to enjoy activities without leaving Herriman

A neighborhood with plenty of green space for neighbors to gather and play. Shopping within short distance of homes.

A neighborhood with well maintained parks, within walking distance to public transportation.

A nice neighborhood that you know your neighbors and you can actually work from home and not be disturbed by loud people and their kids outside your home. A place where there are fun things to do for people that are single, not just focusing on families like Herriman only thinks about. There are people that are not married and do not have kids and do not want to be disturbed by others kids. It would be great if Herriman could come up with things only for adults to do.

A nice neighborhood with high quality parks and trails, that has a efficient commute to work. Work is not in herriman.

A nice place to live, work and do fun outdoor activities.

A place that is safe to live, a place to allow workspace, and more recreational parks for play.

A place that you are able to limit travel for work, recreational activities, and open space

A place tor ride a bike, go for a walk, not have vehicles doing drag races late at night.

A place where all people can feel welcome. Must have good food and drink options. Interesting architecture or landscape.

A place where everything is located in the city and we don't have to travel outside the city

A place where you can do all three within a short walk or drive.

A place where you can enjoy being outdoors and not sitting on top of your neighbor. Herriman is starting to let too much high density come in. I'm glad I moved into an area that's away from that crap...and I'm only a short walk from Blackridge Res.

A place where you can work, live, and play within 5 minutes of your home.

A place where you feel safe and comfortable and you can do a variety of activities very near by. Also, a very close and active community

A place where you live peacefully and have access to parks and hiking trails.

A place with more commercial, restaurants, movie theatres, etc. And far less high density housing.

A quiet neighborhood with access to outdoor recreational activities

A safe neighborhood where I can see myself wanting to live there for 10+ rather than a temporary house until we can find a better long-term place to live. (e.g. West Bluffdale.)

A space that offers single family homes with a park in walking distance and a working environment within 10 minute drive

A variety of business areas, shopping districts, and beautifully landscaped housing areas and parkways

Ability to stay within the community to not only live but stay and work, as well as have the recreation opportunities (indoor & outdoor) to not leave the area.

Access to developed bike/hike trails in foothills.

Access to home, job, entertainment, grocery, and transit within a smaller radius.

Access to the essential needs are safely and enjoyably available via walk or bike.

Accessible transportation, nice parks, open space. Herriman does not keep enough open space. Specifically with all of the hills being developed. I would also love to see an outdoor pool

Add an outdoor pool.

Adding more commercial and less housing. There is no focus on enticing businesses to come to Herriman. It makes for an unbalanced



community and tax situation. All taxes come from homeowner property taxes. Find balance. Stop building homes when the infrastructure is not adequate to support the number of residents.

Additional Parks and Ponds

All three are accessible within my neighbourhood

An all inclusive neighborhood where you can spend all of your time

An area that is close to work, areas for activities, and a home to raise my family in.

An area where there are plenty of entertainment options and quality restaurants, as well as access to recreational activities.

An area where there are some businesses nearby, as well as homes and parks. These locations would all be within walking distance from each other.

An area with not so many Town Homes and Apartments. Herriman has gone overboard on letting this happen and I feel its ruining the family feel and the live/work/play.

Be within walking distance to work, things to do and parks nearby.

Because of the Massive amount of high density housing, Herriman's future looks crime ridden and congested. It is a pity and a crime what has happened here.

Being able to do all of those things within the close area/within 15 minute drive.

Being able to do everything in one city

Being able to live; work and play safely and conveniently close to home, but without your neighbor living so close they can see your business from their windows.

Being able to use the landscape around the city. Now it is blocked off so it can no longer be used unless your on a trail.

Better businesses, better restaurants. Less traffic, better east/west traffic

Better infrastructure, streets, access to main roads. Less concentrated high density housing. More business and tax revenue to offset overpriced property taxes. Sustainable and sizable police force. More parks, open spaces, trails.

Better transportation via road development.

Big parks, no trash around,

Bike paths, bike lanes, mountain biking trails, community events.

Bringing high tech business to our community along with more restaurants. Less dentists orthodontist and fast food. Something for more of a night life. Hightech should bring higher dollars and larger homes.

Business on lower levels of building. Housing above and around. Transit. Parks

Businesses need to be here in order to work close by, but that's harder said than done.

Can't have all three

Classy shops, restaurants where it would safe and pleasantly walkable

Clean neighborhood with quiet streets and lots of parks.

Clean, beautiful and lots of parks, including a dog park like the one in Draper.

Clean, green space, business that cares about the community

Clean, well maintained,

Close by shopping/entertainment and parks.

Close to grocery stores and entertainment, plenty of employment or business friendly and access to playgrounds and mountains near by

Close to running paths, parks open areas. Work within city limits.

Close to transit, walking/biking paths, parks, good restaurants and more bars that provide a nightlife.

Community events activities and places you can work or rent to have business meetings I work from home and have to go all the way to the east side to find economical places to rent for meetings I have to have

Community feel, quality park space, access to trails, lots of families

Community gatherings

Community of kindness and small town feel

Copper Creak has a really nice set up with lots of parks and paths you do have to leave the neighborhood to work and buy things but the families almost always play here and the parks that they can all walk to



Crowded and busy

Currently it does but if we get more high density housing we won't be able to work or play because roads are too packed already.

Currently, Herriman is only a "live/play" neighborhood for me, I work downtown SLC.

I'm ok not working in Herriman, I'd rather it remain a bedroom community. I'd like to see additional roads built to handle the traffic in and out of Herriman.

Daybreak

Daybreak 2.0 - Which is highly undesirable to me. I want to leave work behind when I come home to Herriman. I know what "live/work/play" communities mean...people and commercial properties stacked one upon another and cramming in as much development as possible. It detracts from a desirable living experience in my opinion.

Daybreak is a sample but it doesn't reflect the rural feel that I moved here for. To not have any open natural areas and for it all to be filled with dense housing is a travesty. I am a Realtor and although I would love to sell every home going up in Herriman, I believe the high rise condos should be curtailed. I cringe when I see another field being bulldozed for these high rise structures. I know housing is needed, but you need to control the kind of structures and remember our roots.

Daybreak! This is not really feasible for people to work within walking distance in Herriman unless you bring in more industry. We work from home so we already have a live/work/play home.

Didnt want that

Does not apply, I do not work in Herriman.

Doesn't have any

Doesnt exist in herriman

Doesn't work. Live - work is a fantasy in this valley. Work is downtown not anywhere else

Dog parks would be nice. Also not overpopulated.

Don't understand the question.

Easy access to grocery store and shopping centers, and work with easily accessible recreational activities.

Easy access to transit for commuting. Reducing current growth/expansion, quick access to hiking trails and outdoor activities

Easy to get around, with less traffic

Easy transit, lots of green space like parks, not too much traffic, family friendly

If the high density development continues, then it will be none of the above, and less desirable to live in

Every aspect of my life is within the Herriman city limits. I don't have to travel far for recreational and work purposes.

Everything close by or easy access to.

Everything you need is close to home. If we had an community outdoor pool that would make Herriman amazing

Everything you need to do you can do where you live

Expanded local transit, flexible office space (for working satellite from downtown), was lefty of parks/trails

Expensive

Families playing together and having their kids play outside without worrying about them.

Family homes with nice yards, parks and trails nearby, with areas of commercial property intermingled on busier roadways.

Family homes, less high density housing, access to parks and trails, more restaurants not fast foods.

Farm work

Friendly

Friendly, safe neighborhoods. Herriman also needs to allow ATVs and dirtbikes to use trails and/or designate trails for such use!

Front porches, tree lined streets with slow speed limits, sidewalks, neighborhood parks, local businesses

Fun

Fun things to do in our community, 20 minute commute to/from work and plenty of things to do outside. We have the outside and are getting the fun things. The commute is killing me lately

Good mix of all three

Good parks with shade and seating, walkable neighborhoods, slow/quiet traffic, variety of employment

Good restaurants



Good size yard nice trails to walk and good parks. I would love access to trails 4 wheelers are allowed on. I love to walk the trails and neighborhood that we do have.

Green

Green. Grocery, some office space, outside community pool, 1/4 lots, gun range, bike paths, natural dog park

Grocery stores, churches, friends within walking distance. Jobs would be nice but you'd have to stop building houses for that.

Grocery stores, employment, parks

Groomed landscaping. Many trees, parks, bike lanes and clean streets.

Has well maintained parks

Have great parks with good equipment open space. Less townhomes less people

Having a businesses close enough to get to without driving. Seems unlikely that Herriman will ever have enough large business parks to accomplish this.

Having a great place to live where there are opportunities for outdoor activities and entertainment.

Having all three within a ten minute walking or bicycling distance. The route should be safe too. Not an afterthought tacked onto a busy road. Simply widening the sidewalks or painting a line to designate a bike path isn't sufficient. Designated walking/bicycling paths should be separate from and rarely cross a cars path.

Having shopping, restaurants, and jobs available within a short distance of home

Herriman

Herriman currently does not have enough industries or play areas, The auto mall should be developed in earnest, in order to attract other businesses to complement the fast developing residential neighborhood. Effort should be doubled towards attracting major industries, not just mum and pop stores. Also effort twice attracting recreational facilities with Herriman should be doubled.

Herriman does not have any "work" for my family here so there is no such thing. Better transit out of herriman would be more beneficial. Herriman is not home to many employers for the population currently residing here. The average median income as of 2017 was \$95,000 according to the Census Bureau, and there are no employers in Herriman able to support that level of income.

Living and playing in Herriman are relatively easy to do. Although, Herriman does not have the infrastructure for all citizens to "play" within the city limits.

A community where you and live/work/play is an unrealistic expectation for Herriman due to the current population increase and lack of employers.

Herriman isn't setup for that, way too much HDH

Herriman with more parks . Water park , pickle ball , tennis , basketball , picnic areas

High density and lots of traffic :(

High density housing. Quickest way to ruin the city.

High density. No thank you

High quality parks, ample open space, bike lanes, trail system, single-family home neighborhoods with large lots.

High-density housing next to or on top of commercial. Not what constitutes the "Herriman feel".

High-rise commercial surrounded by dense residential, with density being reduced the farther away from commercial centers you go. The hills above Herriman can remain single family, but due to the housing crisis in Utah, we dramatically need more affordable housing units. The valley floor should be zoned for high-density, mixed use areas. The key to eliminating traffic and truly becoming a global city is to bring the jobs to Herriman. If it is only to remain a single-family, bedroom community, then we in Herriman will exacerbate the problems of homelessness and affordability issues we're beginning to see in the Salt Lake valley.

Home based business, parks and trails, bike lanes, safe place for kids to play outdoors, plenty of space.

Home, business and common area for playing

Homes and not High Density housing.

Homes close to recreation opportunities and close to transit to jobs.

Homes or townhomes, park with a playground and benches, and a school or office building nearby

Homes with bigger lots and retail surrounded by parks.

Homes within walking or biking distance of parks, entertainment opportunities (movie theaters, etc.), retail opportunities, and work options (offices, retail, etc.)



Homes, NOT multi dwellings everywhere you look. Which don't have proper parking or greenspace for those residence. Herriman is making life unsafe for everyone. Packing people in small spaces at the risk of those that paid dearly for a nice home and atmosphere. Welcome to the crime spot.

Hopefully it doesn't. This description sounds like a high density neighborhood which is not Herriman like.

Hopey doesn't exist in Herriman. Herriman to me doesn't combine living space with commercial/retail space.

Houses with smaller yards, nearby parks, and walking paths.

Houses; parks; cars; families of all types and races;

Housing in close proximity to parks, businesses. This sounds ideal, but please no more high density housing.

Housing with space (less people crammed into small areas), quiet neighborhoods with less traffic, neighborhoods with quiet, rural biking/walk paths and fun parks for kids to play.

I can do all three in this city and not have to commute for work.

I can live in Herriman and drive to all or a large portion of the stores I would like to frequent in less than 10 min. Multiple routes to major roads to get to work. Fast internet connection for homes.

I can't imagine what it looks like because all of the space is taken by condo's/apartments/high density housing. There's no where to work in Herriman...there's no place to play...so why live here? Not in my long term plans.

I can't really picture it. Maybe it could be done, but I can't picture where a big business section would be in our town. Is there space for that somewhere??

I can't picture it - that's not what I was looking for when I move here. I don't want a work/live community

I can't see what it looks like because the high density housing blocks my view.

I can't think of a place in Herriman that fits that description.

I don't care for them because they are usually tied to high density housing which we already have enough of. We need single family homes with decent size lots.

I don't know

I don't know what a live/work/play neighborhood would look like. I don't think a self contained neighborhood is a thing. I have a hard time seeing/believing that there would be jobs for most the people in the neighborhood that they would want to do. I think a live/work/play neighborhood would just end up being a live/commute/play neighborhood.

I don't like the idea of a situation like that. My family would move.

I don't love live work play areas. Daybreak is what I envision and I steer clear of that area. Too congested. Street parking is awful there.

I don't think a live/work/play neighborhood belongs in Herriman. People in Utah don't live like that, so people who buy homes in a community like that WON'T live/work/play there. They will absolutely commute. WE DO NOT HAVE THE INFRASTRUCTURE FOR A LIVE/WORK/PLAY COMMUNITY. Herriman would have had to be far more foward-thinking over a decade ago in order to have the roads that support the traffic a "live/work/play" community will bring.

I don't think that is a valid possibility. I would prefer Herriman was a livable, quiet community to reside in and enjoy. Adding work-offices and manufacturing etc. will only turn it into a noisy, crowded suburb like the tech corridor, which is not where I would want to live!

I don't want a live/work/play neighborhood in Herriman.

I don't want a live/work/play neighborhood in Herriman. If I wanted that I would move to Daybreak, but even then, people don't live and work in Daybreak. They work in SLC and commute, but at least they have trax nearby.

I don't want a lot of mass transit into Herriman. I came to Herriman for the quiet, open spaces and it's commitment to parks, trails, etc.

I don't want it to turn into Daybreak. Please do not go there!!

I don't want these in Herriman

I dont know, but if you fix the infrastructure I dont care

I don't believe a live/work/play neighborhood is feasible in Herriman. Far too many people living here and not enough jobs here to support those people. Would rather see a focus on better infrastructure to support the population rather than trying to force a concept that doesn't really work

I don't know? I've never lived in one

I don't know what that means



I don't need a live-work-play neighborhood. I just need a safe place to raise my family. I don't want to see herriman get over crowded to the point that it drives me out of the city to a quieter, less congested area

I don't think live/ work/ play work in a multi use development that housed small children

I don't want a live/work/play neighborhood in Herriman! Most people I've talked to don't want it either.

I don't want a live/work/play neighborhood in Herriman. I wanted a live neighborhood, that's why I moved here, it's now overcrowded & overpopulated and I'm looking elsewhere to live.

I don't want a live/work/play neighborhood. I'd like to keep my work separate from where I live and enjoy my life at home in a quiet neighborhood setting.

I don't want a neighborhood that I live/work/play in. I want a neighborhood that I can live in and is safe for my kids. If I'm "playing" or "working" that means others are also coming to play or work which takes away from the quiet neighborhood. My house in my neighborhood is where I go to get away, from work (especially). If I wanted live/work/play, I would live in Sandy, West Jordan, Salt Lake, etc.

I enjoy the feeling of a safe neighborhood. I raised my children in Herriman and never felt a real threat for their safety. I love that Herriman remains a clean city even with the boom of housing and infrastructure. I like that we now have more shopping and dining choices. I feel like the city is moving in the right direction.

I feel like my neighborhood is safe

I guess your house, job and fun are all close together.

I have no idea. People change jobs so frequently that I think it is an impossible goal. To achieve this, residents would need to be willing and able to move every time they change jobs. Live and Play are typically higher priorities than living close to work. If government is going to push rentals as the ideal living arrangement, then it would work. However, this goes against culture, family, and financial trends

I honestly don't see the 'work' component. Herriman is a great play to live and play (trails, outdoors). I work from home, but don't see many traditional places of employment.

I like it just the way it is

I like not working too close to where i live. Its perfect cause i work in draper.

I like to not have work areas close to my neighborhood. I like neighborhood areas with walking trails and play parks.

I like what the city is doing to the neighborhood park by us- added a restroom. friendly neighborhoods to walk, bike and just visit with neighbors, clean streets that are paved... not dirt roads

I live in a PUD that doesn't even have a sidewalk to ensure safe foot traffic out the south entry/exit. Herriman is growing too fast, the infrastructure is not accommodating the growth. I will move out of Herriman in the next two years due to poor traffic routing and overcrowding.

I live in the older part of Herriman which is mostly original Herriman residents and farming community which is why I moved to Herriman. I rarely go into Salt Lake anymore.

I really don't think those kind of communities work. Look at Daybreak how many businesses have survived in there?

I really would not want to work in the exact same neighborhood that I live. I personally like some separation. In this kind of development i think it would tend to be high density which isn't really appealing. I like neighborhoods with facilities and play within a reasonable distance.

I suppose if my employment was in Herriman.

Would be nice to have some adult themed entertainment. Everything is geared towards kids and families. Families who have no time to stop for much.

I think business areas should be centralized and neighborhoods quiet.

I think we have more of a live and play community - most people commute to work outside of Herriman, I like it this way.

I want a place where it isn't too crowded, there are opportunities for dining that is unique and an easy way to get to work. Basically, give me good food, transit and quiet neighborhoods. My life is busy and hectic already. I don't need my neighborhood to be the same.

I will never work in Herriman so I don't know.

I work from home, but it would be nice to live close enough to shopping, rec center and other amenities to do more walking.

I work in downtown SLC, so that one is difficult to define. We don't have many office type businesses.



Live and play mean that I can enjoy the privacy of my yard and my home, go on a walk in my neighborhood and feel safe, play tennis when I want to, go on a bike ride, or hiking a short distance away. I don't mind driving a little for amenities. I prefer more open space near my home and neighborhood.

I work in the city. It's a 30 minute drive each direction. If my work was closer to my home it would be nice. I don't play here either. I just live here.

I would die for a Trader Joe's nearby. I'd like to see a Trax station near the town hall, and fewer apartment complexes. Apartment complexes never put in enough parking, so the side streets are parking lots and it's difficult to drive down those streets now. We do not have office businesses in Herriman, we have chain fast food restaurants, so everyone commutes to Lehi, Murray, and downtown.

I would like to see Herriman put in more recreation centers like one for a ice sheet or two for hockey and figure skating clubs to use as well as the Community. Also I would like to see a center for swimming clubs and maybe an out door swimming area with a water play area.

I would like to see homes with a minimum lot size of .25. Herriman should restrict further high density housing. I came to herriman because it was away from the city and was the most "country" like area of the valley. Now it feels like daybreak.

I would like to see neighborhoods with parks and not all of this condensed housing. Crime has gone up so much since you all allow this to happen. There is not enough roads for all of the people you are allowing to get to live here.

I would love nice restaurants utilizing the Wasatch Front view. Really need dog parks. Would have more lakes for activities. I like the Daybreak setup.

I would see it as small neighborhoods that have well-designed parks and playgrounds where people can gather for neighborhood events. There is plenty of parking, but not on street parking as that makes it feel crowded/urban. Most people I know don't work close to their homes so I'm not sure how that is supposed to be a part of it. There would be grocery stores, restaurants and other shops close by.

I wouldn't want businesses mixed in with housing.

I wouldn't have to travel to other cities for work or play.

I wouldn't necessarily want to commute to a big office building in Herriman as that would detract from the quiet feel of Herriman, however live and play is access to recreation close by trails, mountain biking, road cycling etc.

I wouldn't want to have Herriman be a traditional live/work/play area. I think open spaced out areas to play and enjoy with family is good. Light industrial far west could provide jobs but I wouldn't want to work too close to my home.

I'd like to see more 'work" or business opportunities here in Herriman. But I do live here and enjoy most weekends here.

If I could walk to work within 30 minutes.

In theory..

Very similar to Daybreak. Mixed single/townhouse/condo properties (not apartments). Stable & sustainable commercial business parks. Open spaces, parks and places of worship. Commercial retail spaces to support entertainment, food and shopping. No need to own a car.

In reality...

One big mess...no serious business will relocate themselves to the southwest corner of the valley outside of the reach of I-15 and other major freeways. The desire to squeeze more people into less space without attractive local employment (i.e. finance/tech/business type of jobs) only invites low-income jobs/factories, increased crime and continuing to turn Herriman into the new "West Valley/Kearns".

I'm not a snob (regardless what [REDACTED] thinks) but rather a family man. I love the Herriman community and want to stay but I can't if crime and lower standards of living are invited into our community and ultimately putting my children at risk.

Industries to work at that are close by. Many activities within the city limits.

Integrated community spaces, such as parks, trails. Thoughtful approach to growing a continued commercial footprint while being sensitive to residential areas.

It does not exist, even if developers try to build it, people are not going to give up their cars even if they live in a community that is close to where they work or have entertainment opportunities. Developers are just dreaming that this will happen.

It doesn't exist as there aren't large employers in Herriman and none really that close, either. Personally I don't want to live next to an



office building or stores.

It doesn't exist. Housing in Herriman is to expensive for any kind of work (like smiths) those who work at Smith's and the like come in to work and those who live in herriman drive out. Making twice as much traffic.

It doesn't fit with "family oriented" it screams daybreak and I moved away from that

It doesn't look like anything. Developers are trying to sell this "live/work/play" concept to our city planners, and they eat it right up...the problem is, at the end of the day it ends up being "live/live/live" because all they end up building is really small playgrounds nestled between rows and rows of townhouses, while all of the serious development involving "work" is happening in Lehi and Draper. We need to ditch this belief that businesses are actually going to move their offices to Herriman, it's a terribly inconvenient location in the valley with existing roads/transit options, and the traffic is already horrendous. We should be looking towards cities like Alpine for inspiration.

It doesn't. Herriman isn't a destination city, therefore it will not have all the attractions that make a TRUE live/work/play area.

It doesn't exist Herriman has no major business where I could work and support my family. I commute 45+ minutes each way to work at a company where I can actually make a living

It doesn't fit in the Herriman model

It doesn't. That shouldn't exist una rural setting.

It doesn't..... if this survey is to somehow facilitate the development of that Ig tract near Herriman High you have asked the wrong person..... you are ruining Herriman/the one we wanted to live in

It doesn't? Not sure what this would mean

It isn't possible in herriman, all my hiking paths have been destroyed

It looks like Daybreak. If I wanted Daybreak, I would move to Daybreak!

It looks like a neighborhood with homes and parks. It's NOT high density housing which Herriman has turned into. It is quiet, and there is space between the homes.

It looks like daybreak, with a mix of residential and commercial buildings with pathways and parks interspersed.

It looks like daybreak- we are not daybreak and don't want to be

It looks like homes with .25 or large lots. It looks like normal streets without the "walkable city" diatribe. It looks like a quiet place where we don't deal with idiot ideas like Olympia Hills of narrow streets.

It looks like it doesn't exist. The reality is that we are not near work areas. The majority of people commute. It's the life that we live.

It would be great if there were more things to do in Herriman for the play part. We like to hike but the trails are clearly meant for mountain biking more than anything and in reality, the local Mountain bikers are not kind to pedestrians. We've had multiple issues with them while hiking. It would also be nice if the communities had more trails and the parks were better thought out. The parks and rec team should really have a committee of stay at home moms to approve and give suggestions for parks. They know better than anyone what works and what doesn't. N

It looks like the neighborhood I live in. The reservoir is just up the road from my house, the rec center is only 5 or so minutes away, and there are numerous business close to home.

It looks like you should move to South Jordan if you want a "live/work/play" neighborhood. If not, it would be a farm.

It means that there are quality neighborhoods, ample business for people to be locally employed and abundant activities for families.

It's a myth. It doesn't exist.

It's a pipe dream - not possible. Not enough "work" opportunities for all the tens of thousands of residents.

It's a neighborhood where I can do all three of those without traveling more then 5 minutes

It's gone. Now Herriman is just another strip mall suburb.

To bad!

It's way to crowded I'm not sure how much longer we will be here

I'm not sure

I'm retired, so I would like to see transit options to both shopping and hiking trails. I would like to see more business options for my neighbors to be able to be employed close to home. I would also like to see a senior center.

Just like Herriman looks now, only with more professional workspaces, not just retail and medical/dental. We have the live/play part down pretty well.



Just like we have and are developing

Just what it says. It would be nice to be able to work closer to home. Currently, my husband drives to south salt lake or rides his bike to the Daybreak station and rides the train.

Kids, great neighbors neighborhood activities

Lacking chain stores, less high density housing units.

Large lots and neighborhoods. Large areas to relax at home and less businesses and townhomes

Large lots and plenty of green space between homes with sufficient parks and trails and less traffic on the streets

Large single family lots with very small office and retail that are all connected by trails and parks.

Larger parks with lots of trees. Fewer chain restaurants, more local. More controlled housing development.

Less condo and apartments

Less congested

Less congestion and well-manicured streets with small "Ma and Pa" stores.

Less dense housing.

Less dense housing. Infrastructure in place to be able to provide the play for all those that live there

Less dense populated housing. park or green space in EVERY neighborhood. Even if it's small

Less high density

Less high density housing.

Less multi living communities, wider streets, with no parking on streets for safer environment for children

Less multi-housing units. There is too much traffic and it I see difficult to get around the city. Too much money spent on Butterfield Park, while ignoring neighborhood open space.

Less people and more parks that are well taken care of

Less residential high density building, more small resturants and shopping areas.

Less townhomes

Less traffic, less crime

Less traffic, no more hi density housing

Less traffic. Better roads. No more high density housing. We moved to Herriman to have a quiet suburb of Salt Lake County, with single family homes and lots of outdoor recreational space.

Like Day Break. I think it is a mess. People living very close together. Not a rural feel.

Like Daybreak

Like Herriman right now but more access to trails from neighborhoods. Access to Oquirrhs

Like a big city, which I'm not interested in. I live in Herriman to get away from all of that.

Like a safe neighborhood with parks.

Like it did 30 years ago.

Like it does now

Like my neighborhood

Like the area around the new Herriman City Building.

Like the horrible HDH we already have way to much off. To much HDH in Herriman. Ruining what Herriman is all about

Like what I have on Emmelline Dr..

Live - not in a crowded neighborhood. Need your comfort zone....

Work - No large companies. Please keep our town small - somewhat. Thank you.

Play - have more family friendly things to do in Herriman.

Live - plenty of yard and space

Work - fiber internet so I can work easily from home

Play - parks, splashpads, outdoor pool, mountain bike trails

Live and play area great but there are no job centers in herriman, we would need to attract more economic groups to build here

Live and play is fine, work might mean too much industry



Live here, short commute to work, access to restaurants, movie theater, shopping, mountain biking & hiking trails, the lake to swim.

Live in Herriman

Work in Herriman (which few do)

Play in Herriman - Events, Entertainment (somewhat do)

Live in Single family neighborhoods

Work within a 30 minute commute

Play with within community activity spaces such as outdoor Pickle Ball Courts, Frisbee Golf, Mountain Biking and Hiking trails. Multi use walking biking paths

Live in a quiet, safe neighborhood within walking distance to more than one park. Having sports available close by. Plenty of shopping and restaurants within a 10 minute drive.

Live peacefully, get to work in less traffic, too somewhere else to play

Live. Must include a balance of options not just High Density! People need a place to move up to as well as start out.

There is NO work in Herriman!!! Stop trying to push this unless developers and the state/county are actually going to put resources into placing employment centers and infrastructure here!!!

There must be employment within a reasonable distance for this concept to have any validity.

Play must include more than just trails. Programmable space, access to oquirh mountains, atv, camping etc.

Live/play is appealing, but not live/work/play.

Live: easy access to necessities (grocery stores, medical care, etc) Work: a reasonable commute. Play: local recreation (movies, community events, parks)

Living close to trails, walking in the neighborhood, being able to get out of the neighborhood with traffic when needed

Living in a nice well kept neighborhood that is safe for children to play outside. Easy travel to work.

Living in the Anthem Park area of Herriman is the very definition. I can walk to Trax in 10-15 min for SLC employment. My teenage children are able to walk 5-10 min to work and school. Family can walk to church, grocery shopping and recreation center in about 5-10 minutes.

Living wage and professional/corporate jobs in an area reasonably close to home in an area that does not look like an industrial park, but an area with landscaping and trees; Reasonably close access to parks, trails, activities/entertainment places; single family homes on tree-lined streets with sidewalks and crosswalks. Close access to a variety of doctors, hospital care.

Locations to be in open areas with my family for recreational activities, good shopping venues close to home, and efficient infrastructure for accessing major thoroughfares needed to work commutes.

Looks like Daybreak. Not interested in that type of neighborhood.

Looks like we need a little more commercial, industrial jobs locally. We already have the live/play bedroom community. It would help with local tax revenue.

Lots of open space. Availability to easy trails without lots of traffic

Lots of parks and trails. I think Herriman does well with those

Low traffic volume, wide sidewalks, bus/light rail/feeder lines within 10-15 minutes walking distance, convenient access to parks, family oriented (more kids to play with), preponderance of stand-alone single-family dwellings, convenient shopping-especially for groceries (within 10 minutes drive), church within 10-15 minutes walking distance, businesses clearly separated (noise-wise, visually, and motor access safety) from residential area.

Lower density, larger lots to invite family over.

Majority single family homes with parks in each neighborhood. No "work" in the neighborhoods.

Manged growth

Medium houses, nice yards, wide streets, neighbors out chatting, kids playing and riding bikes

Mixed use

More activities, night life, schools and parks, dog park

More actual trails and green space. Less suburban sprawl

More business and companies on this side of the valley so that not everyone has to commute east/ west and/or go to salt lake to work

More business expansion and less on high density growth homes.



More business oppprtunities section of the city

More businesses (not just retail/restaurant) where people really could live close to where they work saving on some of the crazy traffic congestion. It would have walkable spaces, activities for families and adults, and have a variety of food and entertainment options.

More commercial

More commercial development that invites the opportunity to work in the same community. There is a shortage of indoor recreation facilities in our community. The JL Sorensen facility needs to be augmented with a Herriman City or other local political subdivision recreation area (Service Area?) to provide additional recreation. Sorensen is becoming cost prohibitive and does not provide nearly the program of other recreation areas such as Kearns (KOPFC) which we have gone to because they offcer classes at times more convenient for our familty and others in this community. This could also incorporate outdoor pool opportunities that are lacking.

More commercial locations to make it reasonable to shop local. More sit down dining options. More pickleball courts.

More family housing with parks and businesses

More green. Trees and flower

More hiking and biking trails, less small cluster homes and townhomes. More open space and parks. Larger lots

More house properties with bigger lots, and dog park

More local services

More neighborhoods with larger lots, open space and outdoor amenities and not high-density developments.

More open space with planning for thousands of new cars in the road in the next 25 years.

More open space, house less cramped and for goodness sake, quit building high density housing!! It's ruining the town

More parks with facilities like basketball, pickleball, and splash pads

More parks, improved bike paths, wider roads, more east west transportation.

More parks. Closer access to transit. Bigger rec center with more options and an outdoor pool. Safe running trails, routes, well lit. More activities at Butterfield Park that are for the entire community in addition to Fort Herriman Days. Variety of Restaurants. Roads that are designed for easy access in and out of Herriman, especially during high commute times and when school begins and ends.

More people caring and helping people and less people who feel entitled. People around the charter schools act and feel entitled and have little to no respect for others.

More restaurants and entertainment options

More restaurants and family activities with better rush hour traffic to get to work/school in a timely manner.

More retail and restaurants more houses no more apartments

More single family homes and neighborhoods with parks and green areas and lots lots lots less apartment buildings. They make the hills look like a trash can. Gunked up with buildings and nothing pleasing to look at. There's no parks, greenspace, trails or even retail to support the hordes of people. It's the worst planning I've ever seen. Rediculous!

More single family homes plus a few duplexes. Currently the high density housing built recently has an ugly hastily built appearance - quite an eyesore - which is destroying the Herriman look. Too much high density housing is being built. This will lead to a dreadful inner city feel to Herriman eventually. Ugh!

More sit down restaurants, better transit, more gathering places

More small business in planned neighborhoods, not big box or chain but specialty boutiques, coffee shops, restaurants/pubs

More stores and other activities mixed into housing. Higher density housing with more parking and yards.

More than just houses. Retail, event space, etc. I feel like all we are doing is adding more homes and not adding in the retail to balance that.

More to play I travel away to play

More trails in the hills

More urban businesses, currently Herriman has 0 downtown feel to it. Just a suburb.

More walking trails

More "family" homes, parks etc.

Most of what I need is right here, and it's easy to get to where I work, which hopefully isn't very far away.

