

HERRIMAN CITY
VOTER INFORMATION PAMPHLET



HERRIMAN HILLS INITIATIVE
PROPOSITION #7

GENERAL ELECTION
NOVEMBER 3, 2015

Prepared by
Jackie Nostrom, CMC
City Recorder

HERRIMAN CITY
CITY RECORDER
13011 SOUTH PIONEER STREET
HERRIMAN, UT 84096

September 25, 2015

Herriman City Resident:

On November 3, 2015, Herriman City voters will have the opportunity to vote for a City Council Member to represent them in Council District #1 and #4. In addition, voters will also have the opportunity to vote on the Herriman Hills Open Space Initiative. This pamphlet has been prepared as required by state statute to help you better understand this issue. This pamphlet contains arguments for and against the issue, with a brief impartial analysis from the proposed ordinance. The complete ordinance is available on Herriman City's website: www.herriman.org

This pamphlet also contains information on how to register to vote, and the vote by mail process that will be conducted for this election. Please take the opportunity to study this pamphlet, so that when you receive your ballot in the mail you will be able to make a sound, intelligent and informed choice on the issue.

Sincerely,



Jackie Nostrom, CMC
City Recorder

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BALLOT TITLE

Herriman Hills Open Space Initiative

Shall the Herriman City enact an ordinance to impose a monthly fee of \$7.00, on each residence, residential unit, or commercial property that is included on the water bill of such properties, to establish an open space fund, effective from January 1, 2016 through December 31, 2036, for the purchase of the unimproved real property commonly known as “Herriman Hills” or “South Mountain,” to preserve, protect, maintain and operate such property as open space for the benefit of current and future residents, and to protect the open space against encroachment by residential or commercial development?

Impartial Analysis

The intent of the initiative is to establish an open space fee to be held in an open space fund to purchase unimproved real property to preserve, protect, maintain and operate the property for the benefit of current and future generations, and to protect against encroachment of residential and commercial development. The funds are to be used for the restricted purpose of acquiring open space, appropriated only for reimbursement, matching, acquisition, improvement, operation, and maintenance of open space, and restrict residential or commercial development.

Herriman City will include the open space fee on the water bill for any residence, residential unit, and commercial property that is billed by the city for water service. The open space fee will be a separate line item on the water bill. The open space fee shall be charged for a period beginning January 1, 2016, and ending December 31, 2036. The open space fee shall be included as part of the first water billing period beginning on or after January 1, 2016.

Residents who qualify for Salt Lake County’s Circuit Breaker tax abatement program or Salt Lake County’s Indigent or Hardship tax abatement program shall also qualify for a reduction in the open space fee. Residents who qualify for Circuit Breaker program credit or Indigent or Hardship program credit in the amount equal or greater than \$500 shall be relieved of the obligation to pay the open space fee for that calendar year.

Initial Fiscal Impact Estimate

Herriman City’s Finance Director estimates that the initiative proposal of assessed \$7.00 fee per residence or commercial facility would result in a total of \$58,751 monthly. The proposed ordinance would not result in the issuance of change in the status of bonds, and would be the sole contributor to fund the project.

**THE ARGUMENTS FOR OR AGAINST THE PROPOSED MEASURE
ARE THE OPINIONS OF THE AUTHORS:**

ARGUMENTS FOR THE HERRIMAN HILLS INITIATIVE PROPOSITION #7:

DESCRIPTION OF INITIATIVE

The Herriman Hills Open Space Initiative “The Initiative” establishes an open space fee to purchase, preserve, protect and maintain property commonly known as Herriman Hills for the benefit of current and future generations, and to protect against encroachment of residential and commercial development.

The Initiative requests a \$7 monthly fee per Herriman residential unit or commercial property. This fee may only be used for the restricted purpose of acquiring and maintaining open space. The properties are henceforth restricted from use for residential or commercial development. The fee will end after 20 years.

THE INITIATIVE SAVES RESIDENTS FROM PAYING FOR MOUNTAIN DEVELOPMENT

Herriman City has repeatedly pointed out the high cost of infrastructure and the continued maintenance necessary for any type of residential development on the hillside, stating it would cost a considerable amount more than the fee proposed by the Initiative. If development occurs, it will increase costs to residents in the form of road maintenance, infrastructure, utilities, bussing, and public safety. Passing the Initiative will save both costs and the mountain.

THE INITIATIVE DOES NOT INFRINGE ON LANDOWNER RIGHTS

The Initiative does not force any landowner to sell their property. It simply gives landowners the option of selling to the City so the mountain can be preserved rather than developed. It also gives the City the financial capacity to quickly purchase hillside land when properties become available.

PRESERVING OPEN SPACE HAS ECONOMIC BENEFITS

In addition to increasing property values, open space protection can support regional economic growth. When people come to visit the open space, they tend to stop and spend money there, too. Passing the Initiative allows Herriman City to qualify for outside funding opportunities, which require funding matches. These opportunities have the potential to double our money.

