

Landowner Interviews

(May 21, 2013) : Preliminary Results

Interview Attendance: Bryn McCarty, Mark Jensen, Mark Vlasic, Laura McCoy

1. Dave Barbee, Momentum Development Group, Director of Engineering and Construction.

dave@mdevg.com (801-316-3260)

Two large maps were provided which included detailed plans for the Rosecrest Master Plan Update and Herriman Towne Center Land Use Plan. Dave is the engineer/developer for these two property areas of Herriman which are owned by the Sorenson family. The property was annexed in 2007/08 and was previously Bluffdale city and the General Plan was matched exactly. There is some tension between the two cities due to this annexation. Dave's vision of the Towne Center (TC), that is 15% complete, is to develop it with the intention of including both traditional forms and modern/new urbanist concepts. There would also be a five acre park included. He mentioned that the public has very mixed emotions about the modern look, some community members feel it is too close to Daybreak. The vision of Rosecrest includes transit corridors and open space. Rosecrest is booming after the economic slowdown. The TC was not hurt by the economy due to the smaller townhomes lower cost, and will be built out in about ten years as of a result. Property constraints include the minimum density of 5.7 units for the TC (where more rooftops would help create/jump start the community), and the relations with Camp Williams (which wants a half mile open space buffer around their property and Bluffdale City for the Rosecrest development.) Another issue is the specificity vs. flexibility at the General Plan Level (not detailed level.) Neither property is on contaminated soil that needs remediation. Rosecrest Meadows is the next phase and they can't build fast enough. There are over 4000 units and they will be built out within 20 years.

2. Kirk Young, Last Holdout, Owner/Bastian Family, kirk@projectutah.com (801) 910-6206

Ryan Button, Last Holdout, Developer, ryan@projectutah.com

A large land use map was provided by Kirk and Ryan of the proposed development titled Anthem. Most of this property that is owned by the Bastians is in the proposed annexation area. There are about 1300 proposed units that are currently outside of the city boundary. Last Holdout is currently still farming on this land. Kirk and Ryan envision a variety of housing densities blended with larger commercial areas on the edge (on the Mountain View Corridor.) This variety is shown on the map presented but they have stated that an updated version will be provided soon due to a school location change and the addition of a T.O.D. The city would like to see a 100 acre park in the area and they have chosen to show this larger park on the Suburban Land Reserve (LDS) property adjacent to them. This land is not on contaminated soil that needs remediation. They see the improving market and demand for smaller single family housing as an opportunity. They are also excited about the potential of the nearby TRAX line being built. In addition, the possibility of a U-111 extension crossing an improved Butterfield

Canyon road would create a key intersection. The only constraint they voiced was the need for more infrastructure and a water tank on 12600 South. They would like to see enough specificity to heighten development along 11800 and 12600 South. Where the density and development timeframe would decrease further south of 126th South and south of the drainage.

3. Ken Olsen, Owner/Developer, kenolsen@gmail.com

Gary McDougal, Owner/Developer, garywmac@gmail.com

Ken and Gary's property is located along Redwood road, just south of Porter Rockwell road, where it gets wider further south. This land is about 130 acres in size. They also have a small eight to nine acre parcel near Tuscany, the proposed T.O.D , and two traxline stations. For this smaller northern property they envision multi-family housing or commercial use. They are very open to being part of the T.O.D for this area as well. For the southern larger property, they are calling it a blank slate which needs are changing all the time. Ken and Gary believe single family would not work there due to the proximity to Redwood Road. They feel townhomes would be most appropriate, where they could target a market of young families whose commutes are split between SLC and Utah counties. They are open to the possibility of flex space/ multi-use with little commercial but possibly light industrial. Constraints for the larger southern area they mentioned are numerous utilities/easements, a canal (Jordan Valley Aquaduct) and steep slopes. The views are an asset for the southern property. They are working on getting funding for their 266 units (called The Connection) which are ready now. They will send Landmark Design a plan of these units.