Multi functional



Multiple bike and walkways

My home backs to Mountain View corridor. The area would be much more quiet if we had sound barrier walls. The park in our area is a mud pit. It would be nice for the area to be finished where families could recreate. Walking paths around the area would be nice. Traffic has increased substantially with dense building of condos and apartments. It will only increase when the Community college is built in our neighborhood. We need to know how these issues will be addressed as the community expands.

My job is not available in herriman and likely will never be.

My neighborhood

My neighborhood.

NO MORE MULTI-FAMILY HOMES! There are too many already in Herriman, we don't have the infrastructure for them, traffic is rising, crime will rise and Herriman will become a place I don't want to live in any longer. I moved to Herriman because it was quiet and safe. With the rise in traffic it is no longer quiet and with all the multi-family homes going in it is becoming unsafe.

Nearby parks available, homes with decent size yards. Neighborhood free of junk and free of excessive amount of cars parked on streets. Need less condos and town homes! High density housing is choking and killing what Herriman was and should be! It cannot look like a LWP until this happens.

Need more white collar jobs and more businesses in general to create a tax base and bring jobs closer to home.

Neighborhood parks within a 5 minute walk, shopping within 5 minutes.

Neighborhood that my kids can go to friends houses by themselves

Neighborhood with speed bumps and not high density

Neighborhoods should all have at least one park, access to trail/bike path if applicable. Work areas can be near but not necessarily in the neighborhood. Access to public transit like a park n ride would also improve the work/live situation

Neighborhoods where your kids can safely play outside or you can take a family walk.

Nice big parks, public pool, golf course, ATV paths

Nice home where I can work close to home and have many attractions for adults and children like parks

Nice mix of businesses, parks, schools - and limit the noise / traffic as much as possible.

Nice neighborhoods, close proximity to amenities, and nice parks and recreation nearby.

Nice open spaces, and opportunities for involvement.

Nice trails, stores, homes, nice parks. It looks like Daybreak.

Nice, clean facilities

No crime/gangs. Good schools. Large homes

No dense housing at all. its is not welcoming and ugly and brings crime into Herriman

No high density housing

No high density housing.

No more condensed housing / apartments. More parks. A dog park would be nice, an indoor riding arena at the equestrian park.

No more high density housing!!!!!!!

No one lives works and plays here unless they work for the city or the grocery store. I like our small town feel and don't mind the commute to keep the community focused on loving the people who are already here rather than mass growth.

No such thing. Commercial office space would be nice, but no guarantee that anyone would live close enough to walk to office. I would never want to live anywhere near the people I work with.

Nonexistent

Nonexistent/Overcrowding/Bad Idea

Not Olympia Hills!!! The only work in Herriman is fast food restaurants!

Not a lot of working options, good play options outside. Wish there were more entertainment options.

Not a million condos and townhomes. It looks like bike paths and walking space and not tons of traffic. It looks like neighborhoods and open spaces with parks. It looks like the city actually has a traffic infrastructure before it adds thousands of high density homes and citizens.

Not a neighborhood I want to live in



Not anything I can think off. It is not possible to live/work /and play on any grand scale short of looking like downtown SLC!!

Not apartments

Not aware of any such neighborhood in Herriman.

Contained with shopping, restaurants and activities in the hood.

Not cramped with people.

Not feasible for a lot of people.

Not having to leave the southwest end of the Salt Lake valley except to visit family/friends.

Not having to travel too far to do any of those.

Not high density. A mix of business, recreation and housing

Not interested in this type of neighborhood in Herriman

Not like Daybreak!!! Nothing like Daybreak. If each area of Herriman could be like the Cove, this place would be absolutely the place to live.

Not like the idea of Olympia or anything with high density housing. Herriman was an amazing town to live in. Then it was very poorly managed. We started with a blank slate. It could have been amazing here and was for quite a while. We need separate family homes. Yards. Space between our neighbors and roads to accommodate the horrendous lack of planning near the real academy and mountain ridge high school. Also herriman town center is a joke. We have more than our fair share of apartments and town homes. NO MORE should be approved. Our home values would be even better if our town stayed with the small town feel so many of us came for. I am so sad that it has been ruined by greedy people.

Not overcrowded

Not possible...it would mean large businesses in Herriman. That's never going to happen. I still love it here but we are nowhere near being a city where a lot of people work.

Not realistic. Most work environments have people that commute because they weren't the closest candidate, but the best candidate. Not something I want.

Not sure

Not sure. I moved to Herriman because it was mostly low density housing. Now its only high density housing which makes me nervous for what the future holds for safety.

Not what Herriman is today or growing towards

Offices and industry in city limits, recreation and hiking, community feel

0k

Old town without all the city ordinances

Older parks in established neighborhoods need to be updated.

One were current and future traffic is better managed. We are leaving Herriman and the south valley because traffic congestion, air quality, and unaddressed neighborhood issues are taking away our quality of life. As future housing and businesses fill the area congestion will move far beyond the current barely tolerable situation.

One where there is less multi-unit housing.

One where there is not much of a need to leave. There are enough jobs and economy to live work and play here without taxes being too high. There are places to play, recreate, entertain, workout, all within the community

0pen

Open and safe biking and hiking trails. Maintained and clean parks and speed limits strictly Enforced!!!!!!!!!!!

Open space for outdoor activities for kids & dogs. Transit that connects in Herriman. Close to shopping and definitely more restaurants vs fast food

Open space with close retail and transportation system to alleviate congestion

Open space with room to move and see the valley and mountains. Herriman was very open and airy I hate seeing all of the remaining undeveloped land turned into little tiny lots with big houses.

Open space within and around Subdivisions that connect to work places and area's for social gathering area's for all ages and family



environment.

That provides very active parks to engage K thru 12 programs for all types of interests.

Open space, avoid high-density housing, preserve the natural beauty where possible

Open space, with easy access to bike and hiking trails. Neighborhoods with the ability to see the beautiful views.

Open space, yards and single family homes. Neighborhoods with more single family homes then townhomes and apartments. Little traffic when driving, parks, activities for families.

Open spaces

Open spaces, larger home lots, better access to public transportation, more focus on bringing tech online. With all the new development, Herriman should be 100% on fiber.

Open spaces, parks, and accessible

Open spaces, respectful, friendly, law-abiding people.

Open, less crowded, peaceful

Opportunities for community gathering, peaceful neighborhoods, businesses that provide jobs with livable salaries.

Opportunities for small business owners, live/work units, transit, gathering & community spaces, small business (mom & pop)

Opportunity to live work and play close together, currently there is not a lot of "work" available in Herriman unless you are a dentist or work in fast food

Organized, clean, safe

Park in the back of my house

Parks and Recreation

Parks with trees. Parks with swings. Place to golf place and swim. Maybe another recreational center or a bubble to play all year. More commercial shopping, dining. Post office.

Parks within walking distance. Not too much traffic due to housing development.

Parks, dog parks, recreation, (I don't care much for the work in the area, I like family and community focused)

Parks, safety, walking trails, hiking trails, arts and music participation and performances

Peaceful commute and great access to trails.

Peaceful with stop signs and parks. Trees lining the street and wide roads for added buffer.

People living in a neighborhood free of completion and fights

Pickleball courts

Place to do outdoor activities

Places for the community to gather/play, easy access to transit for workers.

Places to work, like office buildings, with wide main streets to get to work in Herriman, shopping centers and a movie theater and recreation centers. All with homes nearby but off the busy roads.

Please keep housing to a multiple housing projects going up. We need Keep Herriman a small single family community.

Plenty of Parks in defined neighborhoods

Plenty of black top sidewalks, parks with large grass areas, and extending family businesses.

Plenty of open space

Plenty of parks and walking trails, a commercial section not too far from home, residential houses not too congested or overbuilt

Preiudice

Pretty much what it is right now. I have a relatively short commute to work (but would need a better route thru Bluffdale for me to start riding my bike), this is a great family friendly area, lots of parks, access to mountain trails for biking/hiking. Just keep adding to and enhancing what we got. I personally would like more mountain bike trails....and it sounds like this is already in the works, but would love more. We love living in Herriman.

Pretty neighborhood, respectful neighbors, open spaces

Provide a place to Live, Work, and Play within the same community rather than Living in the city but working/playing in other cities.

Quality parks, safe neighborhoods, and non-congested roads. Something needs to happen to help with the terrible traffic situation that is



unsafe and too many cars. More lanes need to be added on major roads.

Quiet and open with minimal parked vehicles on the streets

Quiet neighborhoods with space for kids to run. Great parks and open space, well planned trails and paved trails for walking/biking/running. 5-15 minute commute to work.

Quiet neighborhoods, private homes - less townhomes that make it more crowded

Quiet peaceful safe place that's clean and well kept.

Quiet with open space and walkable trails/parks. Herriman needs to keep its rural and calm nature. Over-expansion will ruin it in my opinion.

Quiet, houses not on top of each other, less apartments and duplexes, beautiful parks, and safe

Quiet, safe, clean, open space, walking oppertunities.

Quiet, trails, family oriented, clean, easy access, good utilities like fiber

Quiet, lots of trees, well lighted, secure, park s close by.

Quit everyone know everyone kind safe place to live

Recreation areas with tennis, parks, water parks etc. Herriman has done a good job at this.

Recreation options within 5 minutes drive, work opportunities within 10 minutes drive.

Relatively stand alone capability. Market, pub, gas, ect. See suncrest in draper. With an increased emphasis on dui, give residents the walkable option and stop building churches every block.

Right now there are very few opportunities to live, work, and play. There are very few businesses that could support a living wage for a family. If you had a true vision it would include attracting more companies that could pay a wage to live and work in our town. We have the live and play but all of our land is being developed for multi family dwellings. This was not the vision that brought me to Herriman. What you are doing to our community now is creating the opposite effect and making people leave. Overcrowding, congested roads, no good way to get in and out of our community because of the overcrowding. These problems were brought up in many city meetings and have been ignored by the city council. To little to late.

Right now, I just see live and play. Work needs to involve more businesses. We can still use more parks especially a indoor/outdoor olympic pool

Room to breathe! Not live on top of people

Rural.

Safe and more spread out

Safe neighborhoods with access to nature trails.

Safe quit walkable neighborhoods. Commercial parks for businesses, great recreational options both indoor and outdoor, great local dining options and hip bars.

Safe, and not too crowded with cars. The multifamily units that are being built do not have enough parking for the residents, so the street parking obstructs views at many intersections.

Safe, fun, friendly and quiet at night. A place where my children can play outside

Safe, open areas and trails, better transit with less high density housing

Safe- crime free, off street parking so you can drive thru streets safely, recreational parks within walking distance, and reservoirs, no more multi family house WE HAVE enough!!! Roads are clogged!

Same as we already have. I love Herriman and think it is a great place to live.

Shopping, recreation and friends all close by

Shops and activities within walking distance of home. Parks throughout.

Sidewalks on Herrimans main road leading to all the different schools. Less high density housing.

Sidewalks on all the streets, Homes, Parks.

Similar to Daybreak.

Similar to daybreak would be what I picture.

Single family home dwellings, with park or recreation areas, but also business close by so we don't have to leave the city for everything. An arts center would be amazing. To go to see a concert in the winter would be awesome. Date night options here instead of having to go



to south Jordan or sandy etc...

Single family homes and NO high density!!!

Single family homes on .25 acre or more

Single family homes on at least quarter acre lots. Roadways that accommodate transportation to other areas of the valley. My drive has gone from 45 minutes to an hour and a half simply because the infrastructure does not support the HDH growth.

Single family homes on quarter acre lots near businesses and parks.

Single family homes only. Keep high-density out of Herriman.

Single family homes with a little bit of condos. Fairly close access to light rail.

Many parks within a 2 mile radius.

Trails and open space abound.

Single family homes with access to open space and trails and enforced speed limits. NOT overrun with high density housing.

Single family homes with larger lots, ie 1/3 acre or larger.

Recreation close by both improved (swimming/soccer/baseball fields) and unimproved (Yellow Fork Canyon).

Nice assortment of retail without creating huge strip malls.

Single family homes with larger lots. Very few apt. or condos. No large scale apt buildings or multi family. Nice maintained parks. Nice malls and shopping centers. Recreation options. Reliable and friendly police force. Protected mountain views and open areas. No mass transit system like train or bus.

Single family homes with neighborhood parks

Single family homes with yards at least quarter of an acre in size.

Single family homes, park in neighborhood, bus stop just outside neighborhood.

Single family housing, no more Multi family crap

Single family neighbourhood.

Single family units with open spaces and parks

Single family, at least 1/3 acre homes. Improved infrastructure (roads). Parks, community center. Improved police presence, like it used to be before Herriman took over the police.

Single home quiet neighborhoods. Close to parks and recreation areas. No automatic car washes across the street.

Small community; less multi-family developments.

Some houses, with business close by, access to buses

Something the city planner and his staff don't control

Somewhere that I can do all three. There aren't a ton of jobs in Herriman. The other two (live and play) are easily doable.

Somewhere that allows my kids to have lots of outdoor space to play, and indoor space when it's cold.

Somewhere you could do all three

Sounds impossible unless only those who have a job in Herriman are allowed to live there, which is impossible

Sounds like Mountain View Village to me.

Sounds like high-density all inclusive, transient, high crime and congested traffic, ALL OF WHICH PUT A STRAIN ON INFRASTRUCTURE AND RESOURCES WITH NO MEASURABLE, SUSTAINABLE REVENUE IN RETURN. In short, A TOTAL MESS.....they don't work. We've tried them in other cities across the country. Does Harlem ring a bell? You can live work and play there (if you have the guts to go outside).....no need to work there because the jobs quickly disappear, hence the traffic assuming your car hasn't been stolen or vandalized. The developers make a quick buck and the city and residents pay forever. It's not rocket science......

Sounds like never leaving herriman for anything that everything would be here. Not exactly what I'm looking for.

Sounds way too crowded to me. We can barely accommodate the population now.

Sports, fun with family and great neighbors

Stop cramming in so many houses and build more parks. Herriman used to be known for its parks, but now they just build houses.

Stop high density housing! Way overcrowded it's to late now

Stop increasing taxes so much every year.

Stop killing us with taxes and add more businesses.



Stop the high density housing! Stop the east/west traffic congestion. More retail to shop Herriman. Keep more open space that developers can't have.

Suburban living, parks, and centralized stores and offices like Mountain View Village

That sounds bad. I don't want to live or play near businesses.

That will never happen. This is not a metropolis where people can walk to work.

That you don't do much driving, everything should be in your neighborhood. We do not have this in Herriman.

The Cove neighborhood is good. I wish the clubhouses in each neighborhood had a committee assigned who would put on neighborhood fairs, carnivals, movie nights, parties etc. it would be nice to see the neighborhood work together for these things. Also, more police presence, patrolling the neighborhoods. Seems to be a lot of petty crime. Not great to live with.

The District in South Jordan and surrounding area

The ability to do all of the above in the community.

The area surrounding city hall and the Rec center

The cove at herriman springs

The daybreak community

The definition, I believe, is urban living. I, however, don't want urban living. If the definition is having entertainment easily accessible, then I all for that. I do not want stores on the bottom and people living on top.

The opportunity to live in an area that provides easy access to work and activities.

The parks in Herriman are generally poor with little offerings, so I would expect better parks, Tennis, Picklet, Basketball etc. Sit down Dining options within Herriman must be improved. Most people travel to surrounding cities for sit down dining options.

The play is getting better, but we still need more trails for mountain biking and hiking. This was the main reason I moved here. Me and my family go out on dig days to help with this. I'm currently thinking about moving to Draper for this reason. I'm frustrated by the amount of high density homes in Herriman. The traffic is really bad now. It takes me 20 minutes to drive 3 miles now during rush hour. A couple of years ago we didn't have rush hour in Herriman. These issues are reducing the family friendly, peaceful feeling that was once in Herriman. We can get a better quality of life and improved economic results if these areas are improved. Thank you for your consideration.

The thing that drew us to Herriman in the first place is the small-town feel. Now the multi-housing is driving that feel away. There isn't enough industry to "work" or "play" In town so it's just "live".

There are not a lot of large company employment opportunities

There are too many inconsistencies and constraints on things like street parking. People live and have several cars or trailer those are also used for work and play. Yet herriman is blind to the more hazardous weeds and tall decorative grasses/bushes. People don't like to live under an iron fist.

There are very few "work" options available in Herriman that fit my income needs (career focused, 401k options, benefits, \$60k+). Without the work aspect, we only have a live/play community - which I think we have. Great, safe neighborhoods, community events, access to multiple trails, etc.

There is not one

There isn't one and there isn't enough space left for "work" to exist here.

There needs to be more commercial development in order to support this. There also needs to be more open space and less high density housing so we can play without feeling crowded. A cultural arts center would be great as well.

There's no play in Herriman. Just day in day out work, sleep work sleep.

The rodeo is good.

There's not enough parks or walking/running trails. The streets, trails, and parks need to have adequate street lighting.

This is a pipe dream. The city has not planned for us to live in Rosecrest, work at Smiths, ACE, KFC, because the pay is so low, and expect to play, when there is no campgrounds, theme parks, riding stables, and pizza places. Herriman City has not planned to do that before they allowed so much scattered single family and high density development. It is impossible to have live work play without planning for it.

This is no posable with the way the city has been laid out so why ask this question?

This style neighborhood exists 10 minutes from Harriman in daybreak and I feel it would ruin Herriman.



Time to move

To achieve this Herriman has to develop commercial areas, business/office parks and retail and hospitality venues. This is not quite the Herriman model.

To live in a home we love that's close to work and fun places to go grab a bite to eat on the weekends.

We thought this was what we were moving in to. We were excited to move into a growing city and be apart of the growth. We've been saddened to see the areas we thought were going to turn into a gathering place (ie. the area around city hall) turn into high density housing instead of shopping/dining. We hope the city stops with the high density because we'd like to live here for 10+ more years but we're unsure now.

To me it would be parks close by, not too crowded.

Too busy- not the reason we moved here for

Too crowded and confined and congested

Too many houses in a very small area! We have enough appartments and condos and house with very small lots. To many people too fast! Trashy

Trees and green. Safe places for children to play. Even sidewalks. Nice trails to walk. People who weed their gardens. People who keep barking dogs indoors. People who don't set fireworks after 10:30 PM.

Ugly. Please don't. It looks trashy and cheap. Build homes, no more townhomes and apartments. We are getting low budget. Ask people outside of Herriman what they think when they drive through here. It's getting so bad.

Ugly. Terrible idea. It won't turn out any different than daybreak, tons of traffic, not enough utilities. Waste of time

Unicorns. Herriman is not a 'work' area.

Unrealistic, I moved to herriman originally for open space, quiet and a more rural feel

Unrealistic. Live/play but I work in the tech industry. It is extremely unlikely to get tech companies to move to Herriman. They are located near major corridors with easy access to the airport.

Unrealistic. People will not stay in one place, they will drive. Thinking they will "Live/Work/Play" is a developer fantasy and completely unrealistic.

Unrealistic. That phrase sounds catchy but is trying to be all things to all people. Unless someone telecommutes you can't mix significant "work" (I.e. business complexes, offices, factories, retail) without sacrificing the live and play portions.

Unsure

Versitile and wide open living space. Not overrun with high density housing

Waiting in traffic. Neglected front yards with broken vinyl fences. Fancy city hall buildings but neglected neighborhoods. The worst tasting water in the state that destroys everything in your house. Mountain bike or hiking trails? No, there are no trees. Nicer in Draper.

Walk to local businesses

Walk to parks

More East-west roadways

Walk, running and biking paths. Open areas. Balance between high density housing and other housing types. Better roads.

Walkable, fun areas of the city, interesting restaurants and places to gather. The current park at city hall is close, but it needs some restaurants and quirky shops to really be where we want it to be.

Walking and horse trails with lots of trees and small parks.

Walking paths, bike paths, public transportation within 10 minutes

We are in a corner of the valley. It should not be a destination for work due to logistics and infrastructure limitations of "being in a corner." It is already too congested. No more high density housing.

We are older and retired so we don't really have any thoughts about this.

We built our house in Herriman when we were showed future planning of bike and walking trails and large park in area those plans have changed we are looking to move

We don't have any live/work/play neighborhoods in Herriman-but it would be a place where you can live, work and play--so housing, businesses and recreation. I also don't want that for Herriman. And with Herriman already as developed as it is it would be VERY difficult to start to plan a community like this now.



We don't need to have live, work, play. That is a ruse being used to make HDH seem attractive, but really isn't doable in reality. Stop forcing it on us. We had a good balance, but it is now getting unbalanced in the direction of HDH.

We don't want a live/work/play neighborhood... that's why we liked Herriman. It's far enough from everything, but close enough to everything you need. We like the quiet neighborhoods out and away from the hustle of being more in the city.

We don't work in Herriman and probably won't. We originally built here for the quiet lifestyle that isn't so much anymore.

We live in south end of Herriman, SE of Mountain View Corridor. You have allowed developers to PACK IN THE PEOPLE. Not enough green space required in developments. Tot lots ok, however, the 6-18 year olds really don't have enough green space to really play in, so they are in the streets playing. Seniors don't have any benches along sidewalks. We need the drainage/park finished on Rosecrest-play and exercise walking needed in basin. Parking requirements are insufficient. If you have benches to rest on, can walk further distances, since most parks in town are far enough away to require driving to.

We would need business in our community

Well kept homes and yards that are well lit at nighttime. Businesses that are within walking distance. Trail systems for active lifestyle.

Well kept homes. Families outside.

Well manicured yards and homes with multiple children and recreational vehicles. Campers and boats in the driveway.

Well we have the live/play side of things but Herriman has such a small amount of businesses in it the work part would be hard. Access to Mass transit will help commute to areas some may work. But our east west traffic congestion is awful.

Well, after you have a horrendous ride home through traffic and bad drivers, its nice to get home. What's happening to Herriman with way too many townhomes, terrible infrastructure, and taxes that go up way too much is a shame. Getting home or to work is such a joke out here now. Developers get rich, while Herriman loses.

What Herriman is now

What herriman is and no apartments

When we moved to Herriman, we thought we were getting out of the city. Now Herriman is becoming the city we were trying to escape. We enjoy the peace and less people, traffic, etc. And are willing to commute out of our community for shopping, entertainment, dining, etc. We will forego convenience for the quiet, peaceful Country.

Where I can have a little space to live, access to outdoor/indoor recreation, not too far from work.

Where I'm at now.

Where family and friends feel at ease

Where people are outside and interacting with each other.

Where the kids have access to a nice park in walking distance, and great WiFi so you can work from home and great people in the neighborhood.....just like ours is.

Who wants to work where they live

Why would I work in my neighborhood?

Wish it was a work/play neighborhood like it used to be.

With homes and not so many condos and apartments. People who care about the area. Not someone here for a year and then gone.

Work is within 15-20 minute commute so more time can be spent with family and friends instead of travel.

Working from home. The other two then take care of themselves.

You can live, work and play

You can't have it all . Sorry Herriman.

You have made the south east side another apartment complex that will soon become a slum in 20 years.

a high-density area that is overcrowded and makes you feel like your suffocating. Also a prime spot for crime, drug trafficking and risking children's safety.

a space that doesn't involve high density housing

close enough to commute without a headache... but can do things close to my house without having to drive

don't know

family friendly neighborhood with recreation areas close by and easy access to commuting options.



family-friendly neighborhood, kid schools nearby, work from home, easy walking/biking access to grocery and family services like library, pool, parks, splash pad

high density housing units above ground level businesses with green spaces interspersed. not a desirable concept to my way of thinking high density, too many people in my space, too much traffic in and out of the city, angry people because they have no privacy

i'll leave it up to you

it doesn't i have a five year plan to get out of herriman where I can have this

kid friendly

less dense multi-housing. more trail systems interconnecting neighborhoods. I live in one now and love it. More diverse outdoor opportunities for shooting sports and atv's.

like Herriman

live is obvious, with more neighborhoods not apartments or town homes.

Work= drive or bike, we drive to our office or else we would be too sweaty to see patients.

Play is more opportunity to spend time outside with the community, (the city does a good job with this) but also recreational activities/business

lots of opportunity for hiking and green/open space

medium-large lot single family homes, parks, proper functional roads to get to main freeways for commuters

more businesses. To work in herriman, we need more businesses that aren't just fast food.

n/a

nearby stores, being able to ride my bike, low crime

no comment

no parking on streets, its dangerous for children and drivers

public transit access to north and south, utah county

better biking safety - roads/curbs

not overcrowded

not too much traffic. People drive slowly. Less criminals. more shopping areas (we really need more restaurants and shopping stores) okay

old Herriman- quiet and peaceful.

open spaces with mass transit

quiet neighborhoods with lots of parks around

restaurants, transit east to west, less growth

safe neighborhoods. accessible trails. ability to get around.

sidewalks and walkable routes to schools and businesses, more traffic signals

single family housing

somewhere with social gathering availability

stop the taking the farm land and mountians and building apartments

that everything is closer

to me this is high density housing with shops, homes/townhomes/condos, and parks all crammed into a tiny area.

too many people!!

ugh, like DayBreak. That has a creepy feeling ya know

wide open spaces

QFINALOE. Thank you for completing the survey. If you have any comments about this survey or Herriman City in general, please enter them here: (n=251)

Bigger lot options need to be available for new construction. All the HDH will be pushing us original Herriman residents out. I get the



need for HDH but there need to be a balance of all types of properties and the current single family options have postage stamp sized yards. In our next property we are looking for more land. If we cannot find it here we will move to Utah County.

7300 West is a dangerous street for the children who live here.

A lot of my neighbors think that Herriman needs to reduce construction or limit density. That is narrow thinking that I couldn't disagree with more. First of all, literally of all them have moved here in the last three years, so that's hypocritical to say. Second, Herriman should be a natural extension of the tech boom that is happening in Lehi/Draper. We need to change our focus from being a bedroom community to attracting large employers out here. It will reduce traffic, increase taxes, increase the median wages of this city, and improve the quality of life. Commercial real estate professionals regularly use population radius metrics in planning for future developments. If we can increase population density in core areas, attract notable employers, and preserve access to open space, Herriman will be a truly global destination. If the shortsightedness of residents continues to dominate thinking at Herriman city hall, then Herriman will be forced to suffer the same boring dystopian future that has befallen most other American suburbs.

A place like The Breaks Sports Grille in the district would be great.

Again, as many hiking/biking trails in the foothills and over to Yellow Fork as possible. We love to be outdoors and more trails is a great way to get outside, enjoying nature.

All surrounding cities have PICKLEBALL COURTS except Herriman.

As big of a downer as it is to know that a community such as Olympia Hills is going in to the west of Herriman, we would be stupid to not welcome the developer and that community. If south Jordan gets it. And that sounds like what the Herriman residents and Herriman city council has done, we will end up with all the traffic and problems that come with that community and zero benefits from it.

Ban Fireworks!!!!!!!!!!! people ignore the rules and are inconsiderate.

Be more calm and fair with you ordinances- quit swinging wildly to put out small fires just stay steady

Bring in more shopping areas and sit down restaurants. Herriman needs more businesses to keep people here spending their money where they live.

Co-ed Volleyball at rec center. Help unity with Herriman together.

Cut the gender crap, it's male or female or other not "think".

Develop the streets and infrastructure before you start building homes. It's really miserable to drive thru streets that are being deleloped after the traffic has already been committed to travel across them.

Developers need to provide infrastructure for their developments, or funds to build them, including money for schools.

Do not include the Homosexual scheme

Does anyone actually read these responses? More importantly, does the City of Herriman even care what their residents say or want?

Dog park would be nice

Don't overdevelop Herriman. Keep its charm! The apartment complexes built along 134 were already a mistake.

Fight HDH.

Fix the traffic problem down 134th

Focus on being a community that listens for solutions toward creating rather than stunting all and only adhearing to vocal negativity. For the love of everything in this world solve the traffic problems before building any more multi family housing areas. The congestion, road rage incidents, and accidents are out of control. If we can't get adequate infrastructure we need to have a better plan to develop and grow the area without making the roads worse than they already are.

From the questions, I detect that you are really asking, "How should we spend YOUR money?" My response is, "Spend as little as possible, and when you do use it, use it wisely."

Get Herriman on fiber. Bigger home lots. Less townhomes/apartments. More business friendly.

Give us what we pay for on tax's

Great place to live!

Great survey would love to see some of the items I selected. More parks and open space and less high density housing would be great. Also some ATV trails to connect to Saratoga and Tooele.

Growth is out of control in Herriman. I has lost all peaceful feel.

HERRIMAN needs MANY more sit-down restaurants. We have enough fast food.

Hard to get serious retail development with what Riverton is doing so close to Herriman



Herriman City was a welcoming place at first, but now too many condo, apts., and townhomes. This creates more traffic, higher possibility of crime as well as a population who may not be as responsible in maintaining their person properties

Herriman city needs to start taking care of its city. The neighborhoods are run down. You allow people to not put in yards, or not take care of their yards. We moved here because it was beautiful. But that is quickly changing. The overall appearance of Herriman has declined significantly. You need to do something about this. Herriman is not the appealing place to live that it used to be.

Herriman hwy needs to be replaced along with 7300 west

Herriman is a great city . It's growing and that's good . People just complain about any little thing . Diversity and growth are great for a striving community

Herriman is changin g from a family friendly city, to a high density nightmare. All this high density housing needs to be stopped. It is ruining the city and the caliber of people living here.

Herriman is getting too expensive to live in. I am actually wanting to move elsewhere due to all the charges being assessed every month. Why do only think about people with kids?? There are a lot of single people without kids and who do not like any faith that would love to hang out with others of the same yet Herriman only cares about people with kids.

Herriman needs less fast food restaurants, more culture, more high paying office jobs, and more pedestrian friendly paths.

Herriman needs speed bumps to control speeding drivers on main-vein streets!

Herriman needs to work on the infastructure! We need improved roads and water and other utilities before you allow more building! Our city is being built backwards--the immense increase in high density housing is out of control and should not be allowed to continue. We need to get the current traffic under control and then THINK before more is planned.

Herriman should double efforts in attracting businesses; work should start on the auto mall and other planned businesses.

High density housing is out of control. I miss the old Herriman and the 2 lane 13400 south.

Housing far outweighs resources for schools, shopping, open space, etc. High density housing is out of control and needs to stop. Keep the original neighborhood parks up instead of building new smaller ones. And create space for an awesome splash park like Bluffdale!

I believe that the crossing guards for the elementary schools need to stay out longer to safely cross the kids.

I don't really appreciate how these surveys are written in a way to drive a certain type of response. It's clear you guys want to justify more urban-style planning but you really left no outlet for people who'd rather just leave it as is. Can't say I'm surprised though.

I feel like Herriman needs more infrastructure in place before more growth. Traffic is getting out of hand, heaven forbid we have an emergency situation and lots of people need to get out at the same time. Too much growth too fast equals lots and lots of problems, overcrowded schools, crime, not enough services to equal the demand, ect...

I have fallen in love with living here. My family and I have no plans to ever leave. We just hope this area can grow gracefully. Growth is necessary, but it need to occur with balance. We cannot be overrun with extreme high density housing.

I have loved living in Herriman. It has been a great place to raise our children. However, the overpopulation, mass density housing, congested traffic when attempting to get into or out of Herriman, has really ruined the quiet, peaceful feel that we moved out here for. It's sad.

I hope you really pay attention to these surveys...

I love Herriman, but I really think it is lacking restaurants, shopping malls, movies, etc. I have to drive further away to use those. It would be very nice if you could add those, rather than simply adding more houses. Plus if we can connect west to I-15, in addition to Bangarter highway, especially to the south, that would bring the value tons.

I love being in Herriman, but I would like to see more action done regarding the high speed of vehicles in our city. My children are starting to walk to get places, such as the Skate Park, library, etc, and sometimes have to cross busy roads. I see a lot of cars that are constantly speeding on some of our main roads, and would like to see those roads patrolled more.

I love the herriman community. However I think it is being overbuilt with multi family housing which is going to make an already bad traffic situation much worse. The roads in and out of herriman are limited and it doesnt seem like this is being taken into account. It seems as if the decision makers are chasing dollar signs and not worrying about anything else that will impact the community.

I really appreciate all of the hard work that is involved with the development and growth of Herriman in the past and look forward to Herriman's future. Thank you for all that you do.

I really appreciate all that city does for residents. Keep up the good work. I will appreciate having more trails, access to public transport and malls with quality restaurants, that will be suggestion for planning.



I really like the area out here but hate the direction the city is headed. I doubt we will stay here because of it.

I really wish the building of high density places would slow down. I moved to Herriman thinking it was all about big yards. Large animal friendly. I am very disappointed by the way Herriman's has gone.