Additionally, preservation can financially benefit local government by reducing costs for public infrastructure, lessening the need for property tax increases.

THE INITIATIVE PROTECTS AND PRESERVES HERRIMAN HILLS

The benefits of preserving open space include preserving natural beauty, providing peaceful places of refuge, ensuring health and diversity of wild animals and plants, lessening pollution by absorbing contaminants from air and water, and avoiding costs associated with development.

THE INITIATIVE BENEFITS EVERY RESIDENT

Many residents use Herriman Hills for walking, hiking, biking, or equestrian use. Even if residents don't utilize Herriman Hills, the stunning view of the hills contributes to quality of life and creates a desirable area in which people want to live and visit.

Sponsors who support voting FOR the Herriman Hills Open Space Initiative (Proposition 7):

Kami Greenhagen Jones, Chair of Herriman Trails Committee
Carmen Freeman, Herriman City Mayor
Clint Smith, Herriman City Battalion Chief, Unified Fire Authority
Julie Gallegos, Resident
Andrew Miller, Resident

REBUTTAL TO ARGUMENT IN FAVOR:

FACT:

Cost to each household = \$1,680.00

This will likely increase due to insufficient funds.

Every household, whether they vote or not, will be financially obligated for the next 20 years.

FACT:

Residents NEVER pay for mountain development nor any other development, so there are absolutely no residential savings with this initiative-only an irrevocable monthly tax.

FACT:

Developers are required to pay for roads, infrastructure and parks/trails and then donate these to the city. If passed, this initiative will shift these mountain development costs to Herriman residents.

FACT:

If passed, this initiative would establish a dangerous precedent of requiring residents to pay for expensive land purchases, development costs and ongoing maintenance.

FACT:

Developers are already required to donate 20% of their land to the city upon development for recreational use, trails and parks. This equates to over 1,200 acres of land donated to Herriman for free. Why tax ourselves to buy land we would already get for free?

FACT:

Their tax initiative has:

- No budget
- No allocation of where the money goes
- No plan for buying land that is continuous or accessible

- No plan for any parks, trails or recreation
- No plan to address the deficiency of funds. They need over \$180 Million to buy all of this land, but this new tax will only generate \$1 Million per year.

Don't be misled.

Keep developers responsible for improvements, not residents.

Vote "Against" this unnecessary 20 year tax burden.

Vote "Against" The Herriman Hills New Tax

ARGUMENTS AGAINST THE HERRIMAN HILLS INITIATIVE PROPOSITION #7:

Vote "AGAINST" The Herriman Hills New Tax

If This New Tax Passes:

- 1. You Will Be Taxed For The Next 20 Years.**
- 2. It Will Cost \$1,680.00 To EVERY Herriman Household.**
 - Only a few people from a small special interest group will benefit from this new tax, but ALL will be required to pay the government for it.
- 3. It Won't Generate Enough Money. The Math Doesn't Add Up:**
 - Annual revenue from the new tax: **Less than \$1 Million**
 - Total cost to buy the 6,000 acres: **\$180 Million***
 - * This is assuming the private property owners are willing to sell their land to the government for a low price of \$30K per acre. This \$180 Million figure does not include the cost to build and maintain the parks/trails/roads, nor does it include inflation.
 - We can likely expect more tax increases in the future for a big government program that only benefits a small special interest group (we obviously aren't going to wait 180 years to buy all the land in this proposal).
- 4. Their Proposal Doesn't Address:**
 - How the funds will be spent. It will be expensive to buy the land. It will be expensive to build and maintain the trails and parks. It will be extremely expensive to build the roads to access this area.
 - The need to buy land that is accessible or continuous with limited funds, the government will have to slowly buy the land through the decades. Would we even be able to enjoy the land in our lifetimes?

We Don't Need This New Tax, We Can Get Much Of This Land For Free

- Herriman City ordinances already require private property owners to donate 20% of their land to the City as open space/parks/trails when they develop their land (that would be at least 1,200 acres of FREE land in this area).
- Why should we tax ourselves if we will be getting so much of this land and parks for free anyway?

- The costs to build these trails, parks and access roads would be paid for by developers, not by Herriman City residents.

If We Vote “Against” This New Tax:

- Herriman residents will be saving millions of dollars in unnecessary taxes (for the next 20 years) to fund another big government program.
- Herriman City will be receiving hundreds of acres of land **FOR FREE**. This land will be donated as open space, trails and parks (approx. 1,200 acres) as that area develops (as already required by City ordinances).

