Special City Council/Staff Work Session Meeting Minutes

Friday, November 9, 2018 Approved January 9, 2019

The following are the minutes of the Special Herriman City Council/Staff Work Meeting. The meeting was held on Friday, November 9, 2018 at 9:00 a.m. in the Herriman City Hall Fort Herriman Conference Room, 5355 West Herriman Main Street, Herriman, Utah. Adequate notice of this meeting, as required by law, was posted in the City Hall, on the City’s website, and delivered to members of the Council, media, and interested citizens.

Presiding: Director of Administration and Communications Tami Moody and Police Chief Troy Carr

Councilmembers Present: Jared Henderson, Nicole Martin, Sherrie Ohrn, Clint Smith, David Watts

Staff Present: City Manager Brett Wood, Director of Administration and Communications Tami Moody, Police Chief Troy Carr, Communications Specialist Mitch Davis, Parks and Recreation Director Wendy Thomas, City Planner Michael Maloy, Finance Director Alan Rae, City Engineer Blake Thomas, Operations Director Monte Johnson, Public Works Director Justun Edwards, Assistant Engineer Jonathan Bowers, City Recorder Jackie Nostrom

9:00 AM - SPECIAL WORK SESSION:

1. Administrative Reports
   The meeting was called to order at 9:05 a.m.

Director of Administration and Communications Tami Moody reviewed the various administrative reports. The prepared reports assist in planning for the future of Herriman City. She discussed the level of service delivered and the long-term financial stability needed to sustain City growth. More specifically, one key component of the City consisted of a sense of community and identity. The City valued understanding why citizens wanted to move to Herriman and utilize these as focal points. One important aspect included Crane Park. She emphasized the enjoyment of the park’s usage, and offered an example a group of mothers that meet for yoga class. Police Chief Troy Carr mentioned the necessity of notes to track items in future meetings and to maintain ideas.
1.1. **General Plan**

City Planner Michael Maloy discussed various concerns, values and desires with the General Plan. The City is anxious to listen to any discourse. He asked the group specifics about their travel goals. He announced that the City selected CRSA to help with the General Plan who helped Eagle Mountain win an award for its outstanding General Plan. They are familiar with listening to a community dealing with rapid growth and wanting more commercial development. He distributed the community engagement schedule for the project. The bid for the company was within the budgeted amount and asked for additional community outreach, potentially increasing the amount. The final contract was still under negotiations. He asked if there were any specific concerns with the timeline or general structure of the project. He expressed his anxiousness about where future meetings would occur and who would be in attendance. He indicated the public would be welcomed; however, would want to hear from stakeholders in the community. Councilmember Martin mentioned that outside entities such as Utah Department of Transportation (UDOT), Wasatch Front and Utah Transit Authority (UTA) would provide expert infrastructure and keys for success. City Planner Michael Maloy asked about the local stakeholders. Councilmember Smith mentioned that the process needed to be engaging and transparent for the community. Facilitation could be difficult as the community may not always understand how to engage well in various City processes. It would be a priority to make it easy and accessible for the residents.

Councilmember Martin opined on maintaining a global outlook, especially with the chaos of the Olympia Hills development. She explained that the legislature already drafted a land-use bill and the county has been out of touch with residents, especially on the Olympia Hills project. As a result, focusing on the stakeholders will demonstrate that ultimately the cities are the correct entity to plan land-use. It seemed that everyone viewed the project skeptically. Currently, Herriman City has been considered the “poster child” for both good and bad growth. Utilizing media outreach would help others support the process. Information seemed to trickle upward but the General Plan should be previewed from a state level. The City would value feedback from the state. Councilmember Smith appreciated all of the comments offered. The opportunity to implement strategy from neighboring communities would be vital. Councilmember Martin agreed in maintaining open and transparent planning processes.

Director Moody offered thoughts on keeping the neighborhoods varied with town homes and single-family homes. Councilmember Martin mentioned forming a packet of the City’s thoughts and ideas to send to the legislature. City Planner Michael Maloy confirmed he would work on making the right connections to help. It was discussed having Community Facilitators host meetings in each of their respective areas in the City. At the meetings, the City could ensure that the citizens’ opinions with planned development are valued. The City can put together a thought-out plan worthy of defending; which would be a great tool for utilization. The plan could include ideas on bettering the City, discussing values, and other important aspects. Visual tools would help communicate important ideas to the community as well. Examples of successful City endeavors were discussed, such as building City Hall. The area surround City Hall has been considered an attractive gathering place for the community.