4. Rod Dansie, Owner/Family Representative, roddansie@msn.com

The Dansie properties make up approximately one quarter of the proposed annexation area. The land is on the Butterfield drainage and is mostly undeveloped. There are a few homes on private roads in the middle western portion. Rod stated that he would like to cooperate with Herriman City. He is not sure about whether he wants to stay with Salt Lake county or agree to the annexation with Herriman. A water system he has invested heavily in is his biggest issue. If he did annex in, he would want to continue using this separate system (Southwest Water District) and would not want to join with the South Valley. Rod feels that development needs to begin to the east. He was also quite concerned about the cost of remediating his land that has both lead and arsenic in the soils. He was slightly more optimistic after discussing the potential of capping the contaminated areas . He wants to know how Herriman can provide better services for him than Salt Lake county. He would like to see the plans for all of the adjacent properties. He is worried about taxes with the market changes and does not want any trails going through his property because of the contamination issues. Mr. Dansie does not want any roads going through his family's properties but would like to see more retail and commercial development. He expressed a theory of "death by coupons" and how too much retail can hurt the local economy.

5. **David Cannon, Regional Portfolio Manager, [\(801\) 321-7569/879-0286 \(cell\)](mailto:djc@slreserve.com)**
Bryan Bayles, Manager at Suburban Land Reserve, [\(801\) 321- 7551](mailto:bfb@slreserve.com)

David and Bryan work for Suburban Land Reserve which is associated with the LDS church. They are managing the 300 acres of SLR land that is in the proposed annexation area. They provided a bubbled diagrams of the site. They would like to know if South Jordan is planning on higher density (i.e Daybreak style) housing, which may conflict with their lower density ideas (this is because the northern border of their property is directly adjacent to South Jordan.) They have the option of annexing with South Jordan or Herriman and want to remain flexible with their land use options until there is more clarity on both city's plans and/or they make a decision. They are interested in transportation links and the commercial potential with possible road alignments. An adjacent landowner (Last Holdout) put a large park on their property in a conceptual plan, which concerns them (they do not want the terrain/drainages to look like they can not develop land in the middle section of their property.) David and Bryan voiced a request that 12600 South remain straight in order to give their property some potential retail space. They also voiced a request for more schools to be planned.

(June 3, 2013) : Preliminary Results

Interview Attendance: Bryn McCarty, Mark Vlasic

6. **Kim Rindisbacher, Property Owner.**

Developers: sherlyn@scenicdev.com office: (801-253-1237), josh@scenicdev.com

Kim has 4 property areas totaling approximately 55 acres that are all in the Herriman City boundary. They are currently all agricultural land. The first property is located on the Bluffdale border and is 18 acres. The second area is in the Butterfield Development area and is 20-22 acres. The third property which is triangular, is located south of Mountain View Corridor and is 14 acres. The fourth area is near the former gun range site and Camp Williams to the far south. Property four may be suitable for flex space. The vision for the first three properties would be for them to become varying densities of apartments. They would match the way the Sorensen land has been developed which has housing where it makes sense. The constraints include a lack of access which limits what is possible. There are concept plans that have been presented which includes The Rockwell Business Park Office and Industrial Complex.

7. **Dwayne Rasmussen, Property Developer. dwayne@castlewooddevelopment.com**
cell: (801-556-7632)

The property is located kitty corner to the proposed public works yard. (see map). This area is located on the Anthem Parkway (5590 west) and Herriman Parkway (12600 south). It is a five

acre parcel that is under contract and is zoned commercial (C-2). The vision for the property is to have it developed into townhomes varying in density, at an average of eleven units per acre. An autocad site plan scheme was presented for these townhomes. One constraint mentioned is that some city officials would still like to see this land commercial. Mr. Rasmussen suggests they reserve +/- one acre on the corner for commercial. The city is willing to discuss selling it's city owned sliver of land that is between the roadway and property line.