I saw you asked the question about public tranx. I used to take Trax or frontrunner to downtown salt lake area, till i was assulated on the red line train in downtown area. I stopped taking it all together. For public transportion, it is really not how easy you can get to the station, it has a lot more to do how safe you can be on it. I choose not to take the public tranx for my own and kids safty. Please, please don't bring problems to Herriman

I still have hope in herriman. I have lived here since 2001. We started in an apartment and have built two homes. This town was so great. It is getting so crowded. And so much of it is unnecessary. Please be responsible in future growth. Don't approve more townhomes or apartments. We have plenty for the area. Or at least put a hold on them for like 10 years and see what we really need. Build family homes with decent space. And roads! Roads were not well planned. This needs to be fixed. Let's take Herriman back from the greed and overcrowding. Let's make it a great place to live again. We can't have the small community feel anymore, that has been destroyed. But we can still have a nice town.

I think Herriman is a great city, but I also think it has way too much HDH.

I think if you are limiting answers, you should split some questions (where do you currently spend time and what would you like to add should be 2 questions)

I think the tap water is disgusting.

I want a dog park

I would hate to much growth like a mall. I wish Blackridge reservoir didn't close every August because of algae. I love the quiet neighborhoods and walking trails.

I would love to see a dog park

I would love to see a golf course in Herriman

I would love to see a traffic light at the intersection of Mirabella and Emmeline. It's a very dangerous intersection just before Fort Herriman starts and when it ends. A child is going to be hit one day. It's terrible! Cars speed by and it's dangerous pulling onto Mirabella.

I'm strongly opposed to Olympia Hills. The area I live in still has old skinny roads (and dirt roads) that don't have sidewalks. I think Herriman should get what we have worked out before we start adding huge developments like Olympia Hills.

I'm thankful to live in Herriman with folks like you who take time to survey and make our town better!

I'm worried about the traffic problems especially when Olympia Hills is built. I may consider moving out of Herriman if it gets too bad. If you let me choose how I personally identify my gender, why didn't you allow me to identify with the year I was born in (perhaps I identify a few years younger)?

Improve infrastructure to deal with overloaded roads. Increase traffic enforcement to make our streets safer.

Improve infrastructure, especially traffic, before allowing more residents. Bring industrial businesses in rather than HDH.

Is this survey slightly slanted or was it just me!!!!

It has gotten so busy in the last 10 years - SO MUCH TRAFFIC that didn't use to be here. We are looking into moving because of this.

It would be great to see a better sense of respect for current homeowners from big builders like Richmond Homes when it comes to our neighborhoods and their construction crews. LArge trucks not abiding by the speed limits and blocking already narrow road ways so home owners cannot leave or return to their homes. They destroy the roads and leave the neighborhoods a mess. With winter coming, the potholes, poor patch jobs and mud on the roads are far from ideal.

It would be nice to have an East to West through street that didn't have a stop light every block so traffic would not be so congested. Traveling east to west makes me want to leave Herriman in and of itself.

It would be wonderful to have a post office here in Herriman. We understand that will depend on the 2020 census.

I'm feeling like there are way too many high density housing complexes going up and the traffic is quite a bit worse even in just the past year due to only 2 main roads leading into Herriman from the east.

Just disappointed in how Herriman has turned out. I miss the small country town feel with the wide open spaces. I miss people not knowing were Herriman was. Herriman has turned into a town with no forward plan and no direction. I feel that current management and management over the past several years has ruined my hometown. It makes me so upset. I understand that Herriman will grow, but I



wish it had better caretakers.

Keep fighting against the proposed Olympia project west of Herriman High School. We do not have the infrastructure to support it.

Keep up the good work. High density is scary, please go way overkill on the traffic planning

Less high density housing

Less high density housing.

Less high density. Keep the rural feel. We don't have the infrastructure to have more condos, apartments, or townhomes. Please put a hold on all housing of that sort. We need houses with yards. Large parks for family activities. Wide sidewalks. We love the Jordan River Parkway and anything similar to that would be great! Pickleball courts are always full in bluffdale. Add more courts for outdoor family time

Limit the growth.

Lower the cost of secondary water. Comparatively speaking it's ridiculous.

Main concerns, fix traffic issues, multi family homes is where everything is going to go whether people accept it or not. Please just accommodate the roads to handle the increase because even now it's an issue.

Make an ordinance to restrict 5G

Mayor needs to go, he is bad for Herriman.

More parks, less high density housing.

Most of the issues I have can be solved with active patrolling by our PD. They started off awesome now you never see them. Please just enforce the laws we already have and stay clear of more HIGH DENSITY housing

NO MORE HIGH DENSITY HOUSING

Need More Exits out of Herriman to Bangerter and redwood road

Need better leadership and better planning.

Need more police presence, we don't see a police car very often, but presence would be appreciated

No big drab office buildings/billboards like Draper. Do not sell out!

No high density

No more HDH. No more apartments

No more apartments and high density housing

No more condos and apartments

No more development! Buy open land to preserve. The usual future unborn generations will rise up and call you blessed!

No more high density housing PLEASE!

No more high density housing please!!!

No more high density housing!

No more high density housing!!!

No more high density housing!!!!!!

No more high density housing.

No more high density housingð ð ¼ð ð ¼ð ð ½

Not senior friendly

PLEASE PLEASE more single family with medium/large lots. We want to stay here but don't want to go more west into Herriman. Larger lots near MVC

People come to Herriman to get away from the high density, public transportation that brings low income, transients, and crime elements to those areas. People in Herriman want to keep the safe family friendly environment we came here for. Please preserve our mountain views by not allowing the developments to keep creeping up. Please minimize the high density housing and apartment buildings. Keep our streets safe and not over crowded. If you grow in the wrong ways, you will destroy the reason we all came out here, and you'll make Herriman just like every other over packed and unsafe city in the valley.

Planning commission needs to wake up!

Please Herriman...stop building and selling out to developers. Invest in some great businesses so we can pay less taxes, invest in more roads in and out of the area (which should have happened years ago because you knew this place was getting populated), and get our



taxes down.

Please STOP building all the high density housing. There is way too much traffic!

Please add speed bumps in neighborhoods and speed signs that light up when speeding! This is a high density family community and we want our families to be outside but on my street (Ambermont) in our neighborhood nobody wants their kids outside because of the speeds the cars go in the neighborhood

Please bring back disc/frisbee golf!

Please bring more shopping, retail and infrastructure to support the stupid amount of high density housing that's now a mess. And stop approving high density. Get an actual growth promoting plan that is sustainable and bring actual revenue to Herriman.

Please bring restaurants more than just fast food, such as Cracker Barrel

Please build infastructure, over the past 10 years the traffic situation has deteriorated to the point if affects our daily lifes.

Please consider a community pool.

Please consider a cultural arts center. We have so many that are interested in doing theater and every other city goes above and beyond to support this. It can be a great stream of revenue for the city.

Please create more opportunities for sales tax revenue so we can slow the rise in property taxes

Please dedicate more efforts to infrastructure support (roadways, schools, etc.) rather than more housing.

Please do NOT fill the towne center with apartments and townhomes! The infrastructure does not support that kind of traffic and street parking will create a danger to the park.

Please do not add a bunch of affordable housing /apartments. One of the nicest things about living in Herriman is it is not overpopulated.

Please don't add any more high-density housing. Traffic is really bad.

Please don't build too many homes. Build places where we can enjoy our families and have safe ways to get in and out of our city without population overload

Please don't over populate!! Already too congested

Please get an outdoor swimming pool!!

Please help us keep our identity as a community feel. That is important, more important than money.

Please increase the number of trails in Herriman. Please add bike lanes. Please reduce the high density housing. Please reduce traffic problems. Thank you for asking and for your consideration.

Please leave more open space and less high density housing

Please make any developments and any currently that are insufficient with enough parking. NO STREET PARKING PLEASE.

Please no more high density housing. It's killing the peaceful feel of the city

Please no more high density housing. We need more small businesses and boutique stores: a book store, a knit store, bakery cafe.

Please no more multi family housing.

Please please STAHHHHP all the high density housing! I'm afraid we'll have to move out of the city to find a neighborhood that isn't on top of each other.

Please please start reducing the density and build an outdoor pool

Please please stop building apartments and townhomes. Please finish roads and infrastructure before you build housing in mass. Please don't put any kind of rail transit near ridge view elementary or mountain ridge high school.

Please reduce dense housing in Herriman. Anything that could be done to improve traffic flow in/out of 13400 S would be appreciated.

Please reduce the amount of High Density housing.

Please scale down the high density housing. We moved here for peace and a suburban feel. In a few short years you're obliterating that feel. Go back to homes and parks.

Please start encouraging better neighborhoods. We have plenty of high density housing already and I feel like there are not enough options for houses like mine in nice small neighborhoods. We are outgrowing our home but unfortunately there are not options of slightly larger houses in Herriman in a neighborhood like mine.

Please stop allowing all the condos and apartments.

Please stop building HDH. Our roads and infrastructure cannot handle that type of growth. We need more businesses here. More



restaurants. More shopping. Not more apartments or townhomes. Or cookie cutter homes all squished together. This is making Herriman a very uncomfortable place to live.

Please stop building and allowing High Density Housing in Herriman

Please stop building apartments and townhomes. PLEASE! This city is becoming embarrassing to live in.

Please stop doing things behind closed doors that ruin our city.

Please stop high density development. It's ruining the the look and feel of Herriman. Create more single family zoning with larger lots for people to enjoy their back yards. Traffic is getting out of control with all the high density.

Please stop the high density housing boom. The roads cant handle it and traffic already suck. Since smiths wont, can you ban plastic grocery bags and straws

Please stop with the high density housing, especially on the Corredor Best the real stadium. It could be so beautiful out here and it is being ruined by to many people

Please strive to continue to attract more businesses in Herriman for a larger tax base.

Please take care of our city's future.

Please turn down the PA system at Butterfield Park for rodeos, bmx events, etc. destroys my peace.

Please!!! There is no Herriman resident who wants the high density developments to continue. Please listen and put a stop to it!

Please, please, please let's protect the Herriman culture/vibe and be thoughtful about what we are doing. Thank you for your service!

Please, please, please stop building high density housing. We need to maintain the open, peaceful spaces that Herriman used to be known for. Our community does not have enough local business nor restaurant options for a community this size. That needs to change!

We all moved here for a reason and it was not to look at high density communities nor traffic jamming the streets because people have to drive elsewhere to shop, eat, etc.

Progress is necessary. Living here since 2000 I am seeing Herriman is becoming to urban. We need to maintain the open spaces if at all possible.

Pump the brakes on the high density housing. MVC looks like a military base with all the barracks along it.

Put high density near Mountain View and other established arterial roads (ie not 111). Find a way to attract commercial activity into those vacant spaces that could plan for it.

Quit trying to pack more things into such a small area to make more money. Herriman used to be quiet, secluded, and worth living in. Now, I can't go anywhere without running into traffic. The houses are too close together and there are more criminal incidents than ever before. Stop building and start respecting the people that have lived there for years.

STOP! dense housing development!

Scale back on the high density housing. Do not allow developments like Olympia hills to ruin what's left of what Herriman was.

Secndary water. We need ia steonger network of it. Tick lane as well

Slow the traffic down, stop the stupid growth

Slow your roll on housing growth. Our roads can't support it. Also have the PD enforce red light running, happens way too damn much and is dangerous to citizens of the city

Speeding on main street is out of control and police do nothing about it

Stop Building condensed housing! more local restaurants. better roads

Stop all of the density housing, our streets and roads are already congested and it will only get worse. Need to expand the roads before thinking about adding more housing

Stop building cluster housing!

Stop putting in just dense housing, you don't have the road infrastructure to handle it.

Stop raising taxes

Stop rezoning Herriman to high-density housing. We have enough. Also, Live/Work/Play is not a good idea for Herriman - only Live/Play.

Stop the building of high density housing. It is causing terrible traffic that the area is very poorly prepared for and prob cannot accommodate ever.

Stop the high density

Stop the high density building. Give tax relief to encourage business growth.



Stop the high density housing!!!

Stop the high density! And bring in a shooting range.

Stop with the apartments it is taking away from the landscape and family feel. Plus some of the apartments do not look nice more like a project environment?

Stop with the high-density. Build more single family homes: starter home people, like myself, will want a single family home with a big yard for a growing family- that is still affordable!

Stop with the multi housing. It's out of control. you are taking away from the beauty and peace Herriman is and can still be. If you continue down this path, in the future we will be known for crime and low cost housing.

Sure approve of Herriman bringing the PD in-house (nothing but good interactions with them) and animal services ladies seem to really care

TOO MUCH HIGH DENSITY HOUSING !!!!!!! WOW

TOO MUCH HIGH-DENSITY HOUSING. Herriman used to be a place for homes and neighborhoods. Now it's being overrun by condos and apartments. I fear I may have to move out of Herriman to get away from it.

Taxes to high for old people

Thank you

Thank you for caring about our city; please stop allowing so many town homes and apartments.

Thank you for making our city a better place to live You rock :)

Thanks for caring about residents' opinion

Thanks for the invitation to participate. We love living here in Herriman!

The bowling alley and mini golf place sound cool, but there is a real need for an outdoor winning pool. The Riverton one isn't that great so we always go to the Lindon or Kearns pools. That would draw a lot of people to Herriman.

The increasing abundance of high density housing in Herriman is ruining the reason we moved here. It is visually unappealing, destroys the peaceful community feel, invites short term transient tenants that don't participate positively in the community. Continued high density growth is driving me toward moving away from this area. Herriman does not need to shoulder the burden of providing all the housing for everyone who wants to live in Utah. Other peaceful, picturesque communities in this state are not building high density communities - why Herriman?

The incredible invasion of apartment buildings into the cityscape isn't attractive.

The rapid development of condensed housing is ruining this city. We will be moving out within a few years because of the deterioration of the types of people that are now coming here. It's sad to see such a great city continue to sell out. There used to be parks in every neighborhood, now the city barely develops any rev areas with the immense housing development.

The roads are way too congested!!

The traffic on Rosecrest now that the new high school is open is horrible. You gotta fix this ASAP. Traffic from the Providence Point schools is also bad. Parents the drop their kids off don't care they block homes and mailboxes.

There a lots in our neighborhood that are left unattended and collect trash and weeds to the point of being a blight on the area. They are supposedly water retention ponds that get no attention unless neighbors complain to the city.

There are way to many condos and apartments. Traffic is getting way to heavy.

There has been an emphasis on parks, we have a lot of them. This serves small children. We don't have much for teenagers. Why not fields for our nationally ranked rugby team to practice and play on, as well sharing them with LaCrosse, etc.

There is a sign that says to shop local in Herriman. Where? Bring more buisnesses that people actully want to shop and NO MORE TOWNHOMES!!!

There is too much dense housing development going in. There needs to be more large family houses with yards.

They need to find a way to make traffic run smoother.

Think before you act regarding density and infrastructure.....our roads can't handle the current traffic load, let alone an increase..

This survey is only to generate the answers you want to hear. You want to make it appear as if you're listening to the citizens but you're not.

Tired of having to drive around pedestrians walking in toad or on shoulder of road when state law requires pedestrians to be on sidewalk where available please start enforcing law for the safety of pedestrians and drivers



To muchHDH will be the slums i. 15 years

Too many houses and apartments be built

Too much multidensity housing. Herriman is growing faster than the roads and schools can support it.

Trader Joe's! Trader Joe's! Please get them to build one out in Herriman!

Traffic congestion continues to be a problem coming out of and into Herriman during rush hour. It really needs to be addressed.

Unfortunately herriman has allowed too much hdh to be built and I'm not excited to see what it will look like in 20 years. I've mentioned to my husband more than a few times that we may need to move before the traffic gets so unbearable and we can hardly get in/out of Herriman.

Very disappointed that I was told a dog park was coming 2 years ago and land is not even been obtained but we have a zillion kid parks barely in use. I pay an boa fee for my town home but have to pay a second how to herriman town center. For what? Everyone in herriman or outside can access anything I can. I feel taken advantage of

We absolutely have to STOP developers building more high density housing! There is enough!! It's is reducing the quality of life for all residents of Herriman by congesting our roads with nightmarish traffic. We need another way to access the Bangerter Hwy for residents south of 134th.

We absolutely love living in Herriman, it is a great community. But, it is getting so full, there are too many people now. And, I am concerned about the future, especially with proposed projects like Olympia Hills. I just hope Herriman can find a way to manage growth without making the city feel so crowded.

We all love Herriman City. We are very active in our neighborhood and community and everyone we talk to loves Herriman also. Great job everyone!

We are being taxed out of affording to live in Herriman. I moved here because it had a country feel.....that is no longer the case. This is now an unorganized congested mess.

We are not happy with the condensed housing that keeps going in

We don't want a walkable community. Stop pushing it.

We have a great police department. City services are good. Would like to see more volunteer service activities--weed clearing, litter collecting, painting, etc.

We have lived here for 16 years and watched as Herriman postponed commercial zoning and let Riverton steal all the sales tax revenue of this growing city. As a result, the city has pushed for multi-family housing development everywhere which is making it too crowded and compounding the problem. It costs more to support a residential property owner than you receive from them in property tax. You NEED SALES TAX REVENUE BASE to have the money necessary to build a successful city. Meanwhile the city council has discouraged any kind of code enforcement in the neighborhoods. Over 16 years our neighbors have changed and they don't maintain their yards. What was once a beautiful cul-de-sac now looks like the ghetto of west valley city. Our home value is suppressed by low valued comps in the area, all of it can be blamed on lack of code enforcement for residential landscaping. Neighbors park boats ON THE FRONT LAWN and get a 10 day warning at worst. After 10 days nothing happens so they keep doing it. We are sick of seeing all the new city and police trucks while there isn't even ONE PERSON currently employed as a code enforcement officer. The city council worries more about offending someone by enforcing the codes about their neglected yard, fence laying on the ground, RV parked in the driveway FOR MONTHS... but I'm the one taking care of my yard and obeying the ordinances and I'M OFFENDED! I think citizens of Herriman have just cause for a class action lawsuit against the city for lack of enforcing the codes that WE PAY YOU TO ENFORCE. You're our city administration. Start enforcing the codes on the books. Help clean up the neighborhoods. Otherwise people won't want to move here or stay here. We see the writing on the wall and can't wait to get out of this mismanaged train wreck.

We live in the Towne center and there is huge turnover in the single family homes. It's because they are all moving to homes with larger lots. We know most of the neighborhood and that is always the biggest complaint. We need single family homes with larger lots in Herriman. Families are willing to buy them. You just have to provide them.

We love living on the frontier with horses and tumbleweeds. If the youth can't take care of the skate park, it should be converted into an area for a more well-behaved group.

We moved here for the open feel and the less crowded feel of the city. Now it is overrun with housing that our school systems can not keep up with. Stop with all the building of HDH. Bring in more businesses that will provide the taxes you need and let our children have the space they need. Absolutely ridiculous the planning here and you know the majority of residents are very upset. My husband and I are



feeling pushed out of our home because of how hard it is getting to get home.

We need an additional rec center in Herriman or the current one needs to be expanded with more weight equipment and weight benches. It's so crowded in the morning I can barely work out.

We need more green space, community feeling, safe paths for walking, classy shops/restaurants to walk to, less traffic, less high density housing

We need more large parks with field space to accommodate youth sports!!

We need more trails. Let's compete with Corner Canyon with amenities

We need some walkable neighborhoods in Herriman. It would be nice to need less cars.

We need to focus on easy west roads

We're worried about traffic CONGESTION from developments such as the proposed "Olympia Hills."

Worst survey the city has done yet.

Would like to see a couple of nice upscale sit down restaurants

Would like to see no more home building or town homes

Yawn...

You didn't ask if what you are doing is encouraging me to stay or leave? Currently planning to leave

You need more easily accessible bike trails. Better maintained roads in some areas. Empty the garbage cans in parks more often. Repave Rose Cyn Road from 134 S to 131 S 6000 W from Main to Herriman Blvdand

You need to stop all the housing growth. There needs to be appropriate infrastructure before you just keep adding more people.

build a olympic swimming pool

dont see enough police present, around schools in the morning and need more speed signs that ligth up to bring the attention to drivers people drive way to fast in Herriman HELP

if you keep building one day you won't have any open spaces left, that is sad

it is a great city to live but it is getting really crowded. I like the rural areas so I will be moving in the next 3-5 years

stop building so much high density housing! Build better main roads to keep up with growth.

stop building town houses!

stop the growth!

the growth needs to be mitigated for with roads planned BEFORE we throw in that many people in a small area. driving 10 miles in the mornings now takes me 45 minutes.

the question about what describes the city only had "positive" choices, ignores reality of herriman's negative characteristics that people primarily associate with our city.

too much high density housing, streets are getting more dangerous, looking to move within the next few years to safer and better planned city.

traffic and feel of congestion makes us sad; is making small amenities closer to home more important; try to avoid going East of Mountain View

traffic is horrendous; I deeply dislike the tons of high density housing here; why so many dentists and fast food chains?; I feel that the Herriman feel is disappearing and I am looking for my next place to live; traffic is unbearable; 1 rec center cannot meet the demand of the residents - classes fill up fast; I need clearer info on how to access trails on the mountain to our south; thank you for all of the clean up days!; please stop building school and school zone speed limits along commute routes; we need a thru road thru Bluffdale - the 134th is not enough access;

traffic signal at 6400 W at 13000 S (old main street) before somebody gets killed, also more pedestrian crosswalks

Other than home and work/school, is there a social gathering place that you frequently visit or that you would like to see more of in Herriman? Select up to three, should have broken into two questions; where we go now and where we would go if we had more opportunities to do so.

Attachment C Draft Survey Questions

Herriman NEXT – General Plan Update

DRAFT Questions to consider – Community Survey #2

- 1. Maintaining Quality of Life is important to Herriman as it grows and changes amidst regional change. Rank the following in order of priority for the decisions the city makes.
 - a. Bringing in Economic Opportunities
 - b. Providing Transportation Choices
 - c. Supporting and Maintaining a Mix and Diversity of Housing Types
 - d. Facilitating Employment Opportunities
 - e. Preserving and Enhancing Community Character
 - f. Providing Community Amenities
- 2. I understand the city needs to be fiscally responsible what strategies do you support once the revenue from construction diminishes? (list options)
- 3. How do you define "Neighborhood"?
 - a. The houses right around me
 - b. The area on my street/block
 - c. An area several blocks around my house that includes nearby amenities, such as parks
- 4. Herriman has a lot of great open space. How can we ensure it is accessible without negatively impacting neighborhoods?
 - a. Multiple trailheads
 - b. Adequate trailhead parking
 - c. Dedicated parking areas
 - d. Access routes from other areas within easy walking/biking distance (e.g., extend the "trail" by having a paved path from a parking lot a bit further away).
- 5. Herriman is Sustainable now because... (fill in/list options) What other ways can make Herriman be more sustainable?
- 6. Neighborhood placemaking and amenities; or city-wide placemaking and branding. What should Herriman invest in? (provide examples of options/concepts)
- 7. Although landowners decide who they will sell or lease to, what types of businesses should Herriman focus on recruiting? What incentives would you be willing to support to get them here? (maybe provide a map of commercial locations)
- 8. Some people come from outside Herriman to enjoy our recreational amenities. How can we encourage them to also spend their money here? What types of services or retail should we offer to attract them to stay and spend their money to improve economic development and increase tax base? Are there other areas that are located outside current commercial designations where you would support additional retail?
- 9. Do you support the idea of "adventure" revenue-generating amenities (list examples/options from Better Cities report)?
- 10. My neighborhood has an adequate amount of the following types of services (list options)

- 11. I would be willing to trade-off (list options, such as longer commute, etc.) for maintaining a more "rural" lifestyle (specify options)
- 12. Suppose you had \$100 to spend on improving Herriman's key corridors. How would you divide it? (give options)
- 13. Describe what makes each neighborhood area unique (covered in community facilitator questions?)
- 14. I understand and support a "complete streets" policy for new and upgraded streets. (add description)
- 15. To improve air quality, I support... (transit, bike/walk amenities, destinations closer to where I live, etc.)

Should we ask any of the following questions community-wide?

Questions for Community Facilitators to Post via Facebook:

- What do you like most about your neighborhood now? [compare this to What do you like most about living in Herriman from 2017 survey. Has this question been asked in multiple years?]
- 2. What aspirations do you have for the future of your Neighborhood?
- 3. What are the "little things" that make your neighborhood special? Tell us three reasons why you chose to live in your Neighborhood.
- 4. What has changed the most about your Neighborhood since you moved into your home?
- 5. How would you describe your neighborhood using one word or phrase?
- 6. What amenities of Herriman are easy to access from your Neighborhood by walking or biking?
- 7. What is a neighborhood/community in another place that you admire, and why do you like it?



City Council Work Meeting

January 22, 2020



Agenda Item 2.4 – General Plan Draft Survey Questions



	• General Plan Survey 1
1	• October 2019
	• October 2019
	• General Plan Survey Results
$\overset{\bullet}{2}$	November 2019
	• General Plan Survey 2 DRAFT
3	• January 2020
	 General Plan Survey 2 REDLINE
$\dot{4}$	 email mmaloy@Herriman.org by January 29, 2020
	• General Plan Survey 2 FINAL
5	• February 12, 2020
	• General Plan Survey 2
6	• February - March 2020



- 1. Maintaining Quality of Life is important to Herriman as it grows and changes amidst regional change. Rank the following in order of priority for the decisions the city makes.
 - a. Bringing in Economic Opportunities
 - b. Providing Transportation Choices
 - c. Supporting and Maintaining a Mix and Diversity of Housing Types
 - d. Facilitating Employment Opportunities
 - e. Preserving and Enhancing Community Character
 - f. Providing Community Amenities
- 2. I understand the city needs to be fiscally responsible what strategies do you support once the revenue from construction diminishes? (list options)



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 - d. Access routes from other areas within easy walking/biking distance (e.g., extend the "trail" by having a paved path from a parking lot a bit further away).



- 5. Herriman is Sustainable now because... (fill in/list options) What other ways can make Herriman be more sustainable?
- 6. Neighborhood placemaking and amenities; or city-wide placemaking and branding. What should Herriman invest in? (provide examples of options/concepts)
- 7. Although landowners decide who they will sell or lease to, what types of businesses should Herriman focus on recruiting? What incentives would you be willing to support to get them here? (maybe provide a map of commercial locations)



- 8. Some people come from outside Herriman to enjoy our recreational amenities. How can we encourage them to also spend their money here? What types of services or retail should we offer to attract them to stay and spend their money to improve economic development and increase tax base? Are there other areas that are located outside current commercial designations where you would support additional retail?
- 9. Do you support the idea of "adventure" revenue-generating amenities (list examples/options from Better Cities report)?
- 10. My neighborhood has an adequate amount of the following types of services (list options)



- 11. I would be willing to trade-off (list options, such as longer commute, etc.) for maintaining a more "rural" lifestyle (specify options)
- 12. Suppose you had \$100 to spend on improving Herriman's key corridors. How would you divide it? (give options)
- 13. Describe what makes each neighborhood area unique (covered in community facilitator questions?)
- 14. I understand and support a "complete streets" policy for new and upgraded streets. (add description)
- 15. To improve air quality, I support... (transit, bike/walk amenities, destinations closer to where I live, etc.)



Questions for Community Facilitators to Post via Facebook:

- 1. What do you like most about your neighborhood now? [Compare this to "What do you like most about living in Herriman" from 2017 survey. Has this question been asked in multiple years?]
- 2. What aspirations do you have for the future of your Neighborhood?
- 3. What are the "little things" that make your neighborhood special? Tell us three reasons why you chose to live in your Neighborhood.
- 4. What has changed the most about your Neighborhood since you moved into your home?
- 5. How would you describe your neighborhood using one word or phrase?
- 6. What amenities of Herriman are easy to access from your Neighborhood by walking or biking?
- 7. What is a neighborhood/community in another place that you admire, and why do you like it?



STAFF REPORT

DATE: 01/15/2020

TO: The Honorable Mayor and City Council

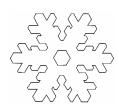
FROM: Justun Edwards Director of Public Works

SUBJECT: 2019/2020 Snow Fighters Report

DISCUSSION:

We will report on current standings of the snow fighting season, pertaining to miles plowed, salt usage, labor hours etc. We will also review City policies on our response during snow events, priorities and responsibilities of the City and private property owners.

2019/20 Mid-Season Snow Fighters Report





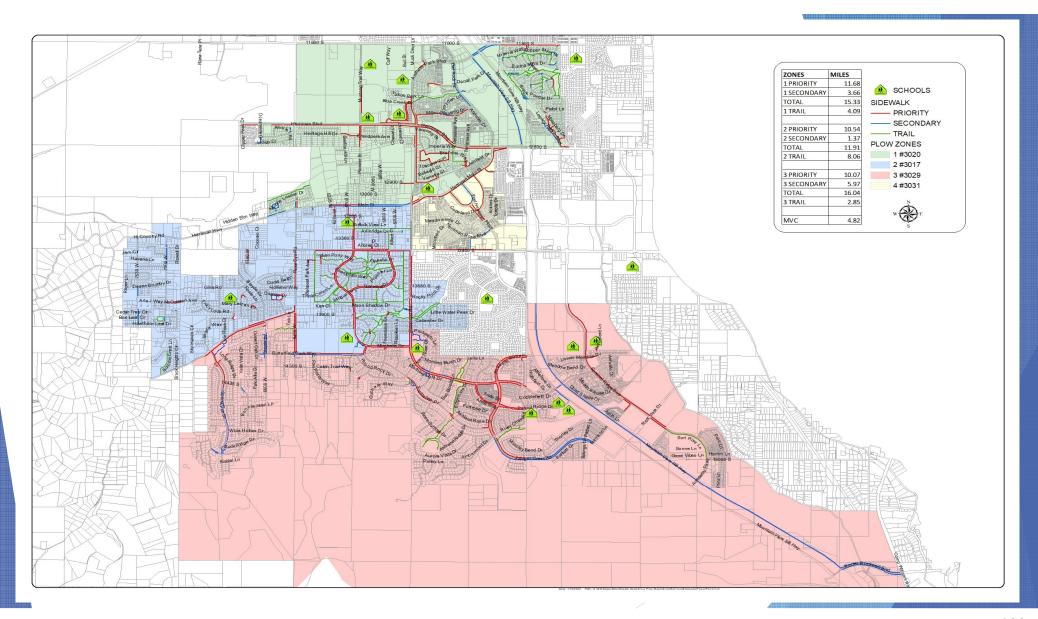


Snow Removal Routes & Procedures

- ▶ In anticipation of a snow storm, City crews prepare for snow removal and after hours call-outs.
 - ▶ Snow removal will begin when there is an accumulation of 2" of snow on roadways, or sooner if crew members feel it is necessary for those traveling.
- City streets will be plowed to provide better access to the higher traveled streets first.
 - Special attention is given to those higher traveled (collector) streets with hills and difficult intersections
 - ▶ Next to be cleared are the higher traveled subdivision streets
 - ▶ Lastly, cul-de-sacs and dead end streets are cleared with smaller trucks
- Snow removal efforts continue throughout the entirety of the snowstorms and will continue until all streets within the City have been cleared.

Snow Removal Trails & Sidewalks

- ➤ City crews will clear snow from paved sections of the City's trail system as time and resources allow. Some areas may remain uncleared to allow use for various forms of winter recreation.
- ➤ The City is responsible for clearing sidewalks leading to and at public facilities, such as the Municipal Buildings, parks and all areas with City maintained park strips. In addition to this, all safe walk routes are also cleared by the City via four-wheeler and are priority 1 zones.
 - ▶ See the map on the following slide, red line represents where these safe walk routes are located throughout the City.



Salt Distribution & Brine System

- ▶ At various times during a storm, salt is needed due to drastic temperature changes, and to prevent dangerous traffic conditions.
 - ▶ Salt distribution will begin when temperatures drop below freezing and there has been enough moisture to create icy roadways.
 - ▶ Salt is distributed in the following order Starting with main collector streets, streets with hills, difficult intersections (stop lights & signs), and then subdivisions and cul-de-sacs.
- ▶ Brine Systems are used to treat the roads prior to a snow/ice event.



Resident Responsibility

- ▶ Herriman City property owners are responsible for keeping all sidewalks along their property free and clear of snow and ice.
 - ▶ Snow removed from sidewalks and driveways shall be placed on lawn or park strip areas, or on private property. State Law prohibits residents, business owners, and/or contractors from depositing snow onto public roads.
 - ▶ Fire hydrants and mailboxes are always another concern
 - ▶ It is not possible for City crews to completely remove snow around mailboxes, therefore, the final cleaning adjacent to mailboxes is the responsibility of the resident. In addition to mailboxes, if there is a fire hydrant in front of a home, it is that homeowner's responsibility to keep it clear of all snow.