Due to the City’s location nestled among foothills, maintaining street trees would also be an important aspect to consider with developments. Councilmember Martin mentioned that there are areas lacking in trees along 13400 South and that the standard for foliage needed to increase. City Planner Michael Maloy agreed and opined that more
gathering places and parks would also be beneficial. He mentioned that the City would need to review development agreements in order to add these types of amendments. The City and developers would need to work together in good faith to help beautify the City. This would also encourage healthy partnerships. Councilmember Martin voiced her support, expressing that the quality of life changes when these types of standards are increased. City Planner Michael Maloy added that there are frustrations among citizens when the standards are lower than expected. With as much density as Olympia Hills specifically could accrue, the benefits needed to match equally. Councilmember Martin proposed that the City take a pause and look over the future plans again with a fresh outlook. Much could be accomplished with all of the hard work in the City.

The Council discussed the Bonneville Research Study that was scheduled to be presented the following week. The proposal had been held off until after the Horrock’s proposal was given. Councilmember Ohrn indicated that this study had not been commissioned to be based off of the Horrock’s proposal and requested the Bonneville Study stand on their own merit. City Engineer Blake Thomas expressed his desire to understand the traffic solution. With the Kennecott Annexation the City was asked to commit to a robust planning program and work with the area on a specific vision. This type of information would be included in the annexation declaration portion of the General Plan. Councilmember Henderson voiced his concern that the County was asserting too much control. Councilmember Martin responded that for this reason, the City needed to push the General Plan upward and outward for the County to understand. Another top priority would be to keep up with the public voice. Councilmember Ohrn agreed. City Planner Michael Maloy discussed key locations, expectations, and relationships between property owners. Maintaining proper boundaries would play a key role with the developments. Many agricultural areas included specific zoning laws. Councilmember Henderson added that when those areas are looking to develop, the property owners would come to the City to request a zoning change. Mayor David Watts asked for the density ranges to be reviewed.

Councilmember Henderson expressed his frustration with various “pocket zoned” areas in the interior of the City. The Planning Commission had expressed the need to tighten up these areas rather than holding to density bonuses. The Council agreed with the viewpoint. City Planner Michael Maloy mentioned that the areas are likely unencumbered and could be developed or subdivided. Councilmember Martin discussed catching a cross between urban and recreational. Rather than simply assuring that areas have a set zone, the City should assess various City needs and desires before placing the zone. Developers would need to embrace whichever standards are placed with each area. City Planner Michael Maloy voiced his desire to catch the Herriman vision and reassess areas not currently under Master Development Agreements.

1.2. Parks, Trails, and Open Space
The City recently conducted a visual preference survey for the Herriman parks, recreational trails and other open space areas included in the Master Plan. A steering committee meeting commissioned in September 2018 as one of the focus groups created in the City. Other groups included the Arts Council, Community Facilitators, several sports groups and an equestrian group. Parks, Recreation and Events Director Wendy Thomas reviewed comments offered from the community input meetings held throughout the City. Councilmember Henderson discussed using grants for installing some of the discussed amenities. Director Thomas touched on the recreational survey and how the responses fit with the Master Plan process and schedule. Councilmember Henderson discussed verifying that all the necessary areas are in place for the potential developments.
The group discussed a potential trails system consisting of both current and proposed trails. The plan would also show the dead end trails. A top priority in the plan would be to provide better signage on the trails to guide hikers. Including specific trail names would also informed people as to where they are located. The proposed trail for Wide Hollow would be reviewed next week. In the meantime, the department has been working on other trail funding from the County in order to finish the section for the Bonneville Trail. Director Thomas asked if there were any other questions before the discussion continued. There were none.

The discussion continued with park impact fees, specifically regarding Zion’s Bank’s study that had been conducted to determine if the current impact fee was accurate. The Council discussed a potential dog park by a detention basin near the Riverton Border. The area included ample parking adjacent to the park. Director Thomas confirmed that the City requested County funds for this type of project. She mentioned that the area would be far removed and Councilmember Smith agreed that the City has a need for a dog park. Many people are in the community with dogs. Herriman City should not wait for a neighboring community to provide this amenity for Herriman residents. These areas are typically heavily used in other cities. Councilmember Ohrn agreed. Director Thomas mentioned that there would be enough space to function as a social community activity for pet owners. Councilmember Martin added that the project could be completed with minimal expense and that it would add diversity to the City.

