

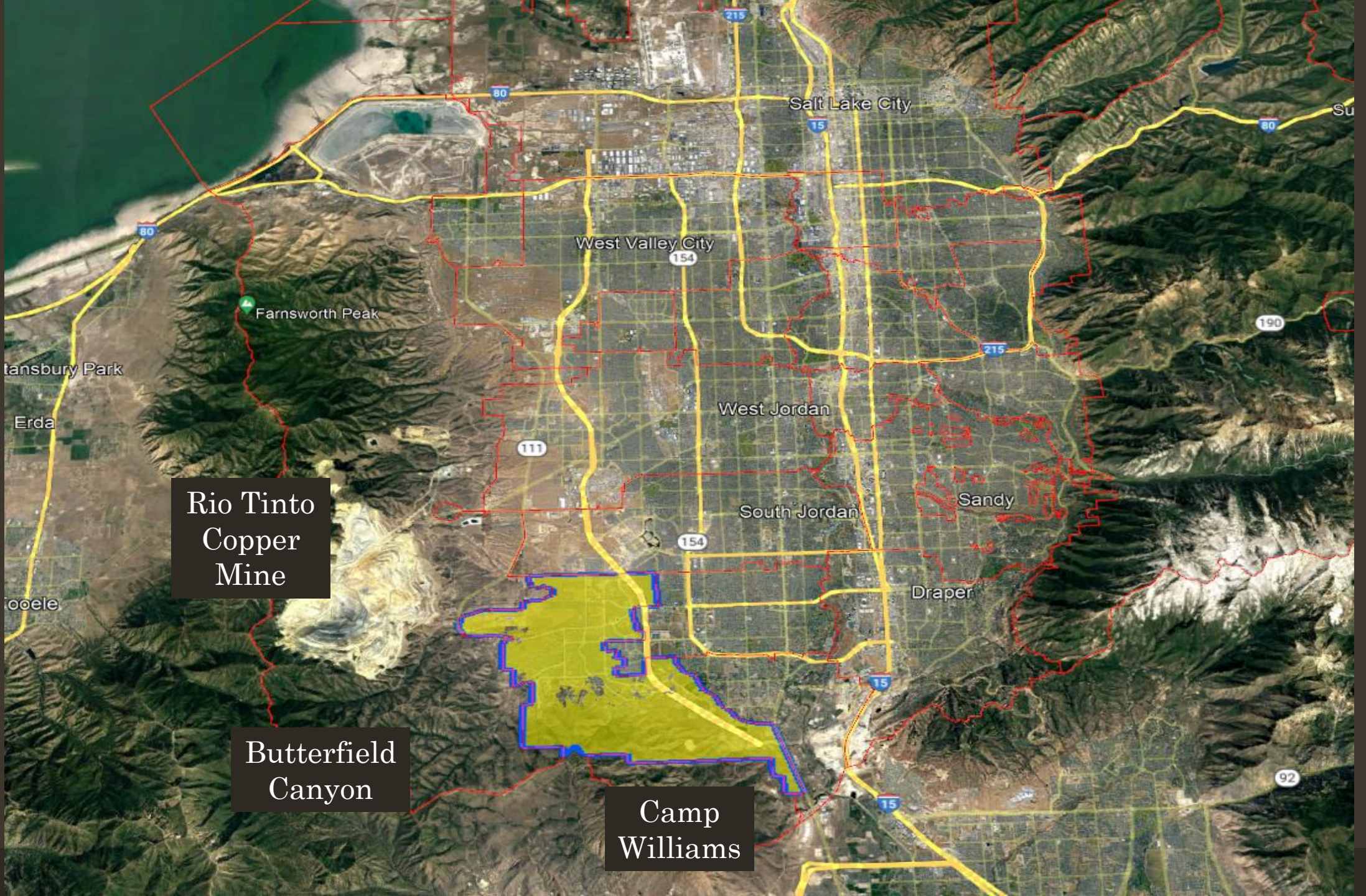


Herriman City

Challenges of Managing Rapid Growth



Herriman Vicinity Map



Rio Tinto
Copper
Mine

Butterfield
Canyon

Camp
Williams

Herriman Amenities



Blackridge Reservoir



Crane Park Ice Ribbon &
Herriman Towne Center



Zions Bank Soccer
Stadium



New Commercial Growth



Multiple Trail Systems



Robust Community Events

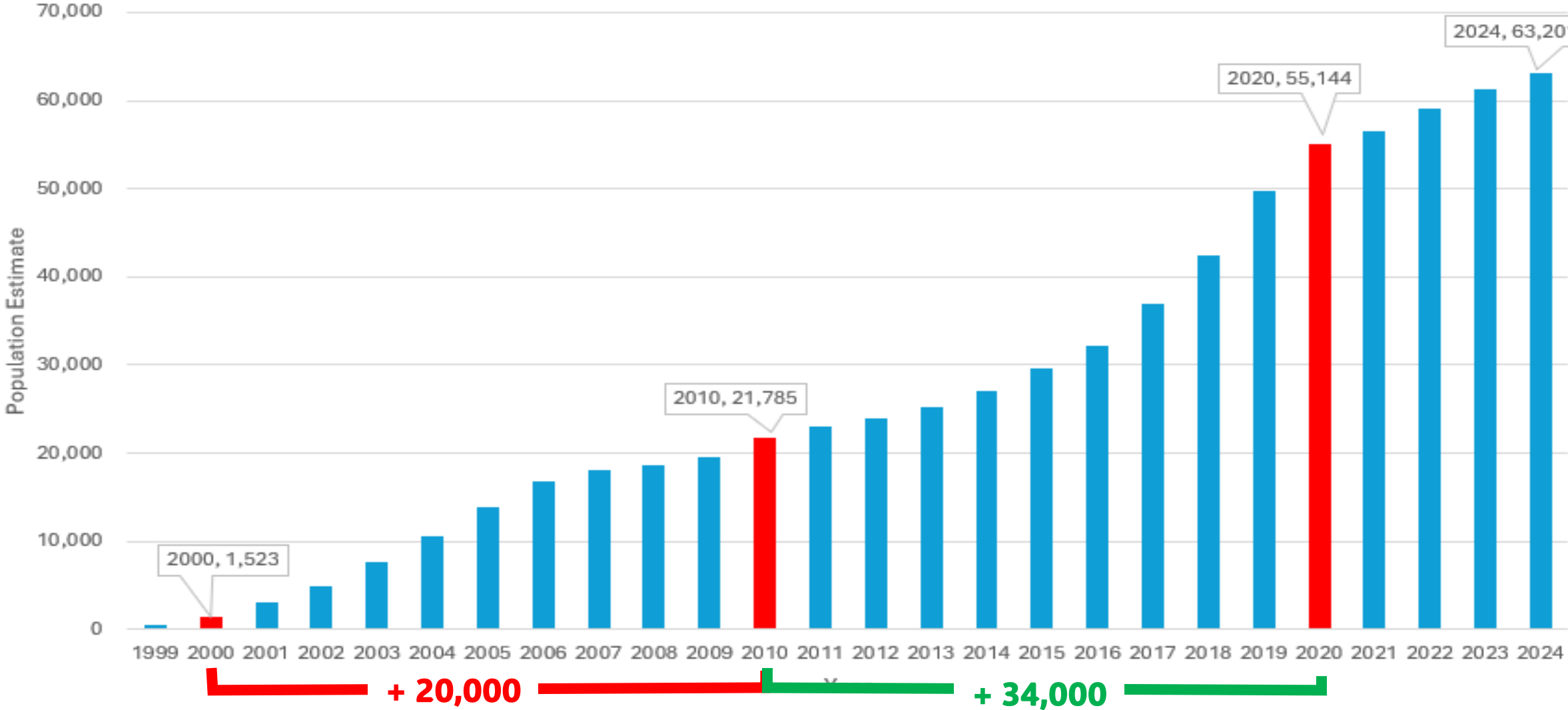
Herriman “Quick Facts”

- Incorporated: June 1, 1999
 - Population ~ 1,500
- Current Population: 63,201
 - 2,633 additional residents per year (average)
- Area: 23 square miles (or 14,740 acres)
- Number of Businesses: 1,400
 - 80% Home Occupations
- Housing Statistics: ~ 19,376 dwelling units
 - Single Family: 11,488 (59%)
 - Multi Family: 4,820 (25%)
 - Apartments: 2,487 (13%)
 - Condominiums: 558 (3%)
 - Internal Accessory Dwelling Units: 23 (licensed)