So far this season...

- ▶ As of January 15, we are entering week 11 of a 22 week season
 - We have had 20 snow and or ice events, six of these events have required both AM and PM call outs.
 - ▶ We are thankful for our crews that have been available during the holidays, as Thanksgiving, Christmas and New Years all required our crews to be on the roads.
- ► Salaries/Wages \$6,089 which is 24% of budget
- Overtime \$22,436 which is 89% of budget
- Salt 1,603 tons \$43,000 which is 43.5% of budget
- Maintenance \$20,630 which is 65% of budget

A total of 9,308 miles have been plowed so far this season.



STAFF REPORT

DATE: 1/15/2020

TO: The Honorable Mayor and City Council

FROM: Justun Edwards Director of Public Works

SUBJECT: Area Clean-up Report

<u>BACKGROUND</u>: Historically, Herriman has provided an Area Clean-up program for our residents. We feel this is a great service to provide, and assists our residents to follow the City's mission, culture and goals, of a well maintained City, that we are all proud to Live, Work and Play. We generally provided two clean-up's per year, with Wasatch Front Waste and Recycling providing one per year.

<u>DISCUSSION:</u> Over the past several years, the program has increasingly grown difficult to manage. Both in cost, and a burden to work flow. The fall of 2019, we initiated a pilot program, to see if we could come up with a way, to mitigate these challenges.

Historically, the program has run for 3-4 weeks, with multiple locations each week, visiting multiple areas throughout the City.

Our pilot program, utilized, two separate locations each run for one week. This allowed for the area to have an employee onsite to manage offloading. This also allowed for more dumpsters to be placed at each location, minimizing overfilling of dumpsters and labor hours to sort and offload overfilled dumpsters. This also allowed for management of different types of waste, rather than everything (hazardous waste, green waste, tires, etc.) being discarded into one dumpster that later needed to be sorted.

We will present information from our pilot program and recommendations for moving forward.

FISCAL IMPACT: HISTORICALLY, WE HAVE BUDGETED APPROXIMATELY \$30,000/YR.

2019 Fall Clean-Up

Tuscany Park & Butterfield Park

Week 1 Tuscany Park

Week 2 Butterfield Park

- Landfill Cost \$773.55
- Labor Cost \$1,610.97
 Total \$2,384.52
- Landfill Cost -\$1,495.13
- Labor Cost \$1,968.97
 Total \$3,464.10

Tires & Hazardous Waste Disposal

- Tire Dismounting \$476
- Tire Disposal \$771



• Hazardous Waste Disposal – \$2,639.16



^{*}A majority of the tire and hazardous waste received came from the Butterfield Park location.

Pros

Cons

- Separate drop off areas for green waste, tires and hazardous waste reduced the time spent on sorting.
- Two locations was very helpful as it made it possible to have more containers at each location and lessened the number of trips to the landfill.
- Beehive Appliances provided the service of picking up and recycling of large appliances and electronics (fridges, washers, dryers, computers, select TV's etc.). They were great to work with.

- Felt taken advantage of Multiple loads and excessive amounts of tires and hazardous waste dropped off from a couple of residents.
- Green waste continues to be an issue as the waste that we accept as "green waste" is not clearly understood. Tree limbs and bush clippings are all that we are accepting.

Total & Comparison

Total Landfill - \$2,268.73

Total Labor - 3,579.94

Total Fuel - \$610.56

Total Tire Disposal - \$1,247

Total Hazardous Waste Disposal - \$2,639.16

2019 Fall Clean-Up Total

\$10,345.39

2018 Fall Clean-Up Total - \$12,739.62

2019 Spring Clean-Up Total - \$21,119.65

RECOMMENDATIONS

- Based on this past clean-up, the recommendation would be to have two locations each running separate weeks, alternating locations throughout the City to ensure that we are reaching more residents. Reducing the clean-up to two locations seems to be more efficient and easier to manage.
- Acceptance of tires and hazardous waste was beneficial to the residents and they seemed very appreciative of us accepting these items. If we continue to accept these items, hopefully the amount dropped off will continue to decrease.
- It is anticipated that the format will remain the same, having two City clean-ups in addition to the County provided clean-up.
- Beehive partnership went very well, and was a huge help to the City.

Separated drop off areas – Tires, Household Hazardous, Appliances, Green Waste





Staff Report

DATE: January 16, 2020

TO: Mayor and City Council

FROM: John Brems

MEETING: City Council Work Meeting January 22, 2020

REQUEST: Discussion regarding the Creek Ridge/ Mountain Ridge Master Development Agreement

Summary

The applicant is requesting a master development agreement for a residential project known as Mountain Ridge. The applicant is also proposing to amend the Creek Ridge MDA to reduce units. A draft development agreement was presented to the City Council on November 13, 2019, and on January 8, 2020. This item is on for discussion only. No action is requested at this time.

Discussion

At the meeting on January 8, 2020, the City Council outlined several questions they wanted addressed as part of the Mountain Ridge MDA. The items and answers are as follows:

- 1. Meet with the Jordan School District to discuss the proposed property trade.

 Several Council members and staff met with members of the School Board and staff on January 14, 2020. At the meeting, it was discussed that the school board was not interested in trading or changing their property at this time.
- 2. Establish a timeline for the commercial property and how to ensure it is sold if a fair offer is received. Staff and the developer have worked on language to address this concern; however, due to the conversation with the Jordan School District it seems likely this item will need to be revisited.
- 3. Amend the draft MDA to prohibit any uses exempt from zoning on the commercial property.

 Staff and the developer have worked on language to address this concern; however, due to the conversation with the Jordan School District it seems likely this item will need to be revisited.

At this time, the City Council has several options, as outlined below:

- Deny the general plan amendment, rezone, and planned development overlay zone as proposed.
- Approve the general plan amendment, rezone, and planned development overlay zone with amendments due to changes with the Jordan School District property.
- Continue the applications to allow for further negotiation with the developer.
- Remand the general plan amendment, rezone, and planned development overlay zone back to the Planning Commission to allow for revisions due to changes with the Jordan School District property.

Recommendation

Staff recommends discussing the proposed Mountain Ridge Master Development Agreement and amendment to the Creek Ridge MDA and give direction on how to proceed on the proposed agreements. No action is requested at this time.

City Council Work Meeting January 22, 2020

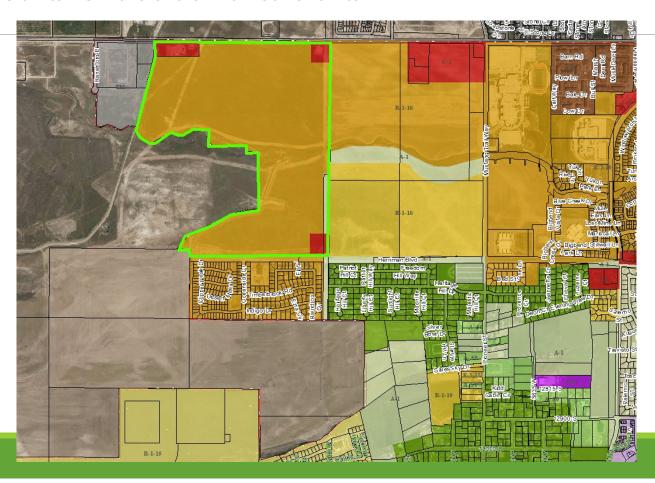


Item 2.7 Discussion of the proposed Amended Creek Ridge / Mountain Ridge Master Development Agreement

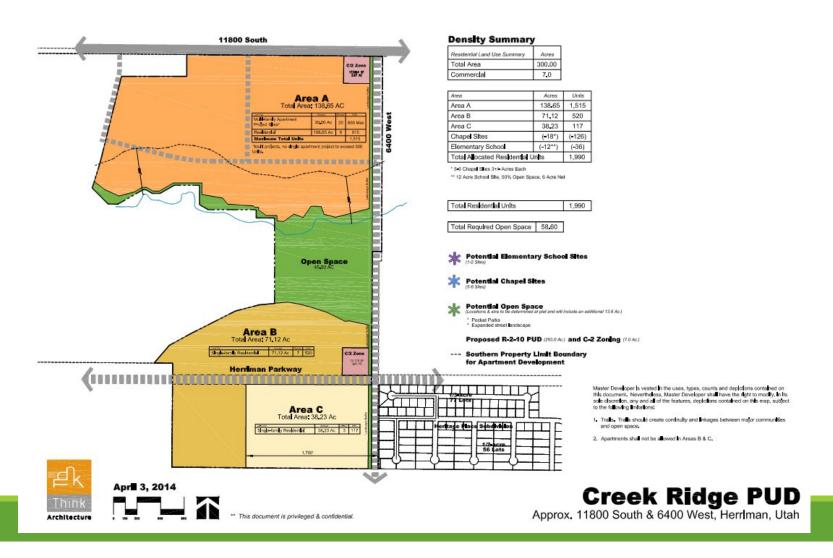


Amendment to the Creek Ridge MDA

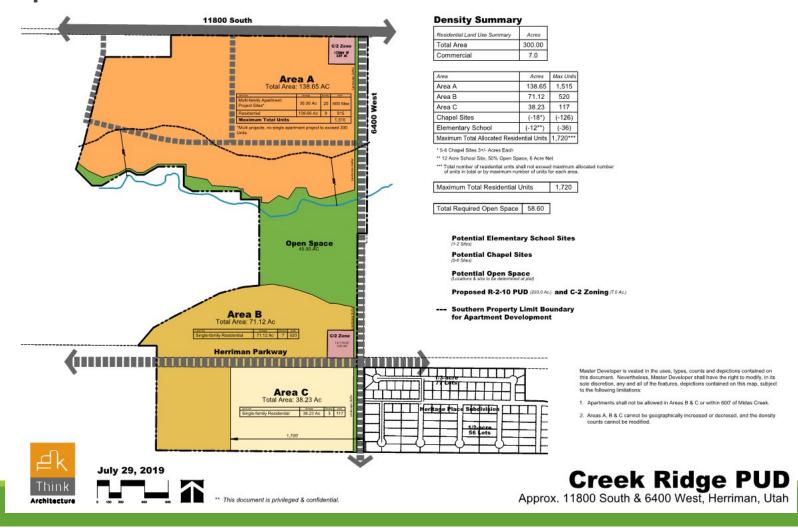
• Remove 270 units from the overall number of units



Current Plan



Proposed Plan



Current Plan

Density Summary

Residential Land Use Summary	Acres
Total Area	300.00
Commercial	7.0

Area	Acres	Units
Area A	138.65	1,515
Area B	71.12	520
Area C	38.23	117
Chapel Sites	(-18*)	(-126)
Elementary School	(-12**)	(-36)
Total Allocated Residential Units		1,990

^{* 5-6} Chapel Sites 3+/- Acres Each

^{** 12} Acre School Site, 50% Open Space, 6 Acre Net

Total Residential Units	1,990		
		' '	\



Proposed Plan

Density Summary

_		
	Residential Land Use Summary	Acres
	Total Area	300.00
	Commercial	7.0

Area	Acres	Max Units
Area A	138.65	1,515
Area B	71.12	520
Area C	38.23	117
Chapel Sites	(-18*)	(-126)
Elementary School	(-12**)	(-36)
Maximum Total Allocated Reside	1,720***	



^{***} Total number of residential units shall not exceed maximum allocated number of units in total or by maximum number of units for each area.

Maximum Total Residential Units	1,720		
		_	l



^{* 5-6} Chapel Sites 3+/- Acres Each

^{** 12} Acre School Site, 50% Open Space, 6 Acre Net

Mountain Ridge MDA

 Presented MDA concepts to the City Council on September 25, November 13, 2019, and January 8, 2020.



Timeline

June 20	PC Work Meeting Discussion
June 26	CC Work Meeting Discussion
August 7	Development Review Committee (DRC) with staff
August 16	Neighborhood Meeting
September 4	• 2 nd Neighborhood Meeting
September 5	• PC Discussion
September 11	CC Work Meeting Discussion
September 25	CC Work Meeting Discussion
October 9	CC Work Meeting Discussion regarding Storm Drain
October 23	CC Work Meeting Discussion regarding Storm Drain
October 30	PC/CC Joint Work Meeting
November 7	PC Work Meeting discussion
November 13	CC Work Meeting discussion regarding MDA
December 5	PC Public Hearing
December 12	CC Work Meeting discussion regarding storm drain options
January 8	CC Work Meeting discussion regarding MDA, General Plan, and zoning

City Council direction January 8, 2020

- The City Council directed staff to address several issues:
 - Meet with Jordan School District to discuss trading or adjusting their existing property.
 - Amend the MDA to prohibit all uses "exempt from zoning" on the commercial property.
 - Amend the MDA to establish a timeline for the commercial property, and how to ensure it will be sold to a commercial user if a fair offer is received.

Jordan School District

On January 14, 2020, several City Council members and staff met with members of the School Board and staff.

The Jordan School District indicated their desire to not have their property included in the proposed Mountain Ridge development.



Potential Next Steps

- Deny the general plan amendment, rezone, and planned development overlay zone as proposed.
- Approve the MDA, general plan amendment, rezone, and planned development overlay zone with amendments due to changes with the Jordan School District property.
- Remand the general plan amendment, rezone, and planned development overlay zone back to the Planning Commission to allow for revisions due to changes with the Jordan School District property.
 - There is no requirement for further review by the Planning Commission.
- Continue the applications and MDA to allow for further negotiations with the developer.

KEEP CALM AND AND ASK QUESTIONS



2.2.1 Riverton Density. The Parties acknowledge that approximately 150 acres of the master-planned community being developed by Owner are located in Riverton City as shown in Exhibit "___." As a material provision of this Agreement, Owner covenants and agrees that the residential density of such acreage in Riverton City shall <u>not</u> exceed 7.5 units per acre.

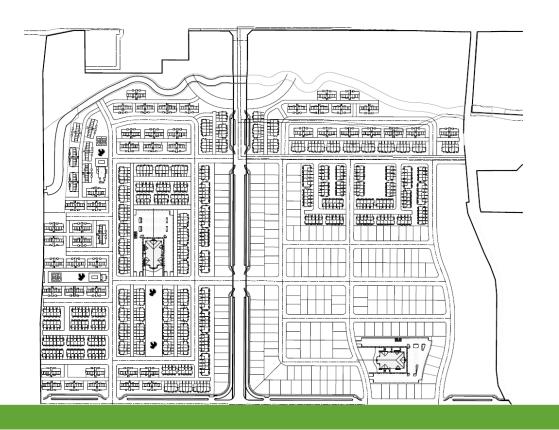
Riverton Preliminary Site Plan - 7.5 Units/Acre

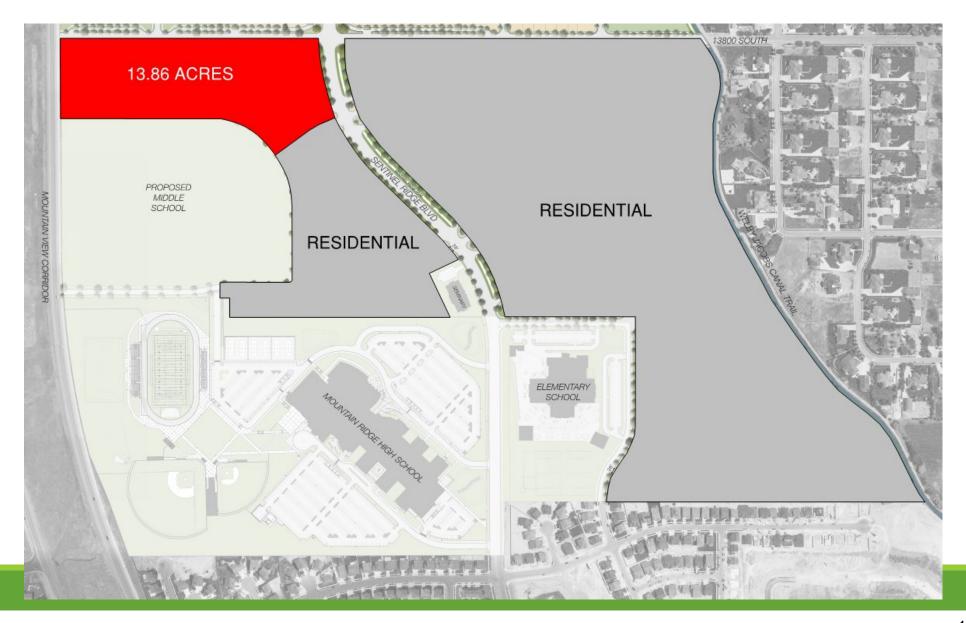
Townhomes 476

Condos 530

Single Family 222

Total 1,228





Applications

The applicant has submitted three separate applications:

- 1. Amend the General Plan on the north 75 acres from Commercial and Low Density Residential to Medium Density Residential (4.6-8 units per acre);
- 2. Rezone the north 75 acres from A-1 (Agricultural) to R-2-10 (Medium Density Residential, 5.8 8 units per acre); and
- 3. Rezone the entire 105 acres of property with the Planned Development Overlay Zone.

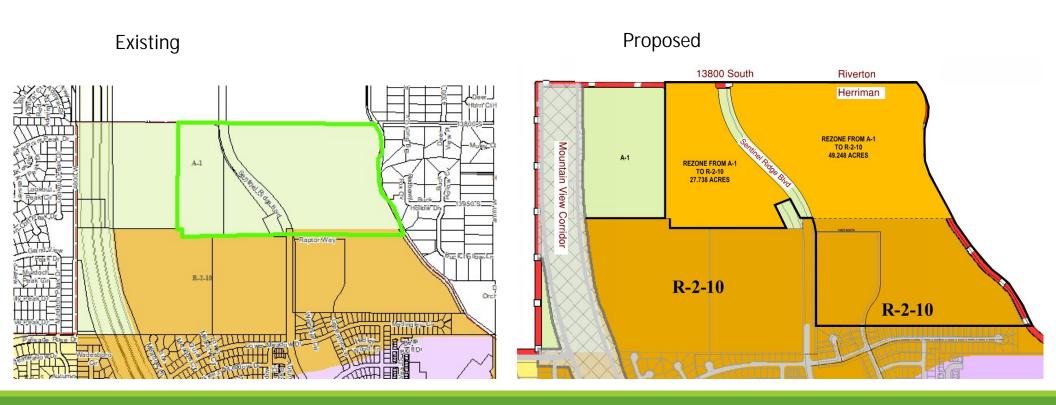
1. Amend the General Plan on the north 75 acres from Commercial and Low Density Residential to Medium Density Residential (4.6-8 units per acre);

Proposed Existing





2. Rezone the north 75 acres from A-1 (Agricultural) to R-2-10 (Medium Density Residential, 5.8 - 8 units per acre)



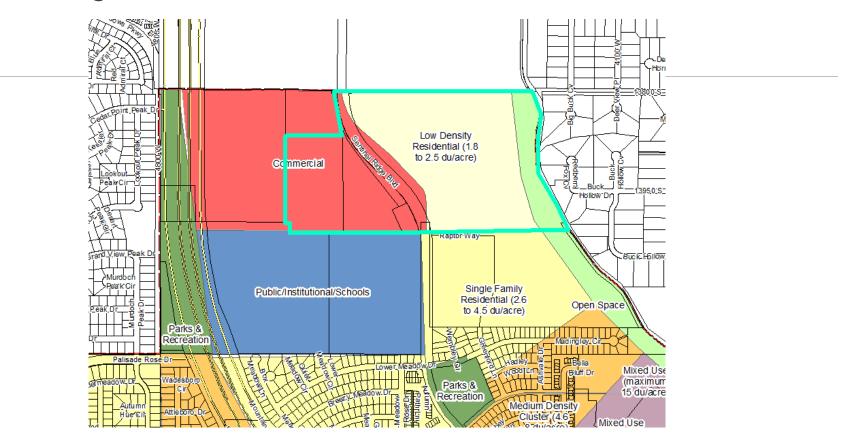
3. Rezone the entire 105 acres of property with the Planned Development Overlay Zone.

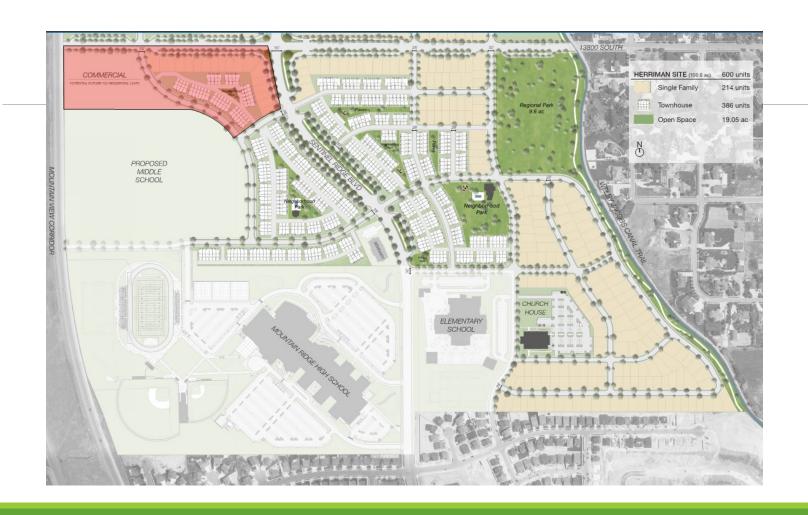


Planning Commission Recommendation

The PC recommended approval of the request for a General Plan Amendment. The recommendation was to amend the General Plan designation to change all of the land east of Sentinel Ridge Blvd to Medium Density Residential. The recommendation is that the commercial property and "north pod" (approximately 14 acres) be left as commercial on the General Plan. The PC indicated that if this property is not developed as commercial, then it could be developed as residential with up to 8 units per acre.

Planning Commission Recommendation





Planning Commission Recommendation

The Planning Commission recommended approval of the proposed rezone. The recommendation is that the property all be rezoned to R-2-10, with the exception of the "north pod" on the west side of Sentinel Ridge Blvd shall remain A-1 (Agricultural).



Current GP	acres	density range	mid	high	mid units	high units
Rosecrest Master Plan	27.3	3.5-5	5	5	137	137
elementary school	12	0	0	0	0	
Low Density Resl	51	1.8-2.5	2.15	2.5	110	128
Commercial	53	0	0	0	0	
total	143.3				246	264
Current Zoning	acres	density range	mid	high	mid units	high units
Rosecrest (R-2-10 zone)	27.3	5.7-8.7	5.7	8.7	156	238
elementary school (R-2-10)	12	0	0	0	0	0
A-1 property	104	1	0.5	1	52	104
total	143.3				208	342



Staff Report

DATE: January 16, 2020

TO: Mayor Watts and City Council

FROM: Michael Maloy, AICP, Planning Director

MEETING: City Council Work Meeting January 22, 2020

SUBJECT: Presentation of Proposed Academy Village Sign Plan

SUMMARY:

Herriman City Planning staff will present a draft sign plan, which was prepared by YESCO and submitted by Wasatch Property Management, for the proposed Academy Village located approximately at 4002 W Real Vista Drive and 14752 S Academy Parkway.

DISCUSSION:

Due to the size of some of the signage, the proposal will require legislative amendment of Title 10 Land Development Code of Herriman City Code prior to approval, permitting, and construction of the signage. During the work meeting, staff will provide an overview of the potential amendments.

RECOMMENDATION:

No formal action is required for this agenda item at this time. However, the Council may provide direction to staff regarding the pending land development code amendments.

ATTACHMENT:

Attachment A – Proposed Sign Plan

Attachment A Proposed Sign Plan



Conceptual Designs – Academy Village

Presented By



Salt Lake Region

Salt Lake Office 1605 South Gramercy Road Salt Lake City, UT 84104 801-487-8481





DESIGN

1605 South Gramercy Rd. Salt Lake City, UT 84104 801.487.8481

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Acct. Exec: Jeff Krantz
Designer: Christian

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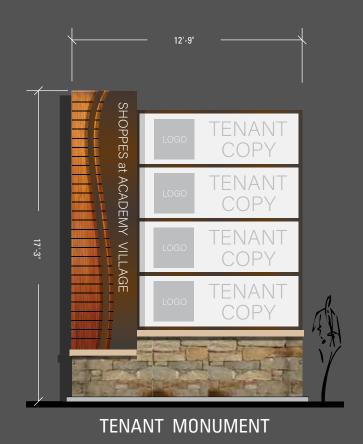
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Acct. Exec: Jeff Krantz
Designer: Christian

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Landlord Sign / Date

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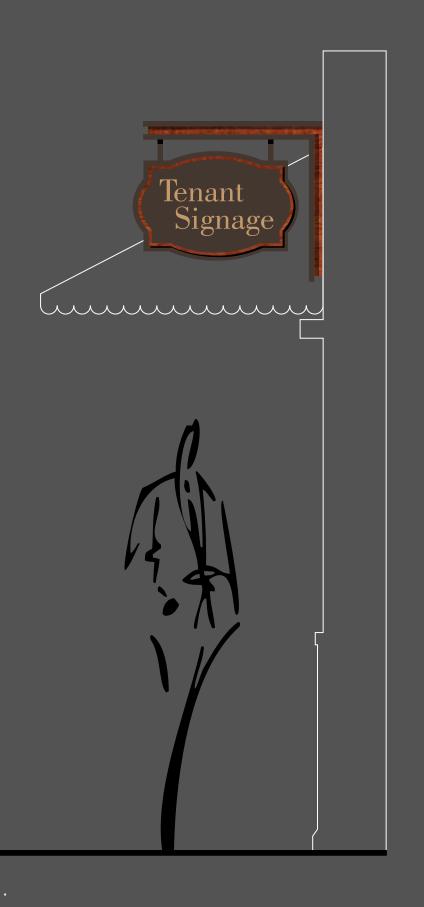
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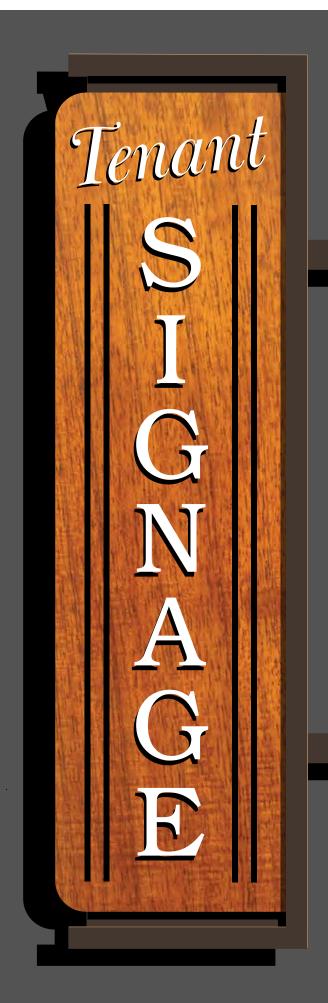
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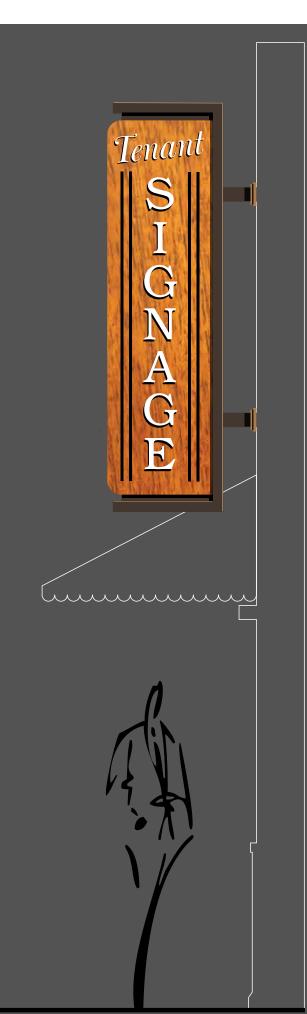
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CANTILEVER FLAG MOUNT SIGN

Approx 50 Sq. Feet and 10' Minimum clearance





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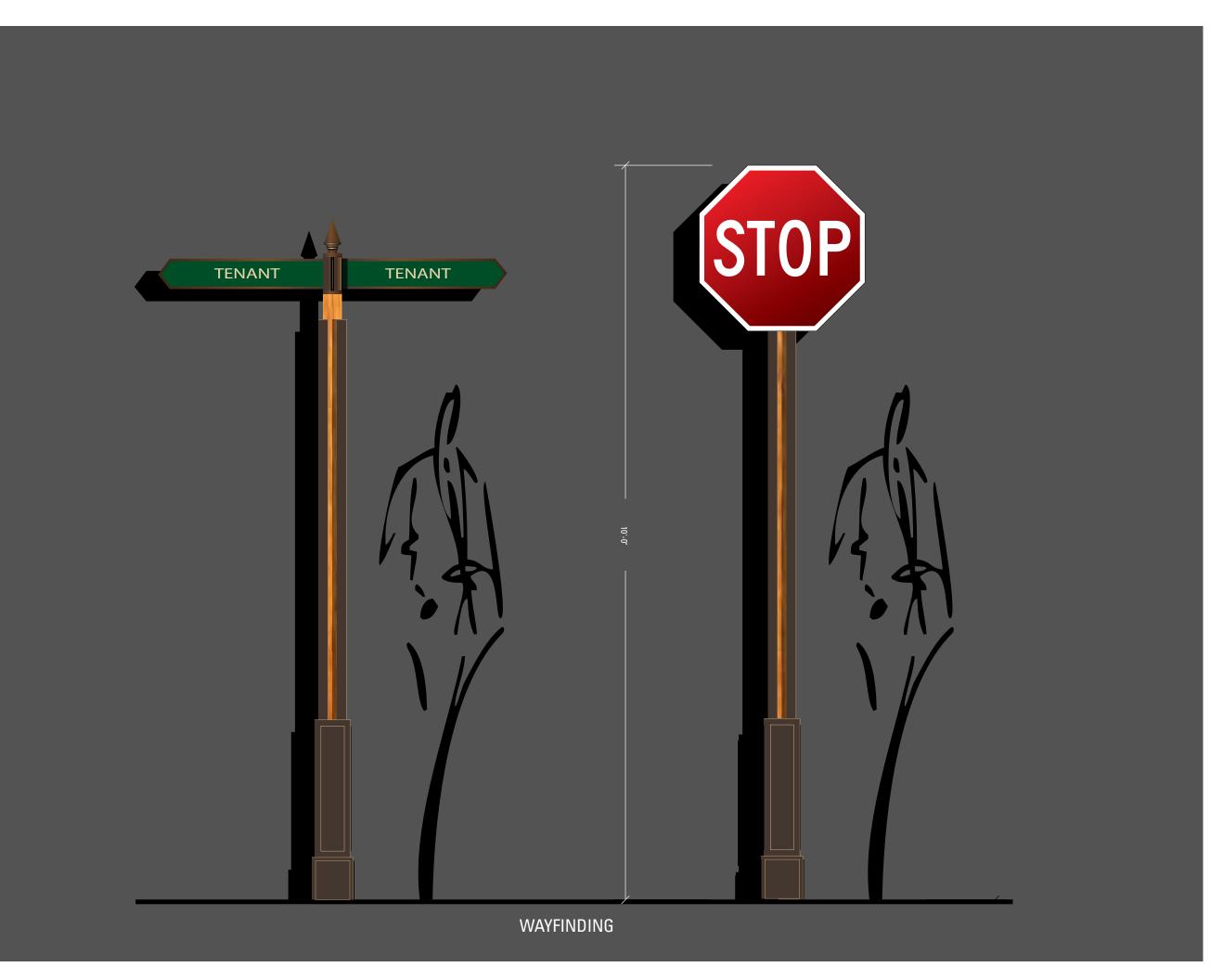
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RETAIL I.D. (STORE FRONT) Approx 100 Sq. Feet for each lease front.