Director Thomas continued the conversation with the Midas Creek connection as the City has planned to move forward and look for County grant funding to help supplement the construction. The City would be required to match the grant funding. City Planner Maloy mentioned that a tunnel already existed at the location. Director Thomas discussed the construction of an equestrian pass. The City would like for citizens to come and use this trail with their horses. The Welby Jacobs canal trail could connect with the Midas Creek Trail. The Teton Ranch and Jackson Village Park community facilitator passionately spoke previously about this area. The impact fees would not fund the proposed park. The City would need to make the hard decision on what to fund in the area. There would a chance to install an all-abilities park within this specific project. Councilmember Henderson added that the area could include a mixture of amenities if the space is large enough. It could help create an intergenerational focus. Councilmember Smith added that most parks are heavily used within the community.

With respect to the Suburban Land Reserve area, the City considered both a public and a private partnership. They still needed time to finalize the right approach as private stakeholders do hold powerful influence in the decision. The City would put this piece on hold until the Master Plan for the parks is completed. Another area in question would be a three-acre parcel south of Herriman Boulevard consisting of open green space. The Council discussed various uses. They further entertained creating an Ivory Farm’s Park paid for by the developer. Any additional amenities would incur a cost to the City. The park would consist of five-acres with great accessibility. There would be about 50 parking spaces with access from a wide road.

The Juniper Canyon Recreation Area includes an agreement with J Brown Design for a preliminary site design. This would be a tremendous opportunity for a recreational amenity. The beautiful canyon area is 5.5 acres. The Council discussed meeting spaces, biking parks, zip lines, and other aspects to entice people to the City. The commercial aspect should not be the only draw for people to come to Herriman. These types of amenities and services would
also help attract an influx. Due to the amount of residential areas near the trail, it would be a non-motorized trail; however, near the Rosecrest detention basin, slides and staircases could be added by the dam.

Director Thomas mentioned that the County would play an integral role while the City looked at location options. The County and State may determine the location. UTV community activist Brett Stewart recently proposed a section of Butterfield Canyon as an ideal location. The east area is private property but as it is acquired the City could consider incorporating trails there. There could be conflicting opinions regarding dust, safety and noise. Councilmember Henderson posed that the area would not need to fit next to residential. The Council agreed. At this point, the area would not be easily accessible. Director Thomas added that there would be large impact in using the area and to keep that in mind for future discussions. Councilmember Ohrn mentioned the need to diversify the various uses and plan accordingly.

1.3. Capital Project Priorities
City Engineer Blake Thomas began the discussion with the various general fund projects underway. These projects include, but are not limited to: Porter Rockwell medians, Berwick Court landscape, a traffic signal on 13400 South and 5000 West, Patriot Ridge striping, Rocky Point and Rosecrest projects, Juniper Crest landscape, Main Street Corridor, school walk routes, minor park strips, Shoshone pond landscape, 7300 West pond landscape, Artistry Lane Park, and a pavement assessment study.

For the Rocky Point and Rosecrest intersections, a study was being conducted to see what options would be available. The department looked at the intersection to see if a signal was a viable option. Regarding the Juniper Crest landscape, the City planned to build in an extra right-of-way. The estimated square footage needed was accessible. Phasing options may be included as well to allow alternative transportation options to be incorporated.

For the Main Street Corridor, he discussed using a transit line to create a gap with areas of landscaping. This would be previewed on the Master Plan. It would include low-impact landscaping or sod. With regards to improving the school walk routes, the boundaries may be changed to create proper routes and signage. He didn’t have all of the information on the extent of these changes. However, this specific project needed to be addressed fairly quickly and be included as a partial budget amendment. Chief Troy Carr mentioned that there would be quick turnaround for the City and Police. City Engineer Blake Thomas also added that current inventory would minimize the budget impact. As a new elementary school would be opened, there would also be an increased need for crossing guards on these routes.

The City needed several minor landscape strip improvements. The Council asked for a detailed account of each of the areas needing improvement. They discussed implementing a “Herriman Betterment Fund” in order to help complete these projects. Mayor David Watts requested more information about the fees. With respect to the Shoshone Pond located west of Butterfield Park, the area was not landscaped.

Councilmember Nicole Martin was excused at 1:40 p.m.

