What Do Building Inspectors Do?

Taneal Crane, Building Inspector-In-Training

In studying and training to become a Building Inspector, I have learned both the rewarding and the frustrating side of being in this industry. A Building Inspector’s job is to ensure that construction meets local and national building codes and ordinances. We genuinely care about the public safety and welfare of the residents. I consider myself very lucky to be training alongside the Herriman City Inspectors, who always have the best interest of the general public in mind. We look at the building/project as if it was to become our own home, or a home of a family member. We take pride in our work and develop good relationships with the contractors to ensure the best possible outcome for the buyer.

With that being said the intent of the code is to establish minimum requirements to safeguard the public safety, health, and general welfare, which means we can only require minimum standards. This can sometimes be frustrating for us and residents because we can’t regulate cosmetic items or non-life safety issues. But we can and we do.

In studying and training to become a Building Inspector, I have learned that construction professionals, contractor, residents and other departments to deliver the best products we can. This is the rewarding part of the job, knowing you are making a difference in providing safe places for people to work and live.

According to the U.S. Census Bureau, Utah is the fastest growing state, with our population expected to double by 2050. This certainly comes as no surprise to anyone in Herriman who has seen, and no doubt lamented, the fast growth of our city. In our first-ever citywide survey, density was one of the greatest concerns for our residents. The reality is, whether we like it or not, growth will happen, particularly in Salt Lake County where we have seen massive increases in the past. But we can and we do.

In studying and training to become a Building Inspector, I have learned that growth will happen—BUT manage it well, benefit from it, maintain the high quality of life that brought us here and ensure we do NOT miss out on opportunities for our long-term economic sustainability as a city.

We have many citizens who have voiced their opposition to any additional density in our community and have said they will gladly pay more in property tax if the alternative is an over-saturation of high density. The council and staff share your concern and are taking steps to guarantee we achieve balance. We, of course, are unable to impact projects that were previously approved or fix development mistakes. However, we have collectively taken steps to increase resident involvement in the development process and to raise the bar with developers so we don’t compromise quality for revenue promises.

We must work to build our own economic development engine for much-needed sales tax revenue. In addition, we want to preserve open space. Both of these goals can be accomplished by working with developers, while educating them on our vision for Herriman.

Until recently, Bluffdale City has had an anti-development, anti-commercial attitude and is now raising their property taxes 47% and planning large mixed-use developments along their new Porter Rockwell transportation corridor. A wisely-planned community should be sought with proper balance to keep taxes low, services high and maintain high quality of life with amenities, such as parks, trails and community events.

The reality of our economic situation is as follows:

- 43% of our budget is comprised of one-time revenue from building permits. Growth will eventually subside and we must have other sources of revenue when it dries up;
- We only have 24% of our general fund revenues coming from sales tax. Our economic development study clearly states we need to “focus on recapturing lost sales, while pursuing additional commercial development, including business parks, which will increase the property tax base”;
- We are only capturing 24.45 percent of our own resident sales tax revenue. So, not only are we woefully inadequate in keeping our own sales tax revenue, we’re not even beginning to lure other city’s residents into our city to spend their money. We would be wise to simply start by having enough retail opportunities to keep a larger portion of our own sales tax here. People can’t “shop local” when there’s nowhere to shop;
- Our neighboring cities are wasting no time in locking up the limited retail trade area and are currently winning in the competitive sport that is economic development. South Jordan’s growth is obvious. Riverton City has seen the majority of economic development on 154th South with their mega 85-acre mixed use development that will include high-density residential, retail, an office complex, restaurants, a gym, a hotel and a full-luxury theater. And even Bluffdale is moving to get their “piece of pie”;
- One of the biggest complaints we hear is lack of restaurants. An economic fact is

Herriman is at a Crossroads as a Community

Nicole Martin, City Councilwoman
Fireworks: Keep Your Pets Safe & Calm
Salt Lake County Animal Services

Do you and your dog dread the sound of fireworks echoing in the neighborhood? Utah has an extra-long fireworks season. Residents can legally set off fireworks 3 days before, and 3 days after the 4th of July and the 24th of July. For dogs (and cats) this can be very stressful.

During July, Salt Lake County Animal Services sees an increase in lost pets due to the number of pets who escape from their homes or yards because of the noisily fireworks. Here are a few tips to make sure your pet stays safe this July during this celebratory time for our state.

1. Be sure your pet is wearing their ID tag and that their information is up to date.
2. Keep windows and doors closed, we often hear of pets breaking out screens when they get scared.
3. Leave your pet at home when you head out to the fireworks display. They would prefer to be at home with a tasty treat or food puzzle.
4. If you find a lost pet, contact Animal Control Dispatch at 801-743-7045 to have an officer come get the animal. Or bring it to Salt Lake County Animal Services at 511 W 3900 S, SLC, 84123. Shelter hours are Monday – Saturday, from 10 AM – 5 PM Animal Services is closed Sundays and holidays.