OFFICE BUILDING SIGNAGE
Two allowed per elevation approx 200 Sq. feet each



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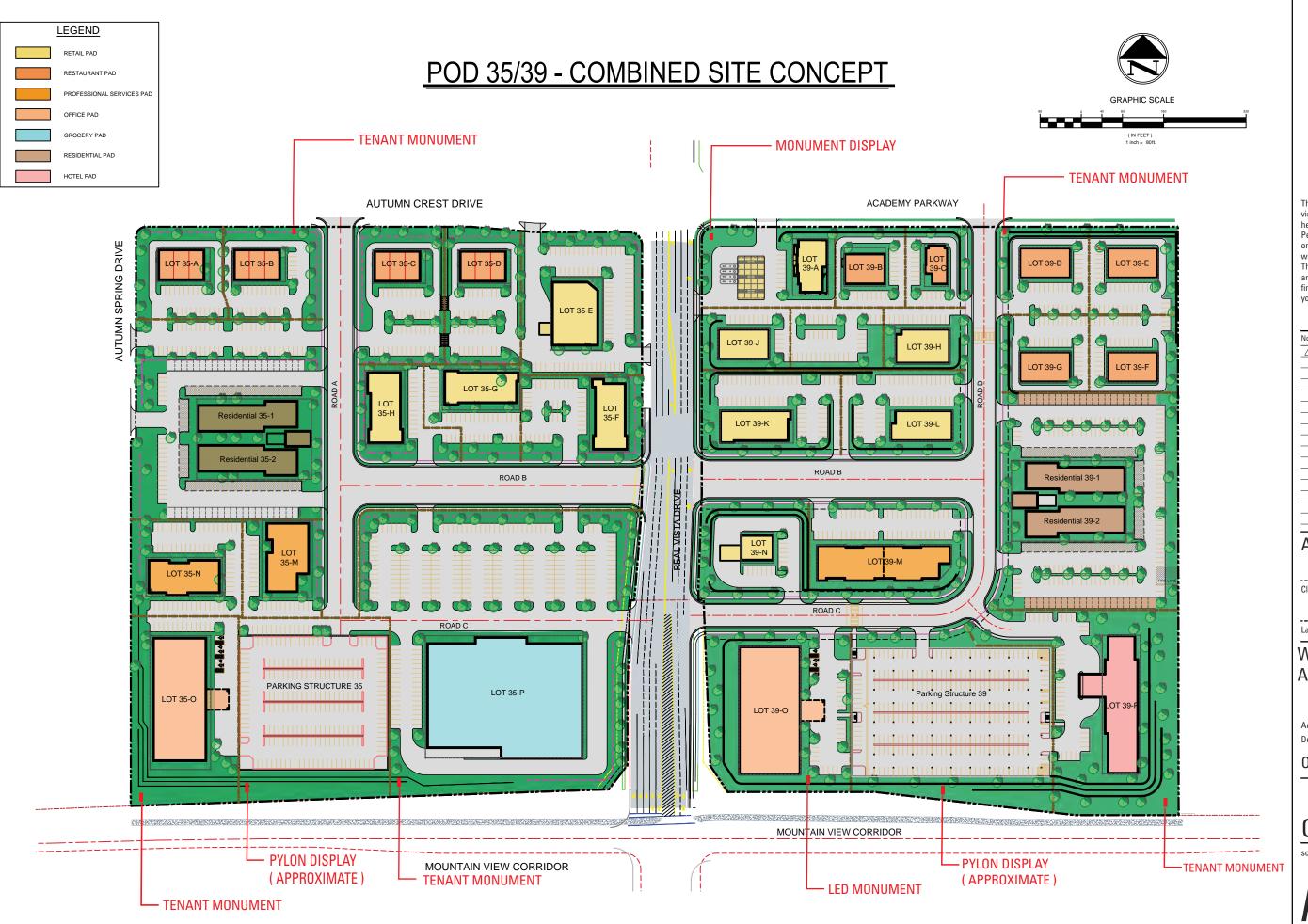
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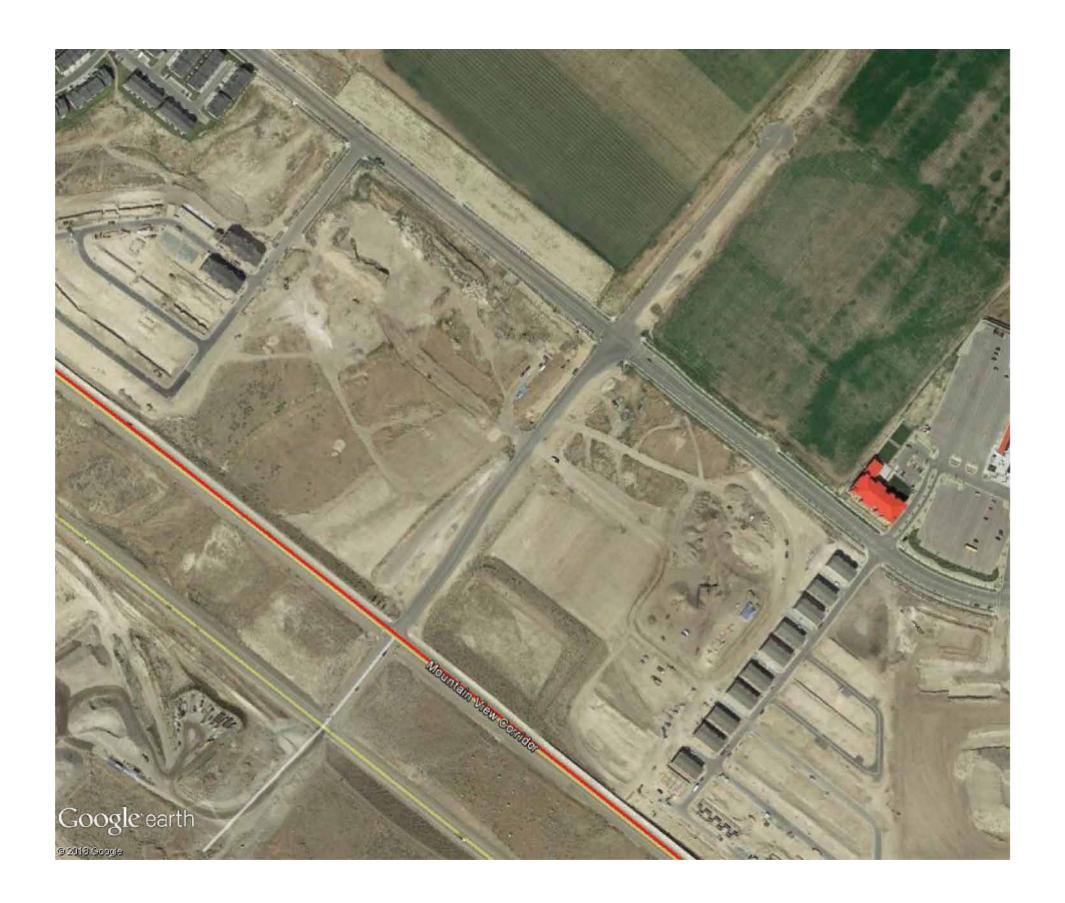
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City Council Work Meeting

January 22, 2020

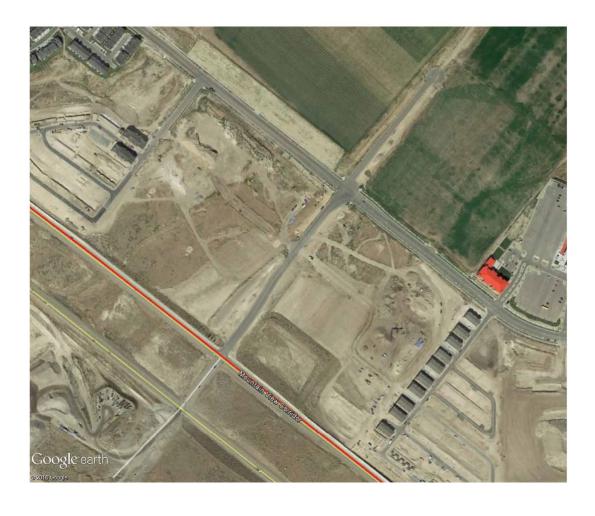


Agenda Item 2.8 – Proposed Academy Village Sign Plan

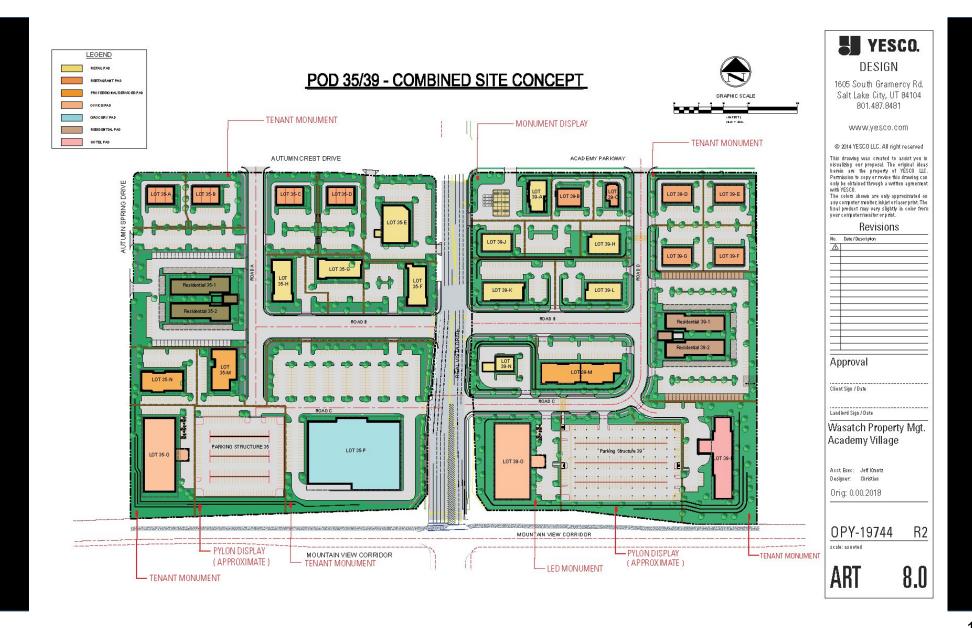


Legislative Amendment Process

- Zoning Text Amendment application
- Internal review (staff and codifier)
- Planning Commission staff report
- Planning Commission public hearing notice
- Planning Commission review and recommendation
- City Council staff report
- City Council review (work meeting)
- City Council decision (business meeting)













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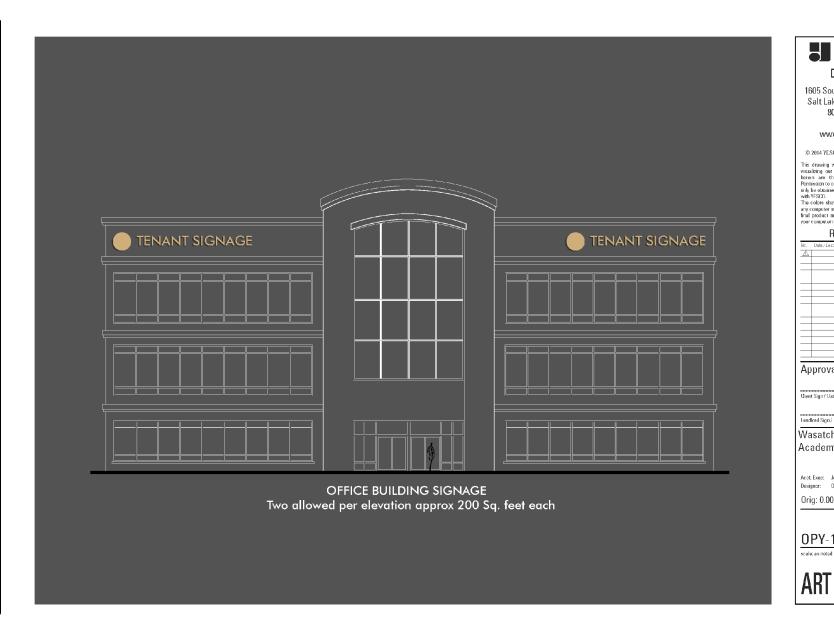


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STAFF REPORT

DATE: January 16, 2020

TO: The Honorable Mayor and City Council

FROM: Blake Thomas, City Engineer

SUBJECT: Proposed Hidden Oaks Development Elementary School Discussion

RECOMMENDATION: Provide direction to staff on how to proceed with developer and Jordan School District in regard to responsibility, costs, assurances, and timing of infrastructure improvements required for the proposed elementary school site in the Hidden Oaks development.

<u>DISCUSSION:</u> The Jordan School District owns a parcel of land within the Hidden Oaks Development, located at approximately 12900 South 6900 West. The District desires to have a new elementary school open at this location in August of 2022. The area surrounding the school is currently being developed by two developers: Ivory Homes and Perry Homes.

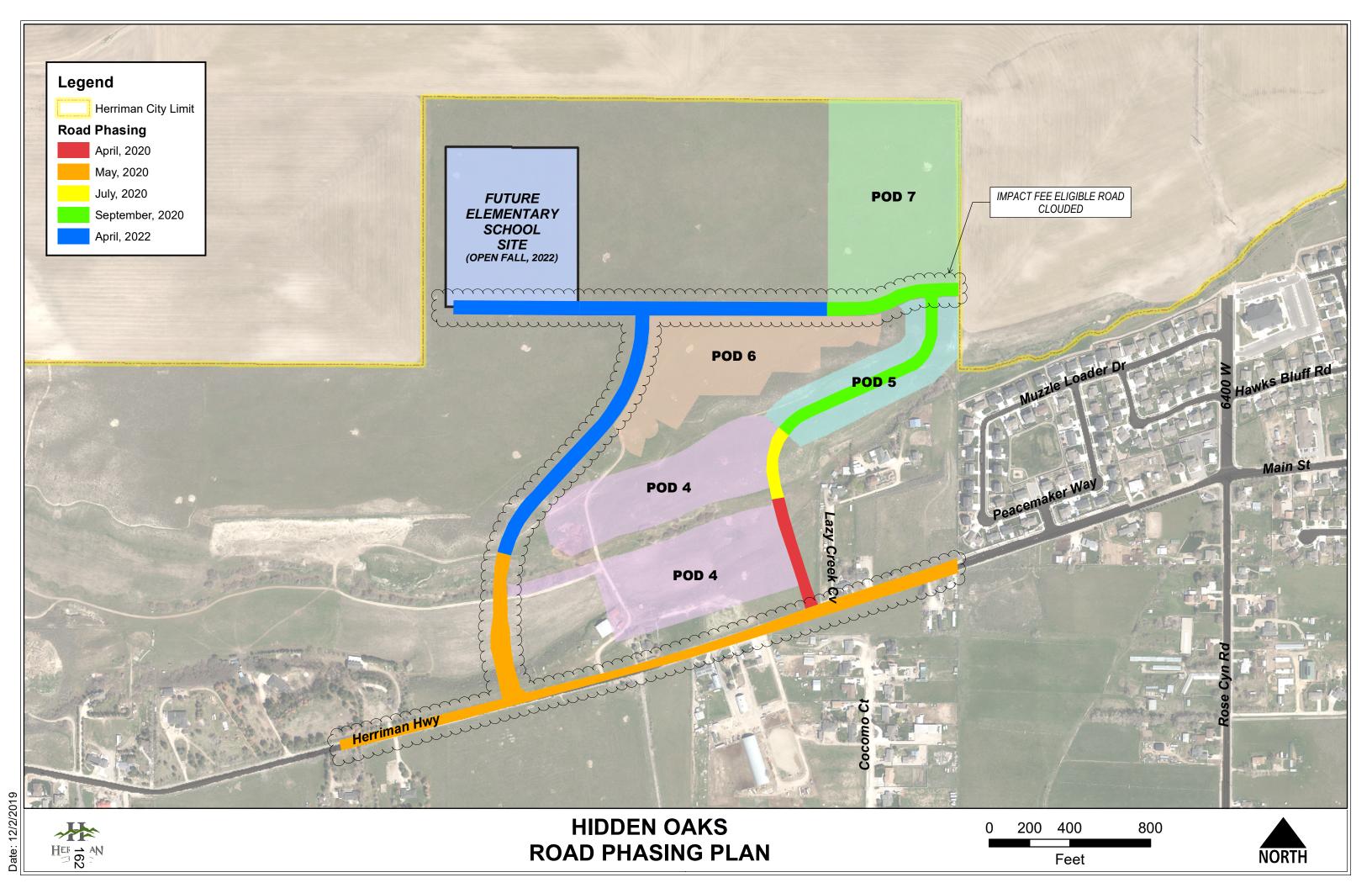
Ivory Homes has provided a tentative schedule for when roads and accompanying infrastructure could be complete for each phase of their development. In order for the school to have full access there will need to be sections of roadway build out-of-phase from Ivory's planned schedule. Ivory Homes has committed to coordinate with Herriman and the Jordan School District to ensure that key utilities and road improvements are installed before the school is scheduled to open. The critical coordination item to be discussed in this meeting is an agreement between the parties that outlines the following:

- Scope of the improvements
- Schedule for design and construction of the improvements
- Financial plan for responsibility/obligation to fund the improvements
 - o Plan for city reimbursement to the developer or school district for reimbursement of eligible improvements
- Assurance that the construction of the improvements will be complete

ALTERNATIVES: TBD

FISCAL IMPACT: TBD







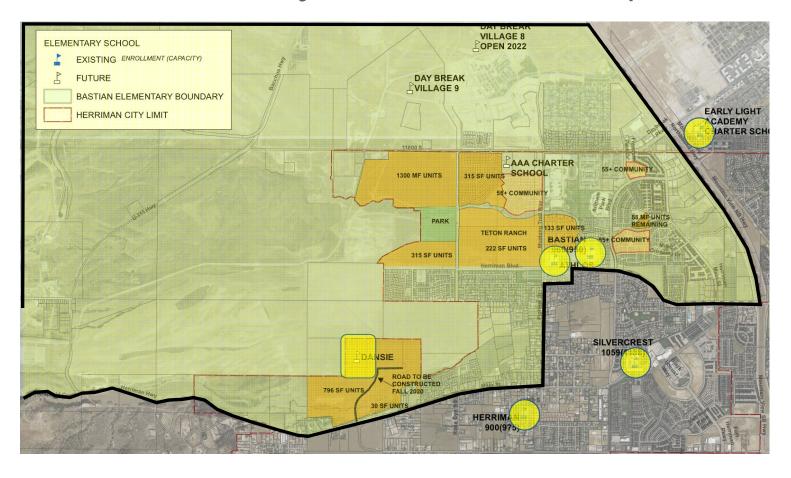
Proposed Elementary School Site Discussion

City Council Meeting January 22, 2020



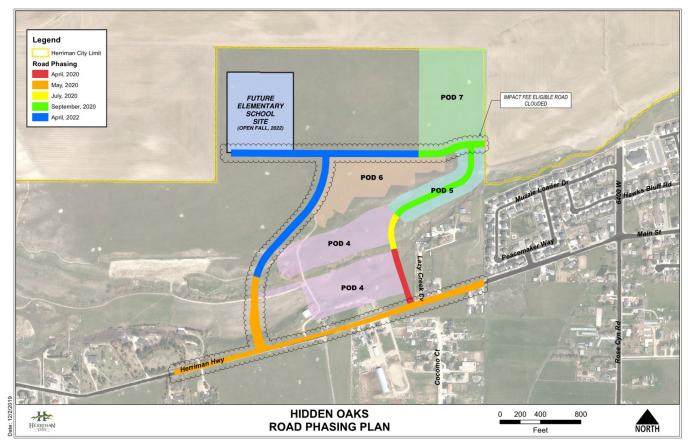






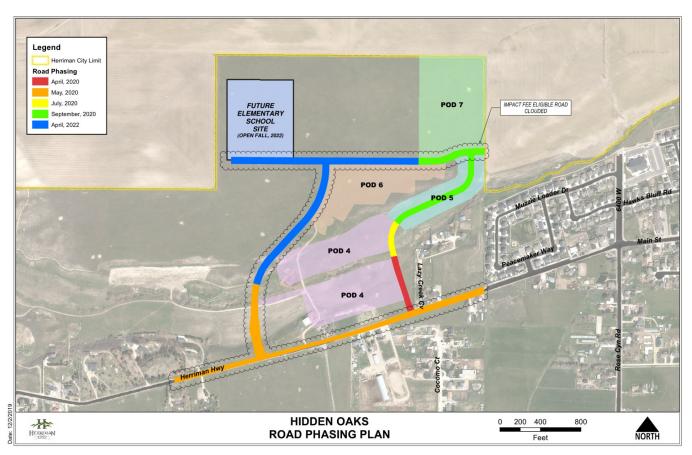


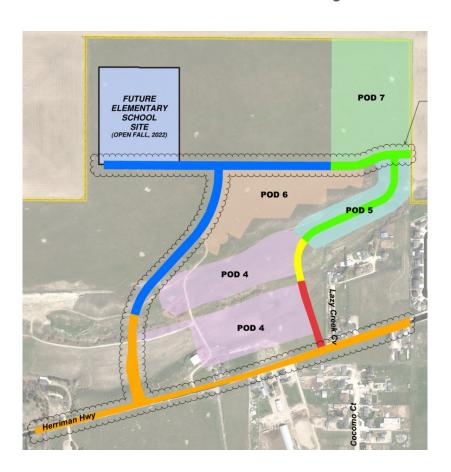
- Scope of Improvements
- Schedule
- Financial Plan
- Assurance of Improvements





- Scope of Improvements
 - Project Roads
 - 100% Paid by Developer
 - Completed by Fall of 2020
 - System Roads
 - City Funded By:
 - Impact Fee Reimbursement
 - Other Sources







Main Street Road Design Complete & Approved
 Pod 4 Ph. 1 Road Construction Complete



• Pods 5 and 7 Roads Design Complete & Approved

- Pod 4 Ph. 2 Road Construction
- Main Street Road Construction Complete (Reimbursement of Costs to Begin)



• Pod 4 Ph. 2 Road Construction Complete

• Pods 5 and 7 Road Construction



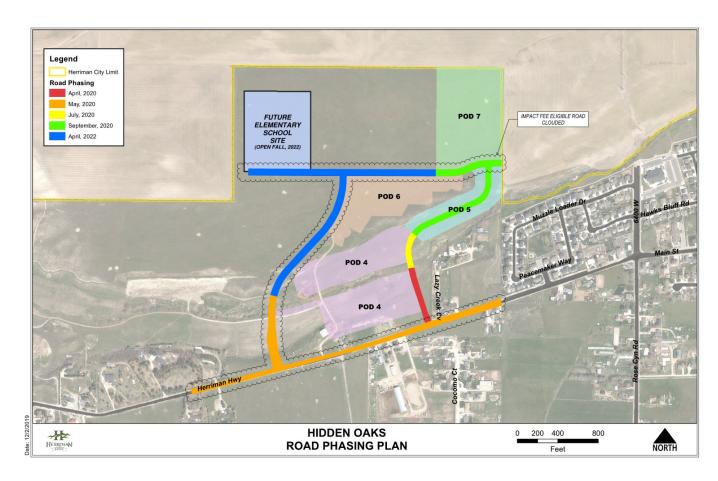
- Finalize design of Dansie Blvd. and Silver Sky Drive (Early Summer)
- Begin road construction of Dansie Blvd. and Silver Sky Drive (Later Summer) – Reimbursement schedule TBD



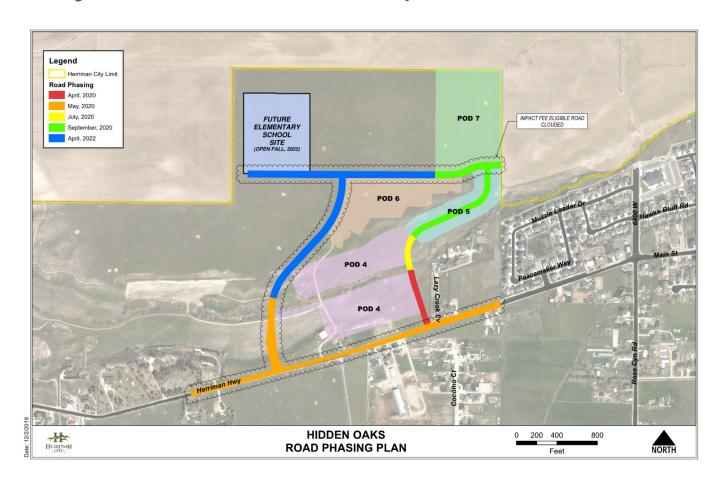
• Finalize Construction of Dansie Blvd. and Silver Sky Drive



- Financial Plan
 - Timing & Amount of Reimbursements
 - When to Reimburse
 - Project Completion
 - Progress Payments
 - Estimated Costs vs. Revenue
 - Cash Flow



- Completion Assurance of Improvements
 - Who is Obligated to Construct?
 - What if They Do Not Perform?
 - Jordan School District
 - Herriman
 - Bond Requirements



Herriman City Staff Report City Council Meeting 09-19-18

Agenda Item: Public Improvement District (PID), Redevelopment Agency (RDA), Community Development Agency (CDA) Training, and the Rosecrest Business Park Community Development Agency Use of Funds.

Staff Report submitted by: Alan Rae

Recommended City Council Action: Discussion Only

BACKGROUND:

Public Improvement Districts (PIDs) were authorized by Senate Bill 228 in the last legislative session. A PID is a district that is created with taxing authority to facilitate infrastructure construction for development. We are beginning to get requests and felt it important to have an educational presentation. The City must also adopt rules on how the PIDs will be reviewed and approved.

- A Public Infrastructure District is proposed by land owners and must include boundaries
 of the district.
- Must have consent of 100% of landowners by signature or vote.
- The City/County approves formation of the district and defines the infrastructure allowed to be paid by the district.
- The district forms a board of trustees. The City appoints the initial board made up of landowners. The City is not represented on the board unless they are landowners. After the initial board members terms expire the new board is elected in regular municipal elections.
- The district is completely separate from the City once approved. The district is responsible for setting tax rates and paying bonds.
- The district determines infrastructure required within the guidelines of the City's authorization and subject to local building and zoning requirements.
- The district is allowed to assess property taxes to a maximum of .015 per dollar which is
 on top of all other property taxes assessed. The total currently is .014059. This rate could
 potentially even be higher if it is totally used to pay debt service. Setting the tax rate
 follows the same process as the City would follow.
- The district also has the ability to assess administrative fees.
- The district may use property taxes as collateral to issue bonds. The bonds are general
 obligation bonds. The bonds can't exceed 40 years and the bonds must be approved by all
 landowners. Bonds may not be secured by improvements.
- The City will not collect impact fees for any improvements paid for with PID funds.
- All constructed infrastructure is transferred to the City.

- The legislation requires the district to report to the City annually their activities but did not detail what must be included in the report.
- Each district will be required to complete and budget and audits according to State requirements.
- Bonding by the district is not a financial obligation of the City and will not appear on the City financials.

Redevelopment Agency and Community Redevelopment Area (RDA and CDA) mean the same thing but are terms used at different times in State legislation. In Herriman and Redevelopment Agency was created for the City. Since that creation three Community Development Areas have been created and a fourth is in the process. It is important to note that the RDA and CDAs are separate entities and are not part of the City. In our case the board of the redevelopment agency are the members of the City Council so there is some confusion regarding the funds.

- Generally a CDA is proposed by a developer of group of developers who would like to build a project but need financial assistance for infrastructure. The CDA may also be proposed by the City.
- The City can then create a CDA with a Project Area Plan. CDAs are generally 20 years.
- The Plan designates the initial developer and the plan for infrastructure construction. The plan also estimates the total property taxes expected which are in excess of initial values. The difference between taxes at inception and CDA construction is known as Tax Increment Funds (TIF)
- With the plan the City then approaches the other taxing entities and ask for participation.
- Once the other entities approve their participation level the Revelopment Agency enters into an interlocal agreement with the taxing agencies which gives a portion of their property or other taxes to the Agency. The interlocals define the percent of the TIF and the maximum amount that the CDA can collect.
- The interlocal agreements are then filed with the County Clerk who then distributes a portion of the property taxes to each of the CDAs.
- The developer can then with the approval of the RDA board begin construction of the infrastructure improvements. The developer installs improvements at the beginning and is reimbursed over the life of the CDA. If there is not enough money to totally reimburse the developer the CDA has no further responsibility.
- The construction is completed and the developer submits documentation for reimbursement of costs as the TIF money comes in over the life of the CDA.
- The construction in the CDA is reviewed and approved by engineering.
- The developer submits a request for reimbursement.
- CDA reimburses the development.

Herriman Business Park CDA was created by the City at the request of Momentum Development and Rosecrest Communities LLC.

• The CDA was created in 2014, revised in 2016 and 2017.

- In 2017 the plan was revised to allow the City to be reimbursed by the TIF for the land donated to Wasatch. The original plan did not allow for reimbursement of land. A budget amount of \$6,000,000 was added and land was added as an acceptable reimbursement.
- In 2017 the City waived the impact fees on the RSL training facility. That approval also provided for the City to be reimbursed for the waived impact fees with TIF.
- The plan was for water storage, water lines, storm drain lines and roads. It was estimated that all costs for the development would be \$65M. The estimate of costs seems high at this point but will probably still be close to the estimated revenue.
- Original estimate was that the CDA would receive \$42.9M from TIF property taxes. That estimate needs to be reduced by \$3.27M because of our withdrawal from SLVESLA. Any additional withdrawals from taxing districts will result in additional reductions.
- That amount of revenue is the approximately the revenue. Each of the interlocal agreements have caps on the amount of funds the CDA will receive. The higher the value of construction will just reduce the amount of time until we receive all of our money.
- Reimbursable costs are currently \$32,944,862. We have not verified that number yet and no funds have been distributed. Most of those costs are for Rosecrest Communities LLC for which we do not have a participation agreement. However, the plan does designate Rosecrest as the initial developer.
- The trigger date of the CDA was dictated by the interlocal agreements with each of the taxing entities.
- Engineering is reviewing the documents we have for reasonableness.
- Each year the City includes the CDAs in our financial statements and budgets as separate funds. The only payments coming from the CDAs are related to the bonds on the Herriman Towne Center CDA.
- All of the improvements included in the CDA are eligible for reimbursement. Impact fee reimbursement agreements have been the priority for payments.
- To date we have received \$1,169,677.60 in TIF funds for the Herriman Business Park CDA.

Recommendations:

- 1. Future CDA should have participation agreements before any work commences. In this case and most cases there is only one developer at the beginning. However, as additional participant entered the CDA additional participation agreements should have been made. Participant do not because beneficiaries of the CDA by virtue of being landowners but by building and paying for infrastructure. Authorization to proceed on certain projects should not be approved without a participation agreement.
- 2. Reimbursement for the land donated to RSL and waived impact fees to meet a legal requirement that the City not donate to private entities. The City should not waive reimbursement for these items as we distribute TIF.
- 3. The CDA plan call for level parking, the plan would need to be amended both for type of parking and use if this is what the Council would like to do.
- 4. The Council would need to direct staff not to allow anymore infrastructure in the CDA. However, some of what still needs to do is construction of
 - Real Vista drive including the intersection of Mountain View Corridor and the intersection to enter the proposed commercial development.

- Storm Drain line from Mountain View Corridor to Real Vista Drive
- Storm Drain line from Salt Lake Community College retention pond along the canal through Riverton.
- 5. Rosecrest Communities LLC should have priority for reimbursement as they are listed as the initial developer in the plan and the construction they have done was approved by the City unless Rosecrest, Wasatch and the City can come to another agreement. However, all developers involved knew going in that there was not enough TIF to cover anticipated costs so unless TIF and impact fees from the area are sufficient they will not be reimbursed completely.

DW.R

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FINANCIAL IMPACT:

None

Respectfully Submitted:

Alan Rae

Public Infrastructure Districts

- A Public Infrastructure District is proposed by land owners and must include boundaries of the district.
- The district must have consent of 100% of land owners.
 - Either by signature or by vote.
- The City approves formation of the district and defines infrastructure allowed to be built by the district.
- The district organizes a board of trustees.
 - The City appoints the initial board.
 - The board is chosen from land owners.
 - Half of the new board will serve four years and the other half six.
 - The City can't be represented on the board unless they own property in the district.
 - Subsequent boards are elected at regular municipal elections by residents of the district.

- The district is completely separate from the City once the City approves the district. The district is responsible for setting tax rates and paying the bond.
- The district determines infrastructure required within the guidelines of the City's authorization and subject to local building and zoning requirements.
- The district is allowed to assess property tax on property within district.
 - The property tax rate is on top of all other taxes.
 - The maximum amount is .015 per dollar, currently the total of all taxes paid by our residents is .014059.
 - The rate can exceed the maximum if it is specifically to pay principle and interest of a bond.
 - Setting the tax rate follows the same procedure as a municipality.
- The district may also charge fees for administrative services.

- The district may use the property tax levy as collateral to issue bonds.
 - The bonds are general obligation which means it attaches to the property.
 - The bond can't exceed 40 years.
 - Must have approval of all landowners.
 - Bonds may not be secured by improvements.
- The district can then use bond funds to build infrastructure improvements.
 - The district only needs to have an engineers review to establish to reasonable cost if the district is the builder.
- All infrastructure improvements of the district will be transferred to the City.
- The district will not be subject to impact fees for any project that is funded by PID funding.
- The district is required to file annual reports with the City regarding the districts actions.

- Each district will require a budget and audit based on State requirements.
- Bonding by the district is not a financial obligation of the City and it will not appear on City financials.

Community Redevelopment Area

AKA REVELOPMENT AGENCY
AKA COMMUNITY DEVELOPMENT AREA

COMMUNITY REINVESTMENT AREA

- Herriman City created the Herriman City Redevelopment Agency. Currently there are three completed CRAs and one in the process that operate within the Herriman City Redevelopment Agency.
 - Herriman Towne Center CDA
 - Herriman Business Park CDA
 - Anthem Business Park CRA
 - Innovation District CRA
- Generally a CRA is proposed by a developer or group of developers who have a project that needs assistance completing the necessary infrastructure.
- The City will create the CRA and prepare a project area plan. CRAs are generally 20 years.
- The plan describes the scope of the development and designates the initial developer. It also
 prepares a budget which evaluates current property taxes as the development is built. The
 difference between base property tax value and annual property tax value is known as Tax
 Increment Funds (TIF).

COMMUNITY DEVELOPMENT AREA

- The City then approaches the other taxing entities to see if there is interest in participating by committing a portion of their share of the TIF.
- The City enters an interlocal with the other taxing agencies agreeing to the level of participation.
 - The interlocal states the percentage of TIF that will be pledged by the taxing agency
 - Generally caps the amount of the participation. The amount can't exceed a certain amount or certain valuation.
 - State a date range of when the TIF must be triggered with the County.
- The interlocal agreements are filed with the County Clerk and future property taxes are distributed based on the agreement.
- The developer then with the approval of the RDA board and the City can begin construction of the infrastructure defined in the project plan.
 - The construction is completed by the developer and receives reimbursement from the TIF over the life of the CDA.

COMMUNITY DEVELOPMENT AREA

- The construction in the CDA is inspected and approved by engineering.
- The developer submits a request for reimbursement of costs.
- The CDA reimburses the developer.

HERRIMAN BUSINESS PARK COMMUNITY DEVELOPMENT AREA

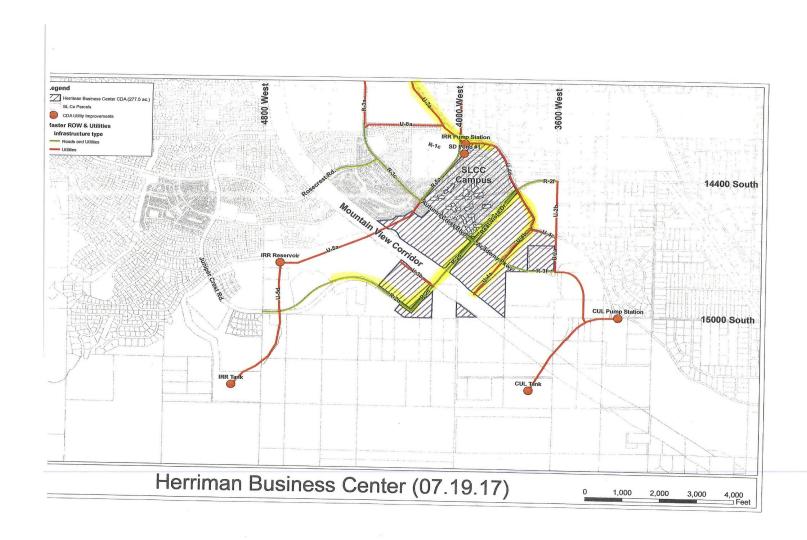
- Herriman Business Park CDA was created in 2014. The plan was revised in 2016 and 2017.
- In 2017 the plan was revised to allow the City to be reimbursed for the land that was donated to RSL.
- In 2017 the City agreed to waive the impact fees of the RSL facility in the amount of \$669,885.24 with the agreement that the City would receive from Wasatch Developments share of TIF to make the City whole for the waiver.
- The original budget for the CDA revenue was \$42.9M from TIF funds.
 - That amount is the approximate maximum of the TIF funds available.
 - That amount will be reduced by \$3.27M because of the City withdrawal from SLVESLA.
 - Any additional withdrawals from other districts would possibly affect the revenue.
- Reimbursable costs are currently \$32,944,862. The original estimate is costs of \$65M but that seems high at this point with the remaining costs.
 - Additional detail has been requested to verify these numbers.
 - All costs in the CDA are impact fee projects so impact fees could be used for reimbursement.

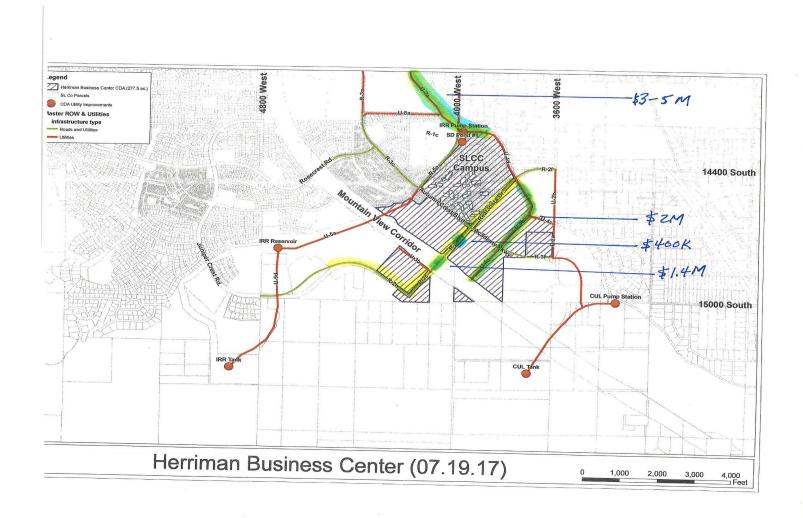
Herriman Business Park CDA

	Origi	nal Budget	Activ	Activity to Date	
Budgeted Revenue	\$	39,661,552	\$	1,169,678	
Less Administration Fee		2,672,139			
		36,989,413		1,169,678	
Expnditures					
Culinary water		16,033,199		7,006,592	
Secondary water		12,137,523		2,031,090	
Sewer		2,187,514		1,849,437	
Storm drain		4,340,364		5,132,985	
Roads		18,897,600		10,924,758	
Land		5,000,000		6,000,000	
Engineering and Consulting		4,686,591			
City Engineering & Review Fees		1,852,838			
		65,135,629		32,944,862	
Expected to be paid with Impact fees or not built	\$	28,146,216			

HERRIMAN BUSINESS PARK COMMUNITY DEVELOPMENT AREA

- A reimbursement agreement was not done for this CDA but Rosecrest is named as the initial developer in the project plan.
- The trigger date is dictated by the interlocal agreement with the other taxing agencies.
- Engineering is reviewing the summaries we have but will be more involved when additional documentation is received.
- In 2017 the City agreed to waive the impact fees of the RSL facility with the agreement that the City would receive Wasatch Developments share of TIF to make the City whole for the waiver.
- To date some expenditures have been reimbursed with impact fees but nothing has been distributed with TIF. Impact fee reimbursements have been treated as priority over TIF distribution.
- To date we have received \$1,169,677.60 in TIF funds for the Herriman Business Park CDA which is the current fund balance.
- Infrastructure costs for remaining projects in the project plan are approximately \$6.8 to \$8.8 million.





Recommendations

- Future CDA should have participation agreements before any work commences. In this case and
 most cases there is only one developer at the beginning. However, as additional participant entered
 the CDA additional participation agreements should have been made. Participant do not become
 beneficiaries of the CDA by virtue of being landowners but by building and paying for infrastructure.
 Authorization to proceed on certain projects should not be approved without a participation
 agreement.
- Reimbursement for the land donated to RSL and waived impact fees to meet a legal requirement that the City not donate to private entities. The City should not waive reimbursement for these items as we distribute TIF.
- The CDA plan call for level parking, the plan may need to be amended both for type of parking and
 use if this is what the Council would like to do.

Recommendations

- The Council would need to direct staff not to allow any additional infrastructure in the CDA if they
 pursue funding for a parking structure. Additional construction anticipated by the CDA:
 - Real Vista drive including the intersection of Mountain View Corridor and the intersection to enter the proposed commercial development.
 - Storm Drain line from Mountain View Corridor to Real Vista Drive
 - Storm Drain line from Salt Lake Community College retention pond along the canal through Riverton.
- Rosecrest Communities LLC should have priority for reimbursement as they are listed as the initial developer in the plan and the construction they have done was approved by the City unless Rosecrest, Wasatch and the City can come to another agreement.

Herriman City Staff Report City Council Meeting 09-19-18

Agenda Item: Public Improvement District (PID), Redevelopment Agency (RDA), Community Development Agency (CDA) Training, and the Rosecrest Business Park Community Development Agency Use of Funds.

Staff Report submitted by: Alan Rae

Recommended City Council Action: Discussion Only

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- The trigger date of the CDA was dictated by the interlocal agreements with each of the taxing entities.
- Engineering is reviewing the documents we have for reasonableness.
- Each year the City includes the CDAs in our financial statements and budgets as separate funds. The only payments coming from the CDAs are related to the bonds on the Herriman Towne Center CDA.
- All of the improvements included in the CDA are eligible for reimbursement. Impact fee reimbursement agreements have been the priority for payments.
- To date we have received \$1,169,677.60 in TIF funds for the Herriman Business Park CDA.

Recommendations:

- 1. Future CDA should have participation agreements before any work commences. In this case and most cases there is only one developer at the beginning. However, as additional participant entered the CDA additional participation agreements should have been made. Participant do not because beneficiaries of the CDA by virtue of being landowners but by building and paying for infrastructure. Authorization to proceed on certain projects should not be approved without a participation agreement.
- 2. Reimbursement for the land donated to RSL and waived impact fees to meet a legal requirement that the City not donate to private entities. The City should not waive reimbursement for these items as we distribute TIF.
- 3. The CDA plan call for level parking, the plan would need to be amended both for type of parking and use if this is what the Council would like to do.
- 4. The Council would need to direct staff not to allow anymore infrastructure in the CDA. However, some of what still needs to do is construction of
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- Storm Drain line from Mountain View Corridor to Real Vista Drive
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FINANCIAL IMPACT:

None

Respectfully Submitted:

Alan Rae



STAFF REPORT

DATE: January 16, 2020

TO: The Honorable Mayor and City Council

FROM: Tami Moody, Director of Communications/Gov. Affairs

SUBJECT: Discussion regarding Olympia Hills

RECOMMENDATION: The City Council to discuss the cities position on the Olympia Hills project in Salt Lake County as it is proposed.

DISCUSSION:

We have been made aware that Salt Lake County has scheduled a public hearing for Olympia Hills to be held in Herriman at Copper Mountain Middle School on January 28th. Council has discussed drafting a letter that would state the concerns of the City and review the impacts to the community. This discussion would involve determining which points should be included in the letter that would be signed by all members of the Herriman City Council and presented at the public hearing.

City staff has provided information to the City Council regarding the plans produced by Salt Lake County, including the traffic, land use, water, sewer and storm water.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A



STAFF REPORT

DATE: January 22, 2020

TO: The Honorable Mayor and City Council

FROM: Gordon Haight, Assistant City Manager

SUBJECT: A RESOLUTION OF THE WESTERN GROWTH COALITION, A COMMUNITY

ADVOCACY GROUP SUPPORTING TRANSPORTATION IMPROVEMENTS DEDICATED TO THE WEST SIDE COMMUNITIES OF SALT LAKE COUNTY,

UTAH.

RECOMMENDATION: The City Council discuss several key elements of the proposed resolution from the Western Growth Coalition, and provide direction for this item to be placed on a future Council Meeting.

<u>DISCUSSION:</u> The Western Growth Coalition is made up of the Cities and stakeholders on the West side of Salt Lake County. Transportation funding from the State has not kept up with the growth on the West side of Salt Lake County. Transportation is a significant concern, and the Coalition has requested the member cities approve this resolution with the attached project list. This is intended to encourage the State to fund the attached list of major unfunded transportation projects that are on the Wasatch Front Regional Council phase I projects.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

WESTERNGROWTHCOALITION

RESOLUTION R2019-01

A RESOLUTION OF THE WESTERN GROWTH COALITION, A COMMUNITY ADVOCACY GROUP SUPPORTING TRANSPORTATION IMPROVEMENTS DEDICATED TO THE WEST SIDE COMMUNITIES OF SALT LAKE COUNTY, UTAH.

WHEREAS, the west side region of Salt Lake County is among the fastest growing areas of the Wasatch Front with approximately 78% of Salt Lake County's growth, and 21% of the State of Utah's overall growth; and

WHEREAS, the Utah State Legislature enacted SB 136 in 2018 which authorizes a county to impose the 0.25% local option sales tax between May 8, 2018 and June 30, 2019 to pay for debt service related to transportation or fund regionally significant transportation projects; and

WHEREAS, Salt Lake County imposed the 0.25% local option sales tax increase for transportation and transit improvements that was effective October 1, 2018; and

WHEREAS, the regular distribution of transportation funds effective after July 1, 2019 helps Salt Lake County and west side communities identify regionally significant transportation projects to improve access and connectivity to schools, employment, homes, recreation and businesses along the Wasatch Front; and

WHEREAS the Utah State Legislature has generously funded and supported transportation and transit efforts in Salt Lake County in recent years; and

WHEREAS, the Wasatch Front Regional Council's Regional Transportation Plan currently has Phase One highway and transit projects with no funding identified; and

WHEREAS, the completion of the Mountain View Corridor and its upgrading to full freeway status along with a similar effort for Bangerter Highway are essential for mobility on the west side; and

WHEREAS, transit has become an integral part of Salt Lake County's transportation needs in a modern, high growth, urban society; and

WHEREAS, numerous residents, students, employees and businesses are heavily dependent on the Utah Transit Authority's services; and

WHEREAS, the Western Growth Coalition is organized to provide a forum for discussion and study of municipal area issues of mutual interest and concern to the municipal entities, businesses, schools and residents of the west side of Salt Lake County; and

WHEREAS, the Western Growth Coalition promotes a spirit of cooperation among all levels of government, education and the school districts, the business community, and the residents within the west side of Salt Lake County; and

WHEREAS, the Western Growth Coalition supports investment in public transit inasmuch as transit can work to relieve traffic congestion, promote alternate transportation options and walkable communities, and improve air quality; and

NOW THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE WESTERN GROWTH COALITION IN SALT LAKE COUNTY, UTAH THAT:

Section 1. The members of the Western Growth Coalition express their appreciation for the generous support of transportation infrastructure on the west side.

Section 2. The Utah State Legislature should prioritize the completion of Mountain View Corridor to Interstate-80 (I-80) to the north and beyond Porter Rockwell Boulevard to the south.

Section 3. The Utah State Legislature should prioritize support of the Utah Transit Authority's efforts to facilitate the development of high-frequency bus services along 5600 West which, in turn, will expedite the completion of interchange improvements along Mountain View Corridor that are dependent upon creation of said service.

Section 4. The Utah State Legislature should prioritize the upgrading of remaining intersections on Bangerter Highway to full interchanges to facilitate mobility on the west side.

Section 5. The Utah State Legislature should prioritize development, improvement, and expansion of existing or potential east-west corridors enhancing the accessibility of commuters between U-111/Bacchus Highway, Mountain View Corridor, Bangerter Highway, Redwood Road, and Interstate-15 (I-15), including the Mid-Valley Bus Rapid Transit project.

Section 6. The Utah State Legislature should prioritize the completion of Porter Rockwell Boulevard across the Jordan River creating another primary east-west highway.

Please see attached list of prioritized transportation projects for further details.

Submitted by:

Don Shelton, Western Growth Coalition President 2019-2020

Sam Klemm, Western Growth Coalition Vice President 2019-2020

Susan Schilling, Western Growth Coalition Secretary 2019-2020

Western Growth Coalition

DRAFT Project Prioritizing Discussion -Focus on unfunded projects

December 18, 2019

The Western Growth Coalition has identified transportation projects that are our joint community priorities for the 2020 General Session. We respectfully request your consideration in support of these unfunded projects:

Bangerter intersection to full interchange improvements

- 4700 South (estimated cost \$50 million)
- 9800 South (estimated cost \$50 million)
- 13400 South (estimated cost \$50 million)

{Utah Transit Authority} High-frequency bus service along 5600 West in order to facilitate Mountain View Corridor completion

Mid-Valley Bus Rapid Transit Project (estimated cost \$127 million)

Completion of Mountain View Corridor from California Avenue to Interstate-80 (I-80)

Upgrade major East-West arterials with specific focus on the following

- Complete Porter Rockwell Boulevard (estimated cost \$50 million)
- 4100 South
- 10600 South
- 9000 South
- 7000 South



STAFF REPORT

DATE: January 16, 2020

TO: The Honorable Mayor and City Council

FROM: Tami Moody, Director of Communications/Gov. Affairs

SUBJECT: Discussion regarding City Boards and Committees

RECOMMENDATION: The City Council to discuss the City Boards and Committees that they represent to determine schedules, vision, goals, and projected outcomes of said boards and committees.

DISCUSSION:

The City Council recently determined which councilmembers would be assigned to each of the various City Boards and Committees. Of those assignments, two new committees were created. Staff is looking for direction regarding how City Council would like those committees to be composed, determine what the projected outcomes of those committees should be, who should be in attendance, and to determine the regular meeting schedule for said committees.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

Conference of Mayor (COM) Council of Governments (COG) City Council Clint Smith Council of Governments (COG) City Council Clint Smith South Salt Lake Mosquito Abatement District (SLCMAD) Salt Lake County Regional Transportation Choice Fund Working Group (4th Quarter) South West Mayors Caucus Meeting UTA Advisory Board Meeting Census 2020: Cities, Towns, and County Meeting - New Americans COG Public Works Committee COG X Seats Filled Association of Municipal Councils Cod X Seats Filled Environmental Quality Advisory Commission (EQAC) Salt Lake County Zoo, Arts and Parks (ZAP)Tier II Advisory Board South Valley Sewer District City Council Clint Smith COG X Seats Filled Environmental Quality Advisory Commission (EQAC) COG X Seats Filled Environmental Quality Advisory Commission (EQAC) COG X Seats Filled Environmental Quality Advisory Commission (EQAC) COG X Seats Filled Environmental Quality Advisory Commission (EQAC) COG X Seats Filled Environmental Quality Advisory Commission (EQAC) COG X Seats Filled Environmental Quality Advisory Commission (EQAC) COG X Seats Filled Environmental Quality Advisory Commission (EQAC) COG X Seats Filled Environmental Quality Advisory Commission (EQAC) COG X Seats Filled Environmental Quality Advisory Commission (EQAC) COG X Seats Filled Environmental Quality Advisory Commission (EQAC) COG X Seats Filled Environmental Quality Advisory Commission (EQAC) COG X Seats Filled Environmental Quality Advisory Commission (EQAC) Cog X Seats Filled Environmental Quality Advisory Commission (EQAC) Cog X Seats Filled Environmental Quality Advisory Commission (EQAC) Cog X Seats Filled Environmental Quality Advisory Commistied City Council Clint Smith Jared Henderson Shelds Submitted Clint Smith Jared Henderson Science Seats Filled Environmental Quality Advisory Commistee (Trans Cog Clint Smith Commistee Committee (RGC) Cog Steven Shields Transportation Committee (RGC) County X Environmental Quality Advisory Commistee (Nation of Councity X Environmental Quality Advisory	Boards & Committees	Appointed By	2020 Council Assignn
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Herriman Boards & Committees
Youth Council Committee City Council Sharria Ohrn

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Trans Com TACs

Youth Council Committee	City Council	Snerrie Onrn
Finance Committee	City Council	Clint Smith Sherrie Ohrn
Arts Council	City Council	Steven Shields
Community Development Committee		Jared Henderson, Steven Shields
Trails Committee		Sherrie Ohrn
Veterans and Military Affairs Committee		Clint Smith
Traffic/Transportation Committee		Jared Henderson

Seat on E	30 Compensation	Staff Assignment	Schedule
Yes	No	Brett Wood,	Monthly - Third Thursday
103		Tami Moody	monany managay
Yes	No	Brett Wood, Tami Moody	Quarterly
Yes		Brett Wood, Gordon Haight, Tami Moody	Quarterly
Yes	\$65.00 per meeting	Justun Edwards	Monthly - Second Monday
Yes	No	Tami Moody	Currently, there are no meetings scheduled
Yes		Tami Moody, Brett Wood	Monthly - Fourth Wednesday
Yes	No	Tami Moody	Quarterly
No	No	Jackie Nostrom, Michael Maloy	Monthly
No	No	Brett Wood,	Twice a year. Currently, there are no
Yes		Tami Moody Tami Moody	meetings scheduled. Monthly - Second Tuesday
165		ram woody	Worlding - Second Tuesday
No	No		Every other Month
No	No	Wendy Thomas	Four a year
Yes	\$5,000 divided by 26 pay periods = \$192.31	Justun Edwards	Monthly - Third Tuesday
Yes	No	Brett Wood, Tami Moody	Every Monday of the session besides President s Day.
Yes		Brett Wood	Monthly - Third Tuesday
Yes	No	Justun Edwards	Monthly - Fourth Monday
No	No	Brett Wood, Gordon Haight	Monthly - Third Monday
No	\$5,000 a year	Justun Edwards	Monthly - Second Wednesday
Yes	No	Brett Wood, Tami Moody	Five times a year - Thursday
Alternate	No	Brett Wood, Gordon Haight, Michael Maloy	Five times a year - Thursday
Yes	No	Brett Wood, Gordon Haight	Five times a year - Thursday
No	No	Blake Thomas	Six times a year - Wednesday
No	No	Blake Thomas	Three times a year with two tentative dates - Thursday
No	No	Heather Upshaw	Quarterly - Monday
No	No	Michael Maloy	Quarterly - Tuesday
No	No	Michael Maloy	Five times a year - Wednesday

No	No	Blake Thomas	Six times a year - Wednesday
n/a	No	Destiny Skinner, Aly Escobar	Monthy - Second Thursday
n/a	No	Alan Rae, Brett Wood, Gordon Haight, Tami Moody	As scheduled
n/a	No	Wendy Thomas	Monthly - 2nd Thursday at 7:00pm
n/a	No	Gordon Haight/Blake Thomas/Michael Maloy	TBD
n/a	No	Wendy Thomas	Monthly - 1st Thursday at 7:30pm
n/a	No	Wendy Thomas	Quarterly on Tuesday's at 5:30 pm
n/a	No	Blake Thomas	TBD

Time	Location
11:30am-1:30pm	Location Varies *9/17: Herriman City
11:30am-1:30pm	Location Varies
11:30am-1:30pm	Location Varies
2:00pm-4:00pm	District Office, 7308 Airport Road, West Jordan, UT 84084
3:30pm-4:30pm	Riverton City, 12830 S Redwood Road, Riverton, Utah
1:00pm-2:30pm	UTA's FrontLine Headquarters, 669 West 200 South, Salt Lake City, Utah
3:00pm-4:30pm	Salt Lake County Government Center,2001 S State, North Building, Second Floor, Suite 100-Mayor's Office
11:30am-12:00pm	Building, Second Floor, Suite 100-Mayor's Office
12:00pm-1:30pm	Murray City Hall, City Council Conference Room - 5025 South State Street, Murray UT 84107
7:30am-9:00am	Environmental Health Facility, 788 East Woodoak Lane, Murray
Time Varies	Salt Lake County Government Center
7:00am-8:30am	District Office, 1253 W Jordan Basin Lane, Bluffdale, UT 84065
12:00pm-2:00pm	Capitol
7:30am-9:30am	EOC, 3380 South 900 West, Salt Lake City
9:00am-10:30am	WFWRD, 604 West 6960 South, Midvale
4:00pm-5:00pm	West Jordan City Hall
3:00pm-4:00pm	Jordan Valley Water Conservancy District, 8215 South 1300 West, West Jordan, UT 84088
2:00pm-3:30pm	WFRC, 41 North Rio Grande Street, Salt Lake City, UT. Unless otherwise noted.
9:45am-11:15am	WFRC office unless otherwise noted.
2:00pm-3:30pm	WFRC office unless otherwise noted.
9:45am-11:15am	WFRC office unless otherwise noted.
10:00am-11:30am	WFRC office unless otherwise noted.
1:30pm-3:00pm	WFRC office unless otherwise noted.
12:00pm-1:30pm	WFRC office unless otherwise noted.
8:30am-10:00am	Salt Lake-West Valley Area -TBD

2:00-3:30pm	Utah Cultural Celebration Center, 1355 W 3100 S, West Valley City, UT 84119
4:00pm-5:30pm	Herriman City Hall

Row 2	Mayor Camp from Murray is going to be Chairman of COM for 2020. Kathy
Row 3	Mayor Camp from Murray is going to be Chairman of COM for 2020. Kathy
Row 6	Shelly, Currently, there are no meetings scheduled for the Regional Transpor
Row 8	Hi Shelly,Our Board of Trustees is a full time (employed) board, so yes, they
Row 8	Hi Shelly,I have attached a 2020 meeting calendar for our Board, Advisory C
Row 9	This meeting does not have a regularly scheduled date and time-we have be
Row 9	Hi everyone,I hope the new year has been good to you so far.Our next Cities
Row 10	Shelly, The COG Public Works Committee and the Regional Transportation ch
Row 12	Shelly, The EQAC schedule for 2020 is: March 17May 14July 8September 10N
Row 13	Hi Shelly, Wonderful! I would quickly add that there are two ZAP Boards, Tie
Row 13	Hello Shelly, We have actually gone down the road a bit on this and have mc
Row 13	Hi Shelly, Sure thing and thanks for reaching out. I ve attached a schedule of
Row 15	LPC is scheduled every Monday of the session at the Capitol besides Preside
Row 17	Board Clerk, Anthony, 385-468-6332
Row 18	Good morning, Shelly, Thanks for your email and for reaching out. You are c
Row 19	Hi Shelly, As requested, please see the attached JVWCD Board meeting sche

- Row 20 Hi Shelly, That is correct. There is no compensation for any appointment on a
- Row 20 From: Andrea Pearson [mailto:apearson@wfrc.org] Sent: Tuesday, October

Shelly Peterson	01/14/20 5:12 PM
Shelly Peterson	01/15/20 8:34 AM
Shelly Peterson	01/14/20 10:08 AM
Shelly Peterson	01/14/20 4:38 PM
Shelly Peterson	01/14/20 10:33 AM
Shelly Peterson	01/14/20 4:21 PM
Shelly Peterson	01/14/20 12:59 PM
Shelly Peterson	01/14/20 12:55 PM
Shelly Peterson	01/14/20 3:12 PM
Shelly Peterson	01/14/20 4:09 PM
Shelly Peterson	01/14/20 4:09 PM
Shelly Peterson	01/14/20 11:02 AM
Shelly Peterson	01/14/20 1:02 PM
Shelly Peterson	01/15/20 8:00 AM
Shelly Peterson	01/15/20 9:51 AM
Shelly Peterson	01/14/20 3:02 PM

Shelly Peterson 01/14/20 4:26 PM

Shelly Peterson 10/29/19 12:42 PM



Mayor and Council

Monthly Financial Summary

Attached is the December 2019 financial report, all of the figures are through December 31, 2019. I have presented the information in summary format, please contact me with any questions or concerns.

General Fund

The general fund has expenditures exceeding revenue through December 31, 2019 in the amount of \$1,254,004 this represents a reduction in fund balance. We are currently 50% of the year as you will see we are little ahead our projection of revenue and expenditures.

Fund Balances

I have included the fund balance and changes to fund balance during the year for all funds except water. Due to the Water Fund being accounted for with full accrual accounting a fund balance is not calculated.

Fund balance for Capital Projects is currently negative due to the purchase of the auto mall property. The Council has approved a loan from Water Rights Impact Fee to correct this negative amount.

Budget

The budget numbers represent the adopted budget of June 10, 2019 as amended.

Electronically Signed Alan W Rae Director of Finance

GENERAL FUND				
		12/31/2019	Budget	% of Budget
REVENUE				
TAXES				
Property Tax		\$ 817,509	\$ 807,850	101.20%
Sales & Use Tax		3,041,006	6,136,000	49.56%
Franchise Tax	_	1,260,292	2,140,051	58.89%
	_	5,118,808	9,083,901	56.35%
LICENSES & PERMITS				
Business Licenses and Permit		18,319	64,050	28.60%
Building & Development Revenue	_	3,507,719	9,708,638	36.13%
		3,526,037	9,772,688	36.08%
INTERGOVERNMENTAL REVENUE				
Class "C" Road Fund Allotm		841,954	1,451,800	57.99%
Other Intergovernmental Revenue	_	128,232	484,007	26.49%
	_	970,186	1,935,807	50.12%
OTHER REVENUE				
Parks/Rec Special Service District Fees		432,876	896,000	48.31%
Courts		102,708	190,000	54.06%
Miscellaneous Revenue		461,043	2,319,433	19.88%
Transfer from HCSEA	_	-	6,200,000	0.00%
	_	996,627	9,605,433	10.38%
TOTAL GENERAL FUND REVENUE		10,611,658	30,397,829	34.91%
EXPENDITURES				
Governmental Activities				
Legislative		85,250	239,768	35.56%
Planning Commission		11,057	30,300	36.49%
Legal		121,126	367,000	0
Administration				
Administration		326,276	668,835	48.78%
Communications		226,712	692,190	32.75%
Courts		120,235	281,375	42.73%
Human Resources		294,412	580,633	50.71%
Recorder		201,679	450,488	44.77%
Customer Service		48,969	277,500	17.65%
Finance				
Finance		279,005	725,450	38.46%
Information Technology		364,871	619,625	58.89%
Operations				
Facilities		363,372	820,535	44.28%
Enforcement/Emergency		9,874	58,445	16.89%
Fleet Management		174,905	373,425	46.84%
Streets		527,908	2,171,529	24.31%
Snow Removal		103,904	200,600	51.80%
Storm Drain		165,583	342,664	48.32%
Street Signs		39,892	124,895	31.94%
Street Lights		242,978	645,170	37.66%
Parks. Recreation and Events				

	12/31/2019	Budget	% of Budget
Events	456,693	1,107,211	41.25%
Arts & Cultural Development	28,351	146,950	19.29%
Cemetery	19,132	71,950	26.59%
Parks	1,642,854	3,488,594	47.09%
Engineering			
Engineering	592,565	1,220,880	48.54%
GIS	195,933	446,259	43.91%
Planning & Development			
Building	469,676	1,035,507	45.36%
Economic Development	138,943	344,705	40.31%
Planning	322,439	634,280	50.84%
Public Safety			
Police	4,059,499	7,231,888	56.13%
Animal Services	231,567	496,400	
Transfers		3,950,112	0.00%
TOTAL GENERAL FUND EXPENDITURES	11,865,661	29,845,163	39.76%
CHANGE IN FUND BALANCE	(1,254,004)		
Beginning Fund Balance	\$ 4,674,189		
Change in Fund Balance	(1,254,004)		
Ending Fund Balance	\$ 3,420,185		



Staff Report

DATE: January 16, 2020

TO: Mayor and City Council

FROM: Michael Maloy, AICP, Planning Director

MEETING: City Council Meeting January 22, 2020

REQUEST: Rezone Property for Academy Village (Rosecrest Pod 35) from MU-2 (Mixed Use) to

C-2 and R-M (Residential – Multifamily)

Applicant: John Lindsley

Address: 4002 W Real Vista Dr

Acres: 7

File Number: Z2019-100

Request

The applicant is requesting a rezone from MU-2 (Mixed Use) to C-2 and R-M (Residential – Multifamily) for 7 acres of property. The applicant is also requesting an amendment to the Wasatch South Hills Master Development Agreement to add 48.43 acres of property, including a site plan and design guidelines.

Process

A rezone is a legislative action. The Planning Commission holds a public hearing and makes a recommendation to the City Council. The City Council will then hold a public meeting to discuss the item and make the final decision.

The Planning Commission held a public hearing on December 5, 2019, and recommended approval of the rezone. The City Council will now hold a public meeting and make the final decision.

Notices

Staff mailed notices to all property owners within 300 feet of the subject property. Notices were mailed to 102 property owners and affected entities on November 25, 2019. At this time, staff has received no comments on the request.

Neighborhood Meeting

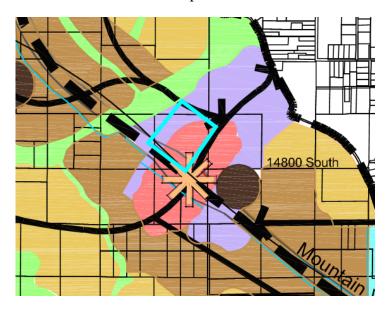
No neighborhood meeting was held. The applicant has a master development agreement and is vested under the 2008 ordinance, which did not require a neighborhood meeting.



Staff Report

General Plan

The 2008 General Plan designates this property as Commercial and Mixed Use. The proposed rezone to C-2 and R-M would comply with the intent of the General Plan. The rezone would allow commercial and residential uses in a mixed use development. The 2008 General Plan is below:



Discussion

The proposal is for a development of residential and commercial units known as Academy Village. The project is comprised of property identified as Rosecrest pods 35 and 39. The current application addresses pod 35. Pod 39 was approved by the Planning Commission on November 21, 2019, and is aslo before the City Council for decision.

The applicant has had a site plan approved for the entire property, which is 23.63 acres in pod 39 and 24.80 acres in pod 35. The site plan consists of retail and office uses, with 120 residential units in each pod, for a total of 240 residential units.

The applicant is proposing to rezone a portion of the property known as Rosecrest pod 35 from MU-2 (Mixed Use) to C-2 and R-M (Multi Family Residential). Approximately 7 acres on the northwest side of the property is currently zoned MU-2. The proposal is to rezone the property to C-2, and a small portion of R-M to facilitate the develop of a commercial center with associated residential units. The current zoning map is below:



Staff Report



The PC also approved the site plan for pods 35 and 39 and the new commercial design guidelines for the property. This preliminary site plan lays out the locations of future uses, including a parking structure. Each use will come back to the PC in the future with greater details on parking, landscaping, and building elevations.

Recommendation

The Planning Commission recommended approval of the rezone of approximately 7 acres from MU-2 to C-2 and R-M, as shown on Attachment B.

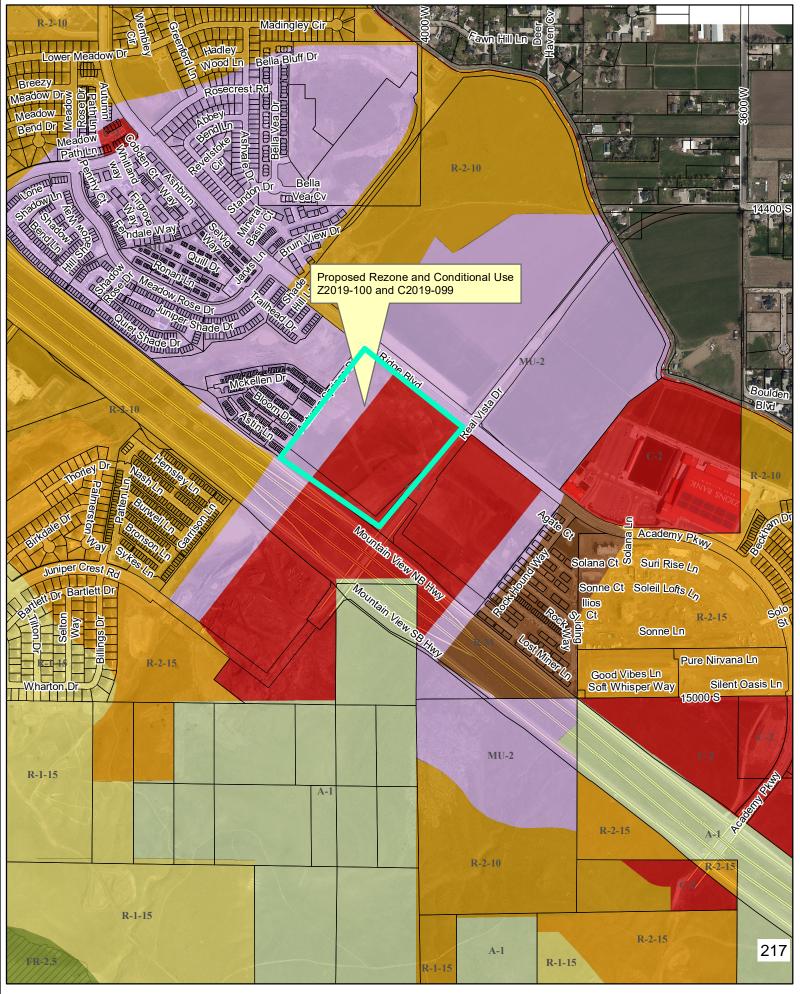
Attachments

- A. Vicinity Map
- B. Proposed Zoning Exhibit



Staff Report

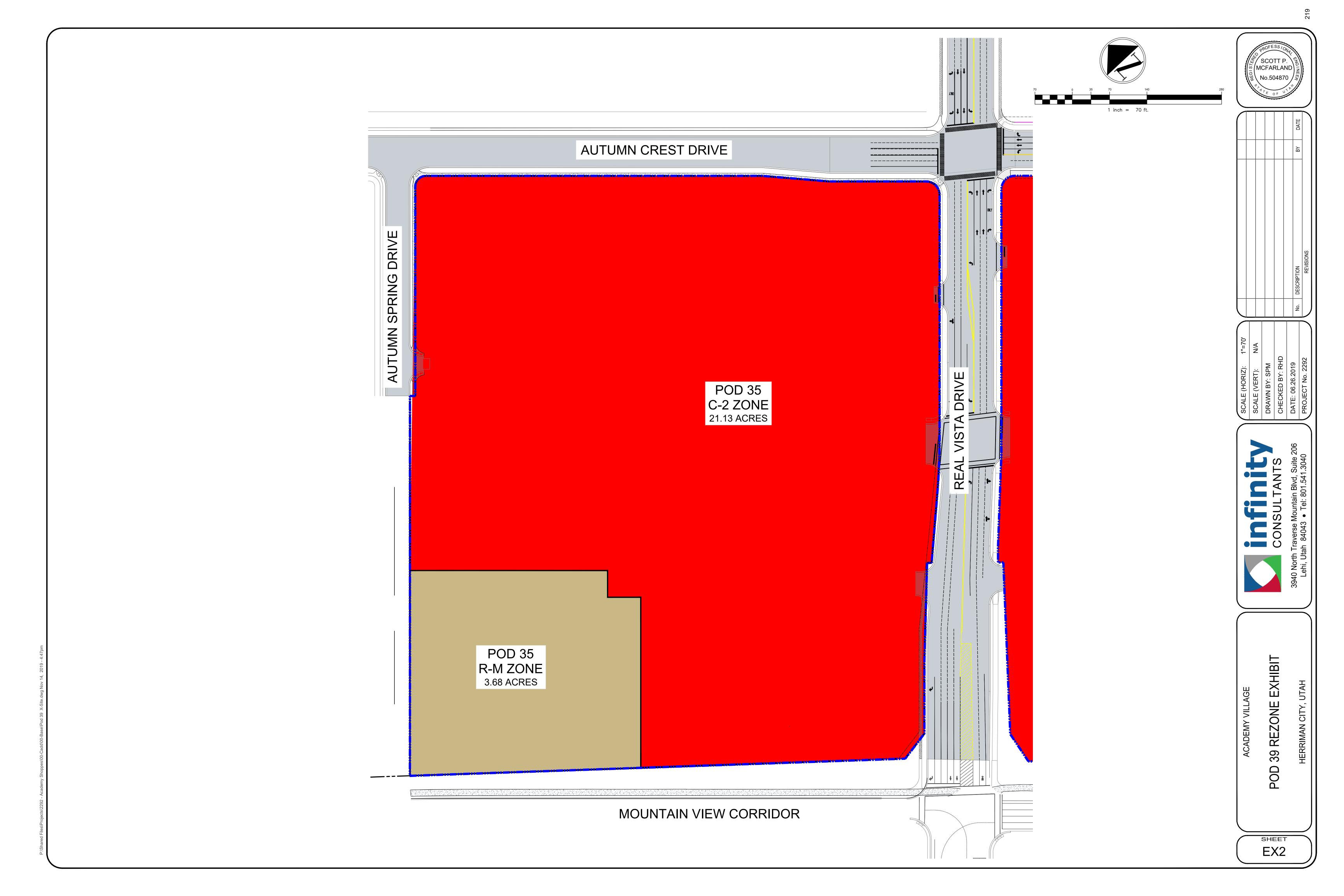
Attachment A Vicinity Map





Staff Report

Attachment B Zoning Exhibit



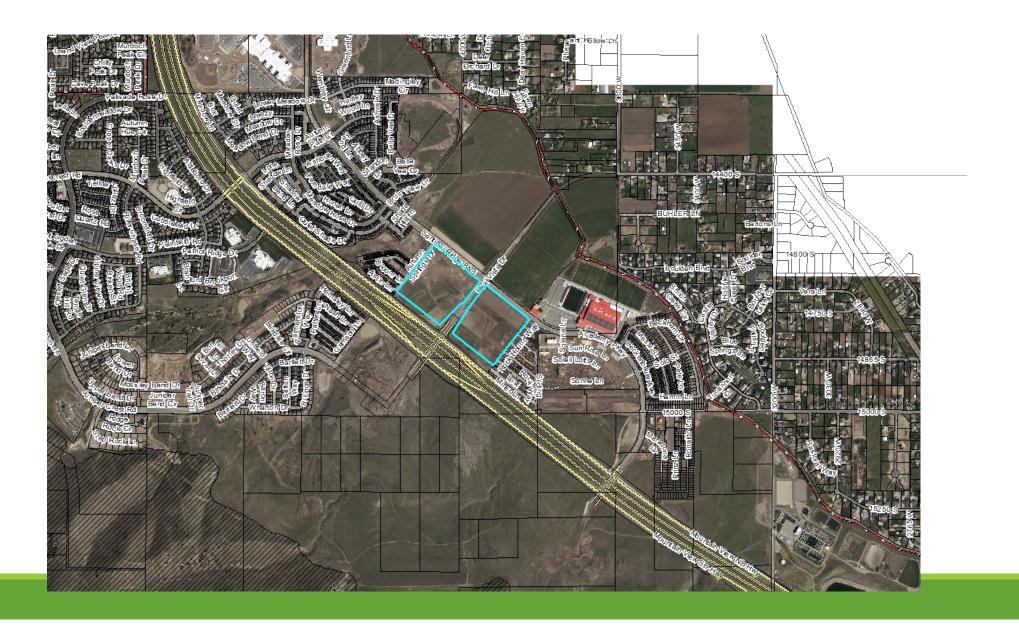
City Council Meeting January 22, 2020



Item 8.1

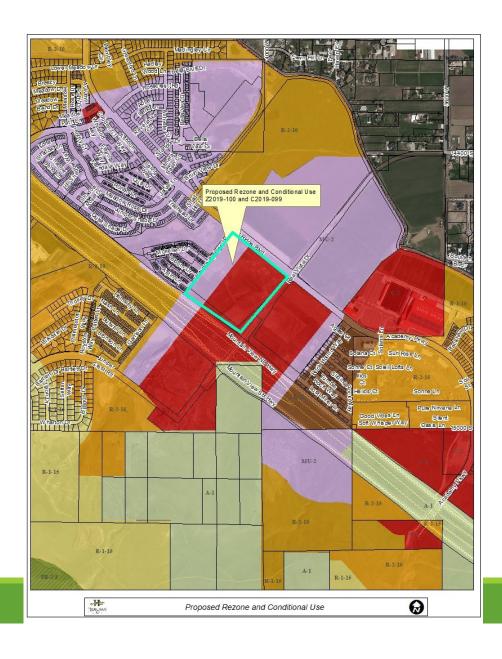
Discussion and Consideration of a proposed rezone of seven (7) acres from MU-2 (Mixed Use) to C-2 (Commercial) and RM (Multi Family Residential) for a proposed development known as Academy Village (pod 35) for John Lindsley located at 4002 West Real Vista Drive (File No Z2019-100) - Michael Maloy, City Planner

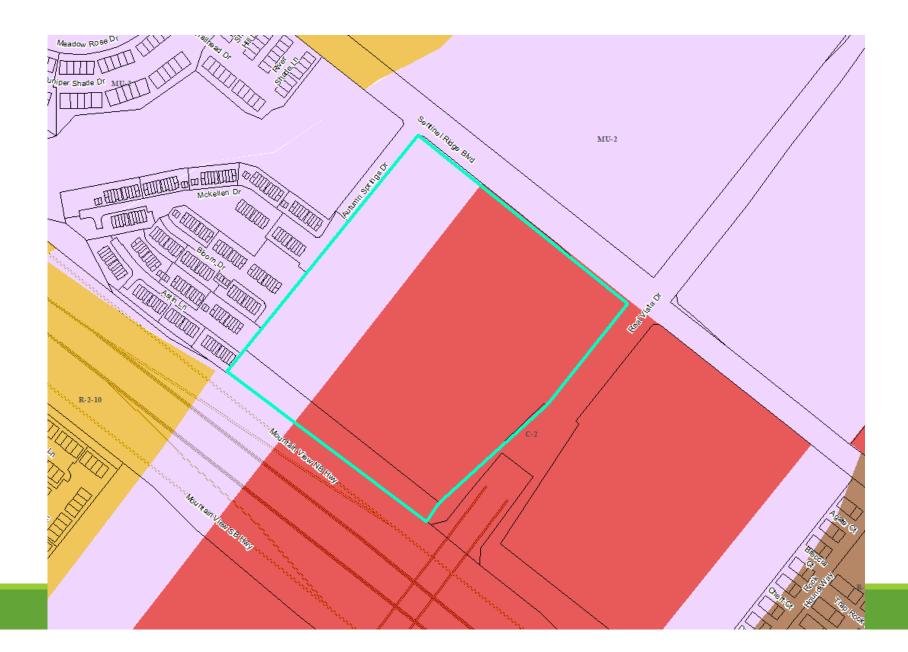




Process

- The property is currently located in the Rosecrest Master Development Agreement.
- The property is currently zoned C-2 and MU-2.
- The applicant has applied for a rezone on pods 35 and 39.
- The City Council will consider an amendment to the Rosecrest MDA to remove the property and the South Hills MDA to add the property.
- The Planning Commission has given preliminary site plan approval for pods 35 and 39, along with Design Guidelines.
- The rezone and MDA can now be acted on by the City Council.





Proposed Zoning for pod 35 AUTUMN CREST DRIVE AUTUMN SPRING DRIVE POD 35 C-2 ZONE 21.13 ACRES POD 35 R-M ZONE 3.68 ACRES MOUNTAIN VIEW CORRIDOR



	Pod 3			
LOT Name	Area	Building Area	Use Type	
LOT 35-A	0.7 Ac.	6,000 SF	Restaurant	
LOT 35-B	0.8 Ac.	6,000 SF	Restaurant	
LOT 35-C	0.9 Ac.	6,000 SF	Restaurant	
LOT 35-D	0.9 Ac.	6,000 SF	Restaurant	
LOT 35-E	1.4 Ac.	11,000 SF	Pharmacy	
LOT 35-F	1.3 Ac.	12,000 SF/Floor	Prof. Services	
LOT 35-G	1.2 Ac. 12,000 SF/Floor		Prof. Services	
LOT 35-H*		8,000 SF	Retail	
LOT 35-I*		6,500 SF	Retail	
arking Structure	2.9 Ac.	426 Parking Spaces	Parking	LEGEND
LOT 35-J	1.9 Ac.	25,000 SF/Floor	Office	LEGEND
LOT 35-K	0.7 Ac.	6,000 SF	Retail	RETAIL PAD
LOT 35-L	6.1 Ac.	65,000 SF	Grocer	RESTAURANT PAD
Residential Lot	t 3.7 Ac. 120 Units and Club House Re		Residen	PROFESSIONAL SERVICES PAD
OT 35-H and 35-	l property	g structure	OFFICE PAD	
				GROCERY PAD

LAND USE TABULATION

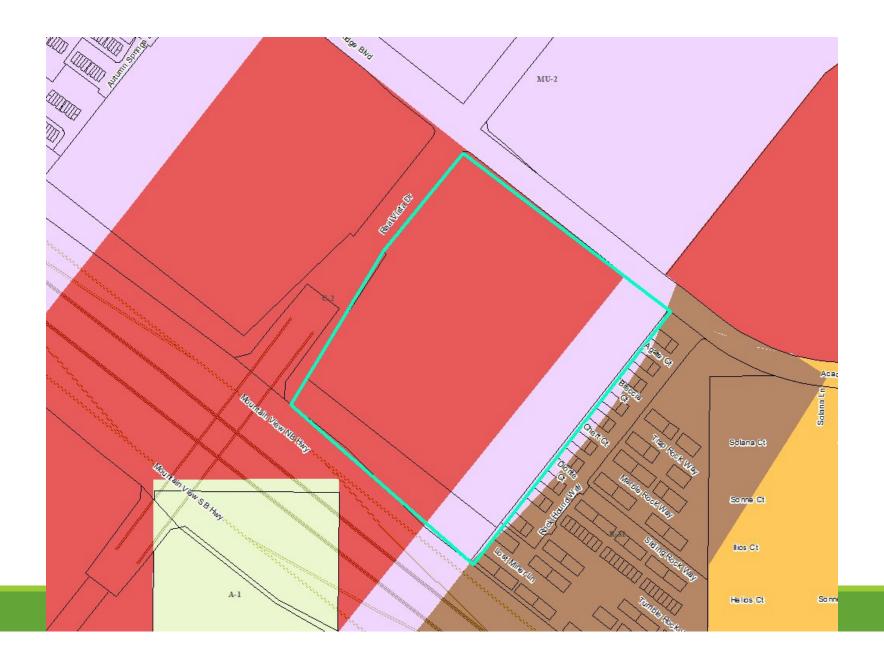
OVERALL ACREAGE	24.80 ACRES	100%
ASPHALT/CONCRETE	17.19 ACRES	69%
BUILDINGS	3.89 ACRES	16%
LANDSCAPING	3 72 ACRES	15+%

RESIDENTIAL PAD

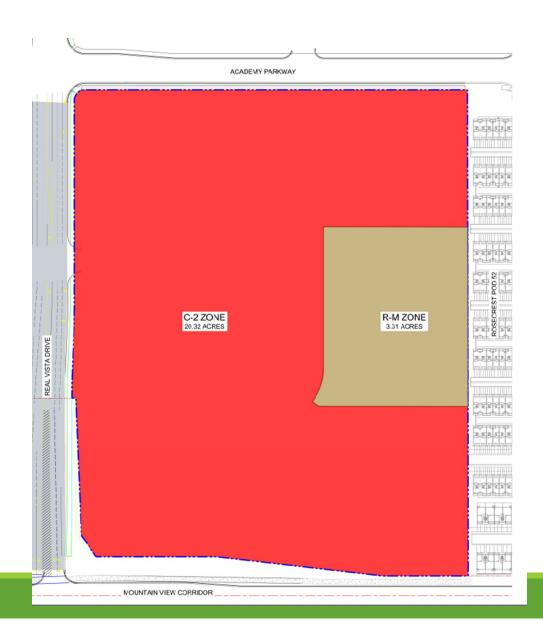
Item 8.2

Discussion and Consideration of a proposed rezone of 4.55 acres from MU-2 (Mixed Use) to C-2 (Commercial) and RM (Multi Family Residential) for a proposed development known as Academy Village (pod 39) for John Lindsley located at 14752 S Academy Parkway (File No Z2019-057) - Michael Maloy, City Planner

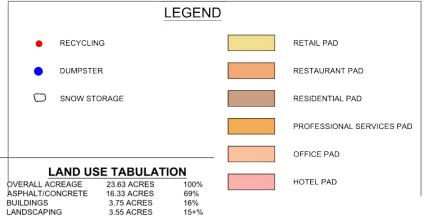




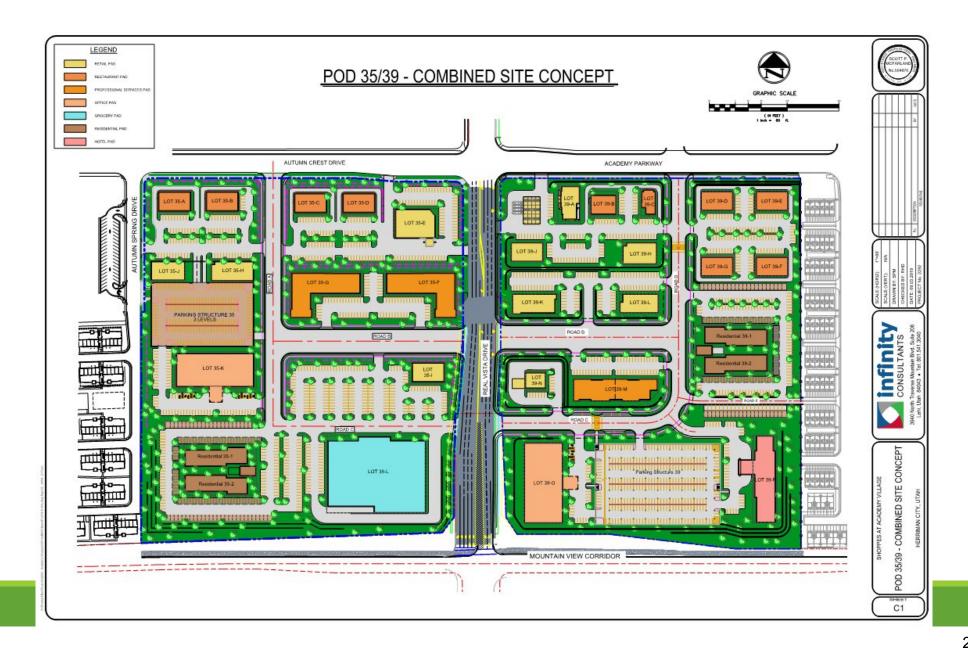
Proposed Zoning for pod 39







				Pod 39	Parking	Calcul	ations				
Building			% of	Parking Surface			Surface Parking	Bal. in			
Designation		Area	% of building		Calc.	Req.	Prov.	Structure	Parking Ratio		
Retail Pad A - Gas	1	5,400	85%		1/250	18.4	18	0	Retail 4 per 1000		
Restaurant Pad B	1	4,800	80%		1/100	38.4	38	0	Restaurant 10 per 1000 - 20% kitchen		
Restaurant Pad C	1	3,000	80%		1/100	24.0	24	0	Restaurant 10 per 1000 - 20% kitchen		
Restaurant Pad D	1	6,000	80%		1/100	48.0	48	0	Restaurant 10 per 1000 - 20% kitchen		
Restaurant Pad E	1	6,000	80%		1/100	48.0	48	0	Restaurant 10 per 1000 - 20% kitchen		
Restaurant Pad F	1	6,000	80%		1/100	48.0	48	0	Restaurant 10 per 1000 - 20% kitchen		
Restaurant Pad G	1	6,000	80%		1/100	48.0	48	0	Restaurant 10 per 1000 - 20% kitchen		
Retail H	1	7,000	85%		1/250	23.8	24	0	Retail 4 per 1000		
Open Space I	1	-						0			
Retail J	1	6,000	85%		1/250	20.4	20	0	Retail 4 per 1000		
Retail K	1	8,300	85%		1/250	28.2	28	0	Retail 4 per 1000		
Retail L	1.	7,000	85%		1/250	23.8	24		Retail 4 per 1000		
Pro Svo/Office M	2	17,000	90%	30,600	1/333	91.9	45.		Prof Services 3 per 1000		
Kenk N	1.	3,200			1/250	12.8	13	0	Restall 4 per 1000		
Orffice C	1	133,000	88%		3/500	702.2	58	-664	Office 6 per 1000		
Hotel P	1	120	rooms		1.2	154.0	26	-128	Hetel 1.2 per reem + 10		
Surface Parking	1						486				
Panking Structure					289		867				
RESTAURANT, I	RETAIL	OFFICE, AN	ID HOTEL F	ARKING TO	TAL	1330	1958	23			
Residential 1	1	60			1.50	90.0	119	29	Residential 1.8 per unit		
Residential 2	1	60			1.50	90.0	118	28			
	RESIDEN	TIAL PARK	ING TOTAL	L		180	237	57			



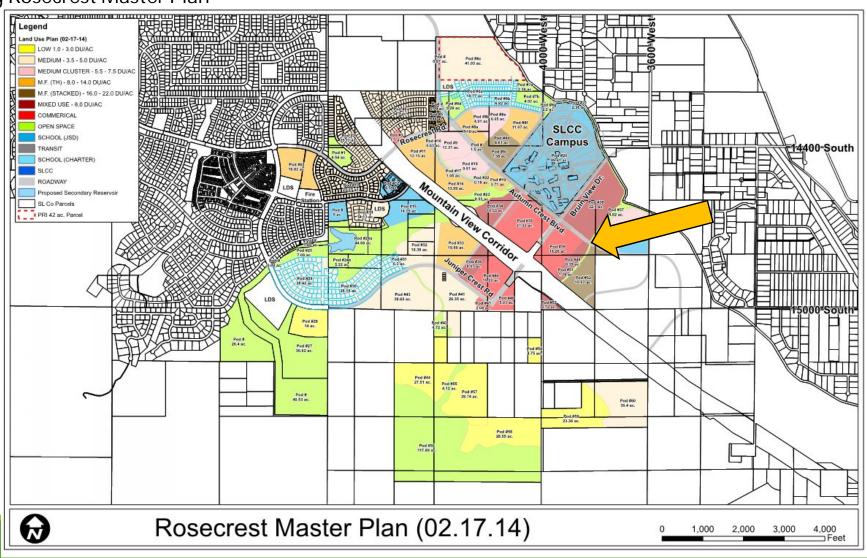
Item 8.3 Rosecrest and Wasatch Proposed MDA Amendments

- Wasatch has purchased two parcels of real property from Rosecrest, which are subject to the Rosecrest Development Agreement;
- The parcels are identified as Pods 35 and 39;
- Wasatch is proposing to amend the Wasatch MDA to add Pods 35 and 39 and commercial design guidelines and we are requesting other changes;
- Rosecrest would amend their MDA to remove Pods 35 and 39;
- Wasatch is also requesting a zone change (not part of MDA).

Item 8.3 Rosecrest Development Agreement

- Pods 35 and 39 would be removed from the Rosecrest Development Agreement.
- The legal description in the development agreement would be amended to remove Pods 35 and 39 from the legal description and re-recorded.

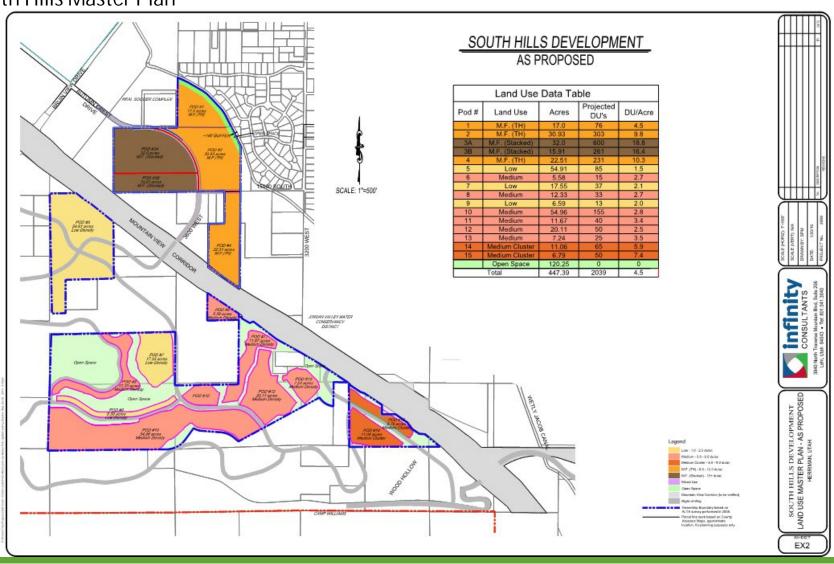
Existing Rosecrest Master Plan



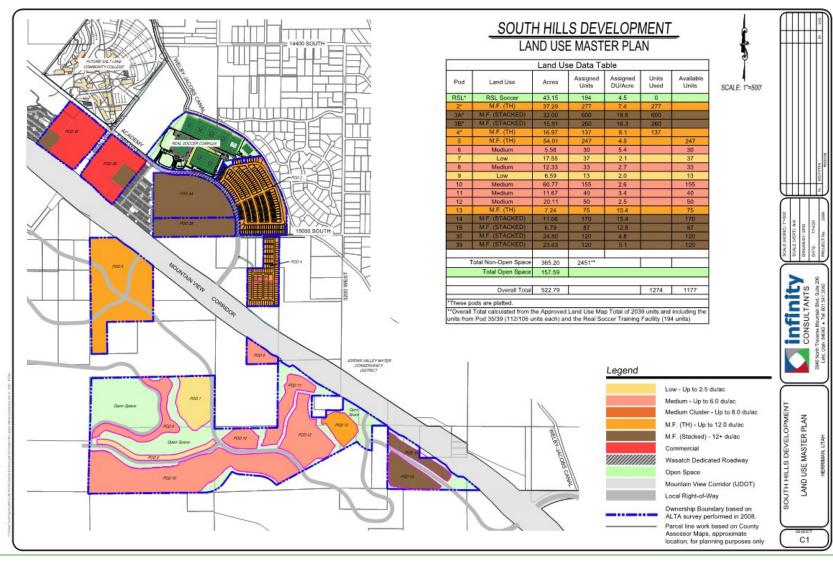
Item 8.4 South Hills Amended Development Agreement

- Property would be rezoned as set forth above (not part of MDA)
- Legal description would be amended to include Pods 35 and 39 and re-recorded
- Commercial design guidelines would be added
 - Guidelines have been reviewed and approved by the Planning Commission

Current South Hills Master Plan



Proposed South Hills Master Plan



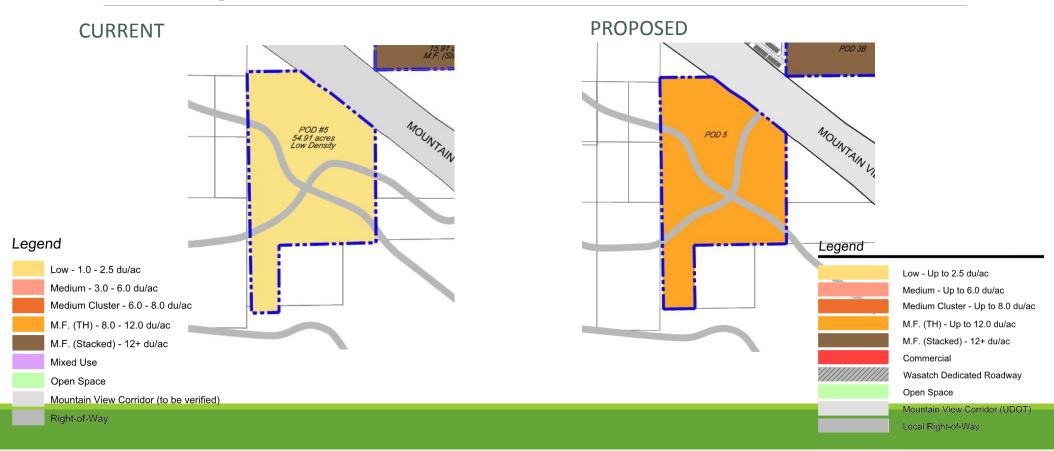
CURRENT

Land Use Data Table						
Pod #	Land Use	and Use Acres		DU/Acre		
1	M.F. (TH)	17.0	76	4.5		
2	M.F. (TH)	30.93	303	9.8		
3A	M.F. (Stacked)	32.0	600	18.8		
3B	M.F. (Stacked)	15.91	261	16.4		
4	M.F. (TH)	22.51	231	10.3		
5	Low	54.91	85	1.5		
6	Medium	5.58	15	2.7		
7	Low	17.55	37	2.1		
8	Medium	12.33	33	2.7		
9	Low	6.59	13	2.0		
10	Medium	54.96	155	2.8		
11	Medium	11.67	40	3.4		
12	Medium	20.11	50	2.5		
13	Medium	7.24	25	3.5		
14	Medium Cluster	11.06	65	5.9		
15	Medium Cluster	6.79	50	7.4		
	Open Space	120.25	0	0		
	Total	447.39	2039	4.5		

PROPOSED

Pod	Land Use	Acres	Assigned Units	Assigned DU/Acre	Units Used	Available Units
RSL*	RSL Soccer	43.15	194	4.5	0	
2*	M.F. (TH)	37.29	277	7.4	277	
3A*	M.F. (STACKED)	32.00	600	18.8	600	
3B*	M.F. (STACKED)	15.91	260	16.3	260	
4*	M.F. (TH)	16.97	137	8.1	137	
5	M.F. (TH)	54.91	247	4.5		247
6	Medium	5.58	30	5.4		30
7	Low	17.55	37	2.1		37
8	Medium	12.33	33	2.7		33
9	Low	6.59	13	2.0		13
10	Medium	60.77	155	2.6		155
11	Medium	11.67	40	3.4		40
12	Medium	20.11	50	2.5		50
13	M.F. (TH)	7.24	75	10.4		75
14	M.F. (STACKED)	11.06	170	15.4		170
15	M.F. (STACKED)	6.79	87	12.8		87
35	M.F. (STACKED)	24.80	120	4.8		120
39	M.F. (STACKED)	23.63	120	5.1		120
Total Non-Open Space		365.20	2451**			
	Total Open Space	157.59				
	Overall Total	522.79			1274	1177

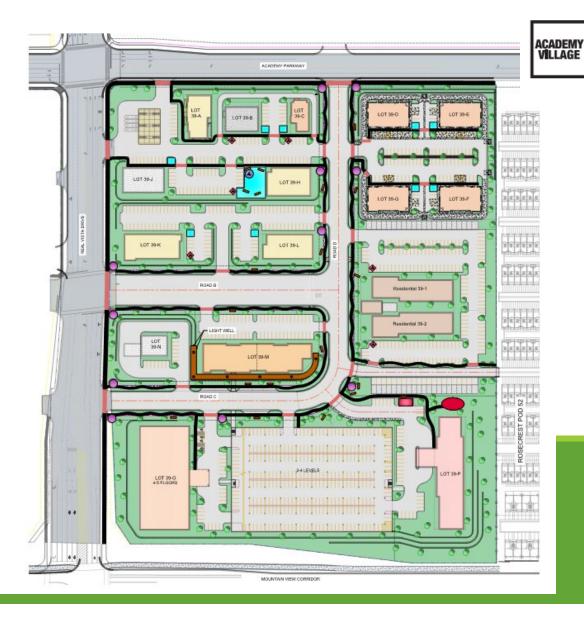






Wasatch Design Guidelines

- Current Design Guidelines didn't include commercial criteria.
- Planning Commission has approved amended guidelines for commercial development.
 - Landscaping
 - Architecture
 - Parking standards
 - Amenities
 - Setbacks



POD 39 - WALKABILTY AND AMENITIES EXHIBIT

AREA LEGEND

ENTRANCE MONUMENTATION

SPLASH PAD

RIDE SHARE

AMENITY

OUTDOOR PATIO AREA

SCOOTER AND BIKE PARKING

BENCH

LIGHT WELL

NOTE: THESE THEMING AMENITIES ARE SHOWN AS EXAMPLES ONLY. FINAL DESIGN WILL INCLUDE ACTUAL PROPOSED THEMING ELEMENTS.





Staff Report

DATE: January 16, 2020

TO: Mayor and City Council

FROM: Michael Maloy, AICP, Planning Director

MEETING: City Council Meeting January 22, 2020

REQUEST: Rezone Property for Academy Village (Rosecrest Pod 39) from MU-2 (Mixed use) to

C-2 and R-M (Residential – Multifamily)

Applicant: Scott McFarland

Address: 14752 S Academy Parkway

Zone: C-2 (Commercial) and MU-2 (Mixed Use)

Acres: 4.55

File Number: Z2019-057

Request

The applicant is requesting a rezone from MU-2 (Mixed Use) to C-2 and R-M (Residential – Multifamily). This item is on for a decision, along with the rezone for the adjacent pod 35. The applicant is also requesting to amend the South Hills Master Development Agreement to add this property.

Process

A rezone is a legislative action. The Planning Commission holds a public hearing and makes a recommendation to the City Council. The City Council will then hold a public meeting to discuss the item and make the final decision.

The Planning Commission held a public hearing on September 5, 2019, and recommended approval of the rezone. There were no public comments at the meeting.

Notices

Staff mailed notices to all property owners within 300 feet of the subject property. Notices were mailed to 36 property owners and affected entities on August 23, 2019. At this time, staff has received no comments on the request.

Neighborhood Meeting

No meeting was held. The applicant is vested under the 2008 ordinance, which does not require a neighborhood meeting.



Staff Report

General Plan

The General Plan designates this property as Commercial. The proposed rezone to C-2 (Commercial) would comply with the General Plan. The proposed rezone to R-M (Residential – Multifamily) does not comply with the current version of the general plan, but the South Hills development agreement allows property to be purchased and allows additional units to be placed on the purchased parcel(s).

Discussion

The applicant is proposing to rezone a portion of the property known as Rosecrest pod 39 from MU-2 (Mixed Use) to C-2 and R-M (Multi Family Residential). Approximately 4.5 acres on the southeast side of the property is currently zoned MU-2. The proposal is to rezone the property to C-2, and a small portion of R-M to facilitate the develop of a commercial center with associated residential units. The site plan for the commercial center has been approved by the Planning Commission (See Attachment C).



Recommendation

The Planning Commission recommended approval of the rezone of approximately 4.5 acres from MU-2 to C-2 and R-M as shown in Attachment A.

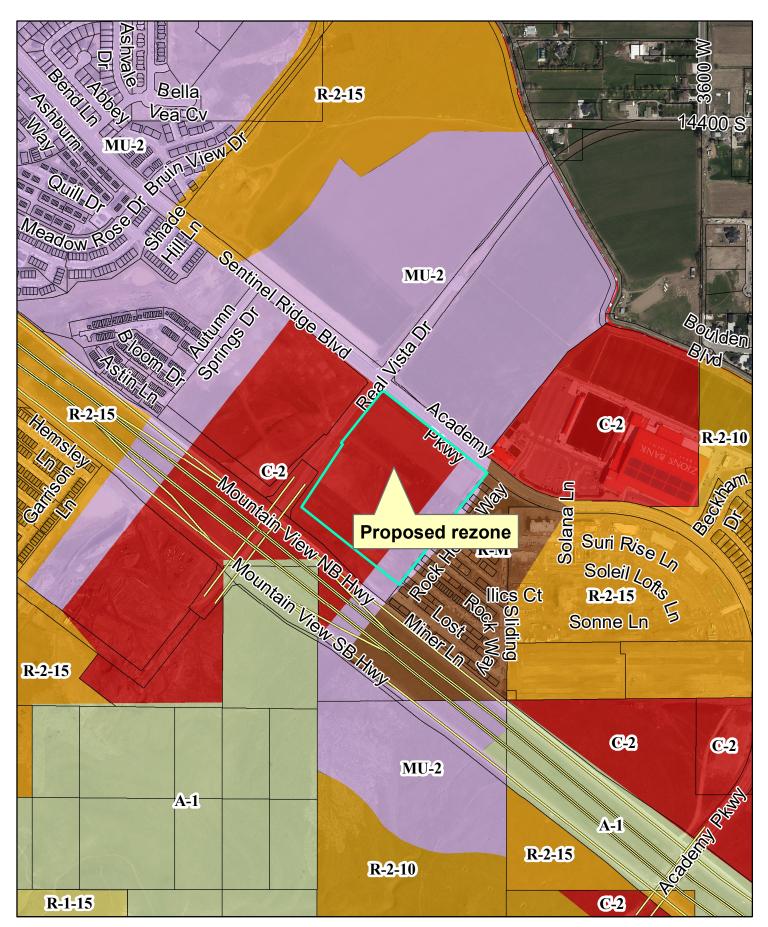
Attachments

- A. Vicinity Map
- B. Proposed Zoning Exhibit
- C. Academy Village Site Plan



Staff Report

Attachment A Vicinity Map

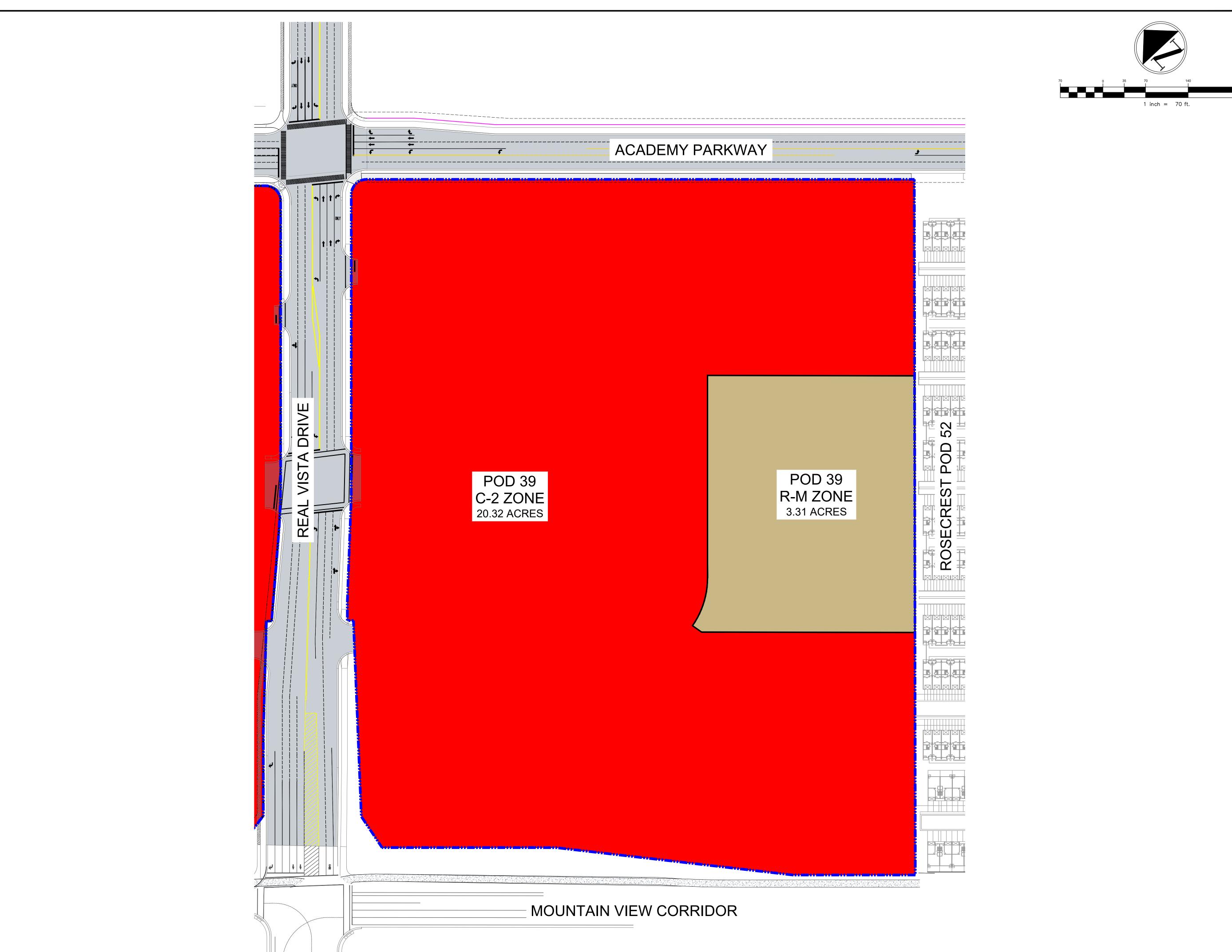


Proposed rezone File# Z2019-057



Staff Report

Attachment B Proposed Zoning Exhibit



© (MCFARLAND



CONSULTANTS

EXHIBIT 39 REZONE

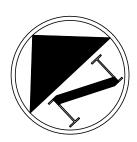
> SHEET EX1



Staff Report

Attachment C Academy Village Site Plan

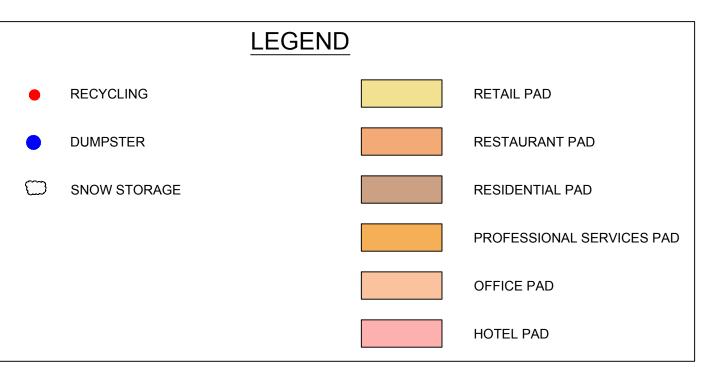




GRAPHIC SCALE (IN FEET)

1 inch = 50 ft.

LOT 39 Table				
LOT	Area	Building Area	Use Type	
LOT 39-A	0.9 Ac.	5,400 SF	Gas Station	
LOT 39-B	0.5 Ac.	4,800 SF	Restaurant	
LOT 39-C	0.4 Ac.	3,000 SF	Restaurant	
LOT 39-D	0.6 Ac.	6,000 SF	Restaurant	
LOT 39-E	0.7 Ac.	6,000 SF	Pharmacy	
LOT 39-F	0.6 Ac.	6,000 SF	Restaurant	
LOT 39-G	0.6 Ac.	6,000 SF	Restaurant	
LOT 39-H	0.4 Ac.	7,000 SF	Retail	
LOT 39-I	0.5 Ac.	7,000 SF	Retail	
LOT 39-J	0.5 Ac.	7,000 SF	Retail	
LOT 39-K	1.0 Ac.	8,300 SF	Retail	
LOT 39-L	1.0 Ac.	7,000 SF	Retail	
LOT 39-M	1.2 Ac.	17,000 SF/FLOOR	Office	
LOT 39-N	1.0 Ac.	3,200 SF	Bank	
LOT 39-O	2.5 Ac.	133,000 SF	Office	
LOT 39-P	1.9 Ac.	120 Rooms	Hotel	
Parking Structure	2.8 Ac.	867 Parking Spaces	Parking	
Residential Lot	3.4 Ac.	120 Units & Club House	Residential	



LAND USE TABULATION

OVERALL ACREAGE 16.33 ACRES 3.75 ACRES 3.55 ACRES 69% 16% 15+% ASPHALT/CONCRETE BUILDINGS LANDSCAPING

Buildi	ng					Parking			Comments
Designation		Area	% of building		Calc.	Req.	Surface Parking Prov.	Bal. in Parking Structure	Parking Ratio
Retail Pad A - Gas	1	5,400	85%		1/250	18.4	18	0	Retail 4 per 1000
Restaurant Pad B	1	4,800	80%		1/100	38.4	38	0	Restaurant 10 per 1000 - 20% kitche
Restaurant Pad C	1	3,000	80%		1/100	24.0	24	0	Restaurant 10 per 1000 - 20% kitche
Dt		6,000	000/		1 /100	40.0	1 40		Dt
Restaurant Pad D	1	6,000	80%		1/100	48.0	48	0	Restaurant 10 per 1000 - 20% kitche
Restaurant Pad E	1	6,000	80%		1/100	48.0	48	0	Restaurant 10 per 1000 - 20% kitche
Restaurant Pad F	1	6,000	80%		1/100	48.0	48	0	Restaurant 10 per 1000 - 20% kitche
Restaurant Pad G	1	6,000	80%		1/100	48.0	48	0	Restaurant 10 per 1000 - 20% kitche
Retail H	1	7,000	85%		1/250	23.8	24	0	Retail 4 per 1000
Open Space I	1	-						0	
Retail J	1	6,000	85%		1/250	20.4	20	0	Retail 4 per 1000
Retail K	1	8,300	85%		1/250	28.2	28	0	Retail 4 per 1000
Retail L	1	7,000	85%		1/250	23.8	24	0	Retail 4 per 1000
Pro Svc/Office M	2	17,000	90%	30,600	1/333	91.9	41	-51	Prof Services 3 per 1000
Bank N	1	3,200	3070	30,000	1/250	12.8	13	0	Retail 4 per 1000
•					-				·
Office O	1	133,000	88%		3/500	702.2	38	-664	Office 6 per 1000
Hotel P	1	120	rooms		1.2	154.0	26	-128	Hotel 1.2 per room + 10
Curfoso Derivine	1		I	I	I		486		
Surface Parking Parking Structure	3				289		867		
		OFFICE ^ *	וח ווסדרי י			1220	+	22	
RESTAURANT, F	NETAIL,	OFFICE, AI	ID HOTEL P	AKKING IC	IAL	1330	1353	23	
Residential 1	1	60			1.50	90.0	119	29	Residential 1.5 per unit
Residential 2	1	60			1.50	90.0	118	28	
	RESIDEN	NTIAL PARK	ING TOTAL			180	237	57	



				DATE	
				B⊀	-
					-
				DESCRIPTION	REVISIONS
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	1"=50'	۲ ا	0		^

SITE 39 POD RELIMINARY

SHEET



STAFF REPORT

DATE: January 16, 2020

TO: The Honorable Mayor and City Council

FROM: John Brems, City Attorney

SUBJECT: Discussion and consideration for an amendment to the Rosecrest Development

Agreement

RECOMMENDATION:

Discussion and consideration of an amendment to the Rosecrest development agreement.

DISCUSSION:

Wasatch has purchased Pod 35 and 39, approximately 50 acres of commercial property, from Rosecrest. Wasatch is requesting to develop these properties under their existing development agreement. To keep conflicting development agreements from being recorded on the same property both the Rosecrest and Wasatch development agreements needs to be amended. Rosecrest will remove the recorded development agreement, and Wasatch will record the amended development agreement on Pods 35 and 39.



DRAFT

WHEN RECORDED, RETURN TO:
SALT LAKE CITY UT 84
AMENDMENT TO THE AMENDED AND RESTATED MASTER DEVELOPMENT AGREEMENT FOR THE ROSE CREST MASTER PLAN COMMUNITY
THIS AMENDMENT TO THE AMENDED AND RESTATED
MASTER DEVELOPMENT AGREEMENT (" Amendment") is made and
entered as of the day of October, 2019, by and between the City of Herriman, a
Utah municipal corporation ("City"), and [I don't know the current
name of the Sorenson Master Developer entity], L.L.C., a Utah limited liability
company ("Master Developer").

RECITALS

A. The parties entered into an Amended and Restated Master Development Agreement which was recorded on January 28, 2009 as Entry No. 100608304 in the official books and records of the Salt Lake County Recorder ("Original ARMDA") governing the property shown on Exhibit "A" thereto.

- B. The parties have previously amended the Original ARMDA by a [I don't know if the Sorenson/Rosecrest ARMDA has been amended but I bet it has been and I need that information asap].
 - C. The Parties desire to amend the Original MDA by modifying the legal

description in Exhibit "A" thereto.		
D. The parties have cooperated	in the preparation of	this Amendment.
NOW, THEREFORE, in conside	eration of the mutual	covenants contained herein,
and other good and valuable considerat	tion, the receipt and si	afficiency of which are
hereby acknowledged, the City and Ma	aster Developer hereb	y agree to the following:
$\mathbf{A}\mathbf{M}$	MENDMENTS	
1. Effect of this	Amendment. Oth	ner than a specifically
amended herein by this Am	nendment, the Origina	l ARMDA, as previously
amended, shall remain in full force and	l effect.	
2. <u>Amendment of Exhibit '</u>	"A". The properties of	lescribed in Exhibit "A-1" are
hereby removed from the Original ARM	MDA.	
IN WITNESS WHEREOF, the p	parties hereto have ex	ecuted this Agreement by and
through their respective, duly authorize	ed representatives as o	f the day and year first herein
above written.		
MASTER DEVELOPER [Current Rosecrest developer name],	, LLC	CITY City of Herriman
By: Its:		By: Brett Wood Its: City Manager
Approved as to form and legality:	Attest:	
John Brems City Attorney	City Recorder	

CITY ACKNOWLEDGMENT	
STATE OF UTAH)
COUNTY OF SALT LAKE	:ss.)
being by me duly sworn, did say Utah municipal corporation, and	19, personally appeared before me Brett Wood who that he is the City Manager of the City of Herriman, a that said instrument was signed in behalf of the City by and said City Manager acknowledged to me that the City
	NOTARY PUBLIC
My Commission Expires:	Residing at:
DEVEL	OPER ACKNOWLEDGMENT
STATE OF UTAH)
:ss. COUNTY OF SALT LAKE)
who b	ber, 2019, personally appeared before me being by me duly sworn, did say that he is the, LLC, a Utah limited liability
company, and that the foregoing	instrument was duly authorized by the company at a of its operating agreement and signed in behalf of said
	NOTARY PUBLIC
My Commission Expires:	Residing at:

HERRIMAN, UTAH **ORDINANCE NO. 20.**

AN ORDINANCE OF THE CITY COUNCIL OF HERRIMAN APPROVING AN AMENDMENT TO THE AMENDED AND RESTATED MASTER DEVELOPMENT AGREEMENT FOR THE ROSE CREST MASTER PLAN **COMMUNITY**

WHEREAS, the Herriman City Council ("Council") met in regular meeting on January___, 2020 to consider, among other things, approving an amendment to the Amended and Restated Master Development Agreement for the Rose Crest Master Plan Community; and

WHEREAS, the Utah Code Ann. § 10-9a-102 authorizes, among other things, that the City may enter into development agreements; and

WHEREAS, staff has presented to the Council an amendment to the Amended and Restated Master Development Agreement for the Rose Crest Master Plan Community ("Development Agreement"); and

WHEREAS, Council has reviewed the Development Agreement and hereby find that it is in the best interests of the public to enter into the Development Agreement.

NOW, THEREFORE, BE IT ORDAINED that the Development Agreement is approved, and the City Manager and Recorder are hereby authorized and directed to execute and deliver the same.

This ordinance assigned no. 20. ___, shall take effect immediately upon passage and acceptance as provided herein.

PASSED AND APPROVED by t 2020.	the Council of Herriman, Utah, this day of Janurar
	HERRIMAN
ATTEST:	David Watts, Mayor
Jackie Nostrom MMC City Recorder	



DATE: January 17, 2020

TO: The Honorable Mayor and City Council

FROM: John Brems, City Attorney

SUBJECT: Discussion and consideration for an amendment to the Wasatch South Hills

Master Development Agreement

RECOMMENDATION:

Discussion and consideration of an amendment to the Wasatch South Hills Master Development Agreement.

DISCUSSION:

Wasatch has purchased Pod 35 and 39, approximately 50 acres of commercial property, from Rosecrest. Wasatch is requesting to develop these properties under their existing development agreement. To keep conflicting development agreements from being recorded on the same property both the Rosecrest and Wasatch development agreements needs to be amended.

The amendment to the Wasatch South Hills MDA will include a revised Land Use Master Plan that includes Pods 35 and 39. The revised master plan assigns 4.5 units per acre to pods 35 and 39. This is the amount they are allowed under their MDA. The applicant submitted the revised Master Plan to staff on January 16, 2020. The new plan shows that the applicant has also revised the density on several other pods above Mountain View Corridor.

F	Pod	Current Density	Current	Proposed density	Proposed Units
		(per acre)	units	(per acre)	
F	RSL	Not shown on	0	4.5	194
C	complex	current plan			
5	5	1.5	85	4.5	247
6	5	2.7	15	5.4	30
1	13	3.5	25	10.4	75
1	14	5.9	65	15.4	170

Attachments

- A. Email from applicant
- B. Current Land Use Master Plan
- C. Revised Land Use Master Plan



Bryn MacDonald

From:

Reid Dickson <reid@infinityutah.com>

Sent:

Thursday, January 16, 2020 5:50 PM

To:

Bryn MacDonald

Cc:

'John Lindsley'; 'Scott McFarland' South Hills Land Use Master Plan

Subject: Attachments:

Land Use Master Plan 1-16-20.pdf

Bryn,

Attached is the updated plan. Because all units planned for pods in "Lower South Hills" (below the MVC) were not actually platted, we have reallocated them to pods in "Upper South Hills" (above the MVC). Pods 5, 6, 13-14 have all been assigned more units. These pods were chosen for increases in unit count because they are along the MVC where higher density pods should go.

Pods 7-12 are unchanged. They are the pods that are higher on the hill and should have the lower densities. Regardless, the project will build 1177 more units on all the future pods. Pods 35 and 39 each have the 120 units we talked about with you, John, Gordon, et al, in our last meeting. Please let us know if there are comments.

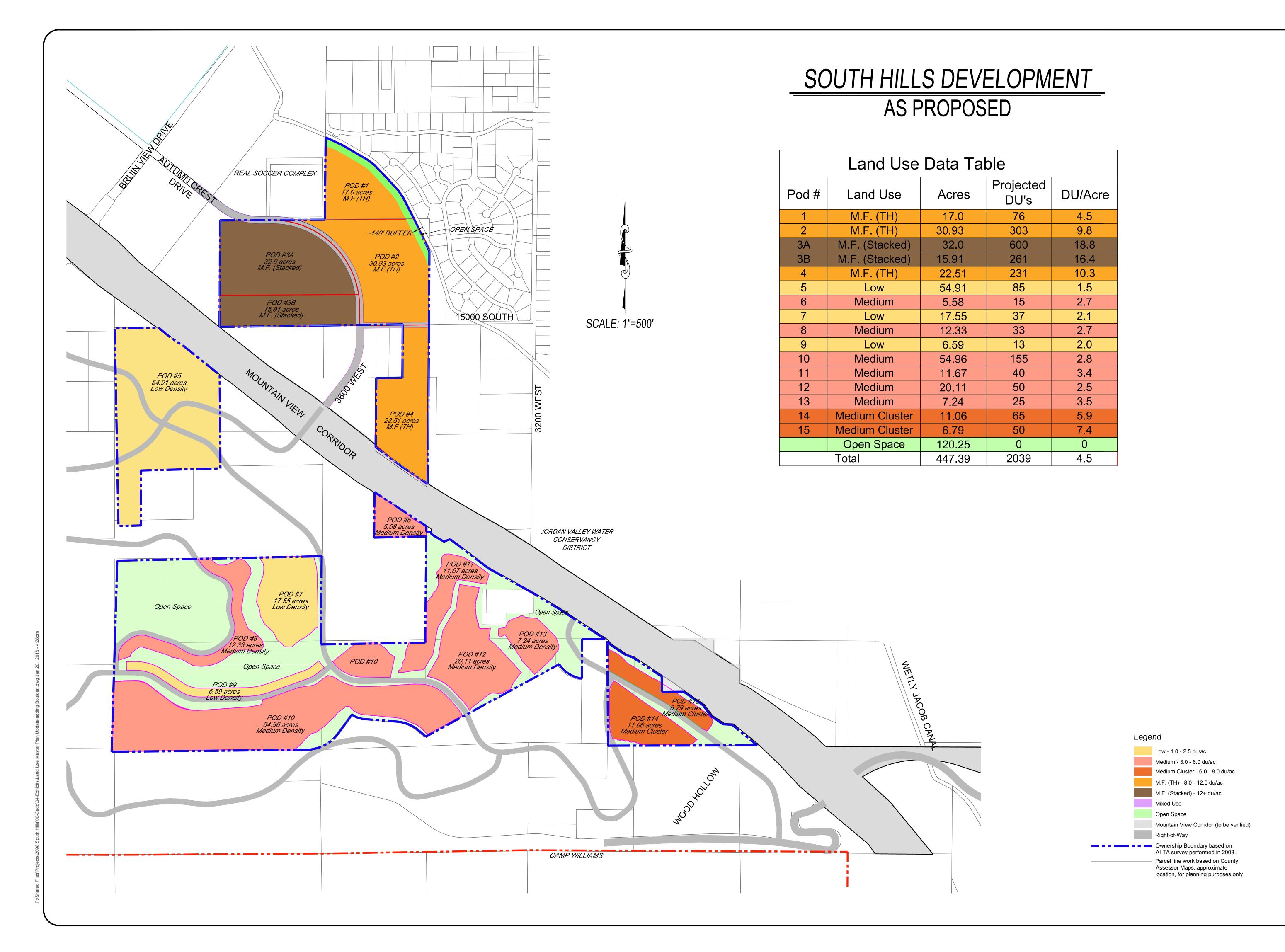
Best,

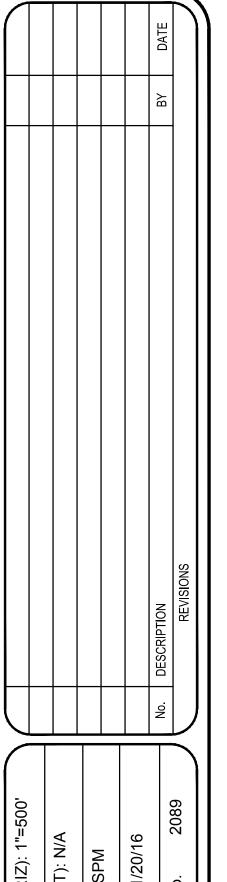
Reid H. Dickson, PE

Principal 801.541.3040 (m) reid@infinityutah.com www.infinityutah.com 2975 Executive Parkway Suite 300 Lehi, Utah 84043



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CONSULTANTS
3940 North Traverse Mountain Blvd, Suite 206
Lehi, Utah 84043 • Tel: 801.541.3040

SOUTH HILLS DEVELOPMENT
AND USE MASTER PLAN - AS PROPOSED
HERRIMAN, UTAH

SHEET

DRAFT

12/10/19

WHEN RECORDED, RETURN TO:

JOHN LINDSLEY WASATCH SOUTH HILLS DEVELOPMENT COMPANY, LLC 299 SOUTH MAIN STREET, SUITE 2400 SALT LAKE CITY UT 84111

FOURTH AMENDMENT TO THE MASTER DEVELOPMENT AGREEMENT FOR THE SOUTH HILLS MASTER PLANNED COMMUNITY

THIS FOURTH AMENDMENT TO MASTER DEVELOPMENT AGREEMENT ("Fourth Amendment") is made and entered as of the _____ day of October, 2019, by and between the City of Herriman, 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 and a Third Amendment dated as of February 22, 2017 and which was recorded on _______, 2017 as Entry No. ______.

- 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 the Third Amndment.
 - D. The parties have cooperated in the preparation of this Fourth 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 Fourth Amendment.** Other than a specifically amended herein by this Fourth Amendment, the Original MDA, as previously amended, shall remain in full force and effect.
- 2. **Amendment of Exhibit "A".** The properties described in Exhibit "A-1" are hereby added to the MDA.
- 3. <u>Amendment to Exhibit "F".</u> The modifications to Exhibit "F" attached hereto as Exhibit "F-1" are hereby incorporated into the MDA. If there are any conflicts between Exhibit "F" and Exhibit "F-1" then the provisions of Exhibit "F-1" shall control.
- 4. <u>Amendment to Third Amendment.</u> The "Processing Protocol", Exhibit "H" to the Third Amendment is hereby amended to include that the processes specified therein shall be applicable to all of the uses specified in Exhibit "F-1".

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first herein above written.

MASTER DEVELOPER Wasatch South Hills Development Com	pany, LLC	CITY City of Herriman	
By: John Lindsley Its:		By: Brett Wood Its: City Manager	
Approved as to form and legality:	Attest:		
John Brems City Attorney	City Recorder		
CITY ACKNOWLEDGMENT			
STATE OF UTAH) :ss.			
COUNTY OF SALT LAKE)			
On the day of December, 2019, p being by me duly sworn, did say that he Utah municipal corporation, and that sai authority of its governing body and said executed the same.	is the City Manager d instrument was si	r of the City of Herriman, a gned in behalf of the City by	
	NOTARY PUBLI	C	
My Commission Expires: Resid	ing at:		

DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)		
COUNTY OF SALT	:ss. LAKE)		
	y me duly sworn, did sa	personally appeared before me John by that he is the buth Hills Development Company, LL	
•	ž •	foregoing instrument was duly author	•
the company at a lawf in behalf of said comp	•	nority of its operating agreement and	signed
		NOTARY PUBLIC	
My Commission Expi	res:	Residing at:	

HERRIMAN, UTAH ORDINANCE NO. 20.

AN ORDINANCE OF THE CITY COUNCIL OF HERRIMAN APPROVING THE FOURTH AMENDMENT TO THE MASTER DEVELOPMENT AGREEMENT FOR THE SOUTH HILLS MASTER PLANNED COMMUNITY

WHEREAS, the Herriman City Council ("Council") met in regular meeting on January__, 2020 to consider, among other things, approving the Fourth Amendment To The Master Development Agreement for the South Hills Master Planned Community; and

WHEREAS, the Utah Code Ann. § 10-9a-102 authorizes, among other things, that the City may enter into development agreements; and

WHEREAS, staff has presented to the Council the Fourth Amendment to the Master Development Agreement for the South Hills Master Planned Community ("Development Agreement"); and

WHEREAS, Council has reviewed the Development Agreement and hereby find that it is in the best interests of the public to enter into the Development Agreement.

NOW, THEREFORE, **BE IT ORDAINED** that the Development Agreement is approved, and the City Manager and Recorder are hereby authorized and directed to execute and deliver the same.

This ordinance assigned no. 20. ___, shall take effect immediately upon passage and acceptance as provided herein.

PASSED AND APPROVED by the Council of Herriman, Utah, this __ day of January __ 2020.

2020.	HERRIMAN	
ATTEST:	David Watts, Mayor	
Jackie Nostrom, MMC City Recorder		