**PLEASE VOTE
“AGAINST”
THE HERRIMAN HILLS NEW TAX**

Sponsors who support voting AGAINST the Herriman Hills Open Space Initiative (Proposition 7):

Tanja Bernson, Resident

REBUTTAL TO ARGUMENT AGAINST:

RESIDENT COSTS

- The \$7 monthly fee for 20 years will be cheaper than the ongoing high cost of services to homes built on the mountain.
- Draper tried to force Suncrest residents to pay for their own higher mountain living costs, but the Utah Supreme Court overruled that. Now ALL Draper residents are FORCED to pay for Suncrest’s significantly higher costs. The same would happen in Herriman, but the costs would last FOREVER.
- The Initiative will cost us less AND only be for a limited time. The fee cannot be raised.

PROPERTY COSTS

- The current appraisal for properties considered for purchase is only \$5,000 per acre.
- Residents will NOT fund the entire purchase cost. The City was awarded grants that require matching funds.
- We will lose millions of grant dollars that have already been awarded to the City if the Initiative fails to generate the matching funds.
- The Trails Committee has coordinated 10 miles of trail construction/ maintenance with no use of City money, and will work with the City to ensure proper use of this fee.

‘FREE’ LAND

- The City will get ‘free’ land from developers, but free land is ALWAYS accompanied by development, which will still burden ALL residents with the high costs of mountain living.

PLAN

- A plan is in place for mountain purchase and maintenance.

CITIZEN DRIVEN

- This Initiative is from the people, NOT the City.
- We have the opportunity to shape the direction of our community and show our leaders that we value open space.

Voter Registration Information

If you have not voted once in a general election in the last 4 years, or have moved since last voting, you need to register to vote. You may register online or in-person at the Salt Lake County Clerk's Office up to 7 days before the election (October 27th). Voters may also register by mail as long as the registration form is postmarked at least 30 days before an election in order to be eligible to vote in the upcoming election. If you have questions regarding your voter registration status, visit the Salt Lake County website; www.clerk.slco.org, or call (385)-GOT-VOTE (385-468-8683).

Vote By Mail Process

Ballots will be mailed to every active voter in Herriman City 28 days before Election Day. Salt Lake County will mail ballots weekly to newly registered voters and those with address updates. The ballots will be transmitted to Military and overseas voters that have requested ballots 45 days before Election Day. Voters will have the opportunity to cast their vote in the comfort and privacy of their home. After votes have been cast, the voter will sign the affidavit on the ballot return envelope (the voter's affidavit and signature are not visible until the folded portion of the envelope is opened). Ballots can be postmarked up until Monday before Election Day or dropped off in person at designated locations. Outstanding ballots will be arriving after Election Day. Those ballots are eligible to be counted and included in the results at the Board of Canvassers meeting held two weeks after the General Election on November 17th.

Ballots received at Salt Lake County by mail are secured until the signature verification process. The County will compare the signature on the affidavit to the voter's registration record. The ballot will remain sealed inside of the envelope during this process. The County will notify the voter if the signature does not match or is forgotten and give the voter the opportunity to resolve the discrepancy. After the signature is verified, the ballots are removed from the envelope and separated from the bar-coded envelopes, separating any voter identification from the ballot so that the voter of that ballot is no longer identifiable.

Envelopes are secured and boxed before the ballot review will commence. Salt Lake County Staff will manually review ballots for over-votes, partial ovals, and damaged ballots that cannot be scanned. If it is determined that enough of an oval is not filled in to ensure that the vote will be properly scanned, personnel will enhance the vote using a highlighter to allow the voter intent to remain clear and to ensure their vote will count. Ballots are brought into a secure ballot scanning room for processing. In a case where a ballot is rejected, that ballot will be removed from the batch and rescanned. After successful completion the operator will save the batch and secure the ballots in a

sealed box and prepare them for storage. These boxes will not be reopened, unless a recount is deemed necessary.

Voting Center Information

Herriman City will have one polling location open at the Herriman Library located at 5380 West Herriman Main Street (12720 South) for those individuals who prefer to vote in person. The voting center hours will be from 7:00 a.m. to 8:00 p.m. on November 3, 2015.

Salt Lake County Proposition #1 Information

Salt Lake County will be holding a special election in conjunction with the Herriman City election to determine whether funding for transportation improvements such as roads, sidewalks, trails, maintenance, bus and rail service, and safety features should be provided to the County, Cities and towns, and the public transit provider within the County. For more information, please visit <http://www.got-vote.org/>.

Herriman City

I, Jackie Nostrom, Herriman City Recorder, do hereby certify that the foregoing measure contained in this pamphlet will be submitted to the voters of Herriman City at the General Municipal Election to be held throughout Herriman City November 3, 2015, and the foregoing pamphlet is complete and correct according to law.



In testimony whereof, I have set my hand, and affixed the Seal of Herriman City, at Herriman City, Utah, this 25th day of September 2015.

Jackie Nostrom, CMC
City Recorder