Local young artists wanted for a special exhibit in the new Herriman City Hall dedication. With these:

- Keep firework usage within approved areas.
- Use caution any time you use fire. Dispose of charcoal briquettes and fireplace ashes properly, never leave any outdoor fire unattended, and make sure that outdoor fires are fully extinguished and cold to the touch before leaving the area.
- Do not use welders or any equipment that creates sparks outside on dry, windy days.
- Do not park vehicles in tall, dry grass if a fire weather watch or fire danger/red flag warning has been issued. Exhaust systems are very hot and can ignite dry grass.
- Do not use welders or any equipment that creates sparks outside on dry, windy days.
- Do not park vehicles in tall, dry grass if a fire weather watch or fire danger/red flag warning has been issued. Exhaust systems are very hot and can ignite dry grass.
- Store combustible or flammable materials in approved safety containers away from the house.
- Keep the gas grill and propane tank at least 15 feet away from any structure.
- Do not use welders or any equipment that creates sparks outside on dry, windy days.
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Herriman City 2017 Primary Elections

Herriman City will conduct a Vote by Mail Municipal Election this year as it has proven to increase voter participation. Ballots for the Primary Election will be mailed out by Tuesday, July 25, 2017. Herriman City Hall will host early voting, Wednesday-Friday, August 2-4, 2017, from 10:00 am to 2:00 pm. On Election Day, August 15, 2017, there will be two polling location open at Herriman City Hall located at 5380 West Herriman Blvd. (12720 South) for those who prefer to vote in person. The voting center hours will be from 7:00 am to 8:00 pm. For voting information and registration forms please contact the Salt Lake County Elections Office at (801) 974-4700 or by emailing get-votes@slco.org.

Positive aspects of Voting by Mail:
- Ballots are conveniently mailed directly to you
- Vote at your convenience
- Ballot issues can be studied at your leisure
- Ballots are completely confidential

The following individuals have been certified and meet the qualifications to be candidates in the Herriman City Municipal Primary Election:

**Mayor (4-year term):**
- David H. Howe
- Joe Darger
- intrusion Weapon-Moore
- David Watts

**Council Members (4-year term):**
District 2:
- Clint Smith
- Jared D. Richardson
- Melissa John

District 3:
- Siloni Makarita Vimahi Pili
- Cody Bloomer
- Sherrie Olson

**District 4: Gaurav Tuli**

Elections belong to the people. It’s their future.

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Herriman is at a Crossroads as a Community

(Continued from cover)

- One of the biggest complaints we hear is lack of restaurants. An economic fact is that restaurants cannot survive without both a day and night influx of customers. The Department of Workforce Services estimated only 6,257 jobs in Herriman in 2014, meaning almost all of our residents have to commute outside our community to work – taking their daytime purchases to other cities. We have no job centers and that is key to the long-term success of a city.

We all want an affordable and safe city. We want to create a safe and vibrant community, that is well located and we want to maintain our small town feel, well-developed city services and community amenities such as parks and trails that contribute to a high quality of life. Cities achieve none of this without proper funding, whether be through property tax, sales tax or franchise tax: the three-legged stool of city sustainability. As with life, we can't have nice things without being able to pay for them. No one wants higher property taxes. As such, it's important to secure our share of the transportation and economic development along our viable traffic corridors as part of high-quality mixed communities, rich with open space, amenities, quality housing options for a variety of lifestyles.

If we are successful, the only alternative will be to curb spending, which means roads are not maintained as they should be, we have fewer officers on the street, we stop building parks and trails that are expensive to maintain and we have mixed communities, rich with open space, amenities, quality housing options for a variety of lifestyles.

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**Practice Fire Prevention!**

- Keep firework usage within approved areas.
- Always use fire resistant containers to ensure safety.
- Always have a fire extinguisher within sight.
- Do not use any equipment that creates sparks outside of designated areas.
- Do not use wedges or any equipment that creates sparks outside of dry, windy days.
- Do not park vehicles in tall, dry grass if a fire watch or fire weather/flag warning has been issued. Exhaust systems are very hot and can ignite dry grass.
- Store combustible or flammable materials in approved safety containers away from the house.
- Keep the grill gas and propane tank at least 15 feet away from any structure. Clear a 15-foot area around the grill. Do not use the grill during potentially dangerous fire weather conditions. Always have a fire extinguisher or hose near.
- Learn how and your family can prevent a wildfire by using fire and equipment responsibly at www.SmokyBear.com.
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