Director Moody provided a brief overview of the Projects Map on the Herriman City website. She stated that the map was not yet finished but was live on the website. Her team planned to add a business licensing layer and provide known information from Utah Department of Transportation (UDOT) on each project.
1.4. Transportation
The Council reviewed the Herriman City Transportation System, including the major arterial, minor arterial, major collector, minor collector, realignment and future transit. The City would work on an active transportation study. Fourth quarter funding will partially go towards funding for Main Street and 7300 West. Additional funds would come from Wasatch Front. The northwest quadrant of the City was further discussed. Councilmember Henderson observed the issue of density and the need to look for solutions. The Council hoped to plan ahead far enough to preserve a full-width corridor. They discussed funding sources for other projects, including job centers, Herriman Boulevard, and Main Street.

1.5. Storm Water Fee
City Engineer Blake Thomas discussed user fee funding options. There was 110 miles of storm drain in the City, 2,633 catch basins and 421 storm drain man holes. In order to maintain proper sanitation, several of the areas need to be cleaned daily by public works. After a thorough review, the department determined that the equipment and manpower cost would need to be configured into the fee in order for the program to run properly. He offered a few comparisons of neighboring cities. Annually, South Jordan spends $2.24 million, Draper $3.1 million, Lehi $1 million, and Eagle Mountain $511k. This information was gathered right after the audit. Cottonwood Heights was also working on implementing a user fee. The fee will be higher in cities with a higher ERU, such as South Jordan. The range will be between $5 and $8 monthly per household. The department was still digging deeper to find alternative sources of funding as well. Certain buildings may be eligible to cut down on spending amount but aside from that, there will be no waive options for the fee. After reviewing other cities and calculating Herriman’s potential costs, he found that Herriman will spend roughly $400k annually for storm drain upkeep. It would be a priority for the City to have the program up and running quickly. A meeting would be set up soon and an advisory board will be set up for the program in order to make sure all needs are met and to help incorporate public input.

Councilmember Ohrn mentioned that 50-percent of water supply comes from wells or springs. With forward thinking, the City should look to harvest water. City Engineer Blake Thomas reviewed the requirements for water, with include low-impact development on the water site. Councilmember Ohrn added that there must be a way to capture the excess water that is harvestable. City Engineer Blake Thomas responded that roofs may include a French drain to help with that.

1.6. Public Safety Impact Fees
Chief Troy Carr discussed future configuration for the public safety impact fees. He mentioned that the added funding would allow for new growth. He briefly touched on a few trailers and storage areas with no evidentiary value. These can allow for the City to enter into a working agreement to help with funds as well.

1.7. Legislative
Mayor David Watts mentioned a presentation given to the Southwest Mayors group. As seen, there was an ample amount of available land. The group of mayors met to educate themselves on the issues surrounding growth in the form of density. Affordability, density and availability are not the same thing. He discussed a legislative breakfast he attended where a map was previewed showing comparisons of populated areas. The main current growth was
coming from the Southwest portion of the valley. As it stands, 42-percent of housing buildings is for multi-family
needs. Director Moody mentioned that including topography would be helpful to gain better understanding of the
different buildable areas.

Councilmember Henderson discussed developer-driven legislature that contributed to the housing crises. The Utah
League of Cities and Towns (ULCT) commissioned a study tailored to this issue and to help cities properly react.
Councilmember Ohrn also discussed different issues from the convention. The City needed to help soften up the
body of legislature to new ideas. It would be imperative to draw a line and make them aware. Mayor David Watts
spoke to the executive director of the league about the arguments against the City. He highlighted what the
legislature would be hit with. Councilmember Henderson mentioned that with the current density, the City still has
catching up work to finish.

Subsequent discussion turned towards road infrastructure. The Council agreed that the transit map should include a
purview of all stops. Director Moody discussed the helpful feedback from the meeting and Councilmember Smith
voiced his support of the format followed. The Council discussed the important areas to focus on research. The
City was required to make hard decisions in order to enhance the community. In order to work in the right
direction, it was vital to set priorities. She recognized the need to highlight the more important future endeavors.
She voiced her support of the current City schedule and the focus on community identity. As the City continued
meeting with the public, this would also encourage a health community environment. She mentioned the benefits of
working forward, ahead of the legislature. Councilmember Henderson reiterated his request to look for a specific
direction. City Planner Maloy assured him that timely issues would be top priority.

2. Adjournment

Councilmember Ohrn moved to adjourn the meeting at 3:37 p.m. Councilmember Smith seconded the motion, and all voted aye.

I, Jackie Nostrom, City Recorder for Herriman City, hereby certify that the foregoing minutes represent a true,
accurate and complete record of the meeting held on November 9, 2018. This document constitutes the official
minutes for the Herriman City Council/Staff Work Meeting.

Jackie Nostrom, MMC
City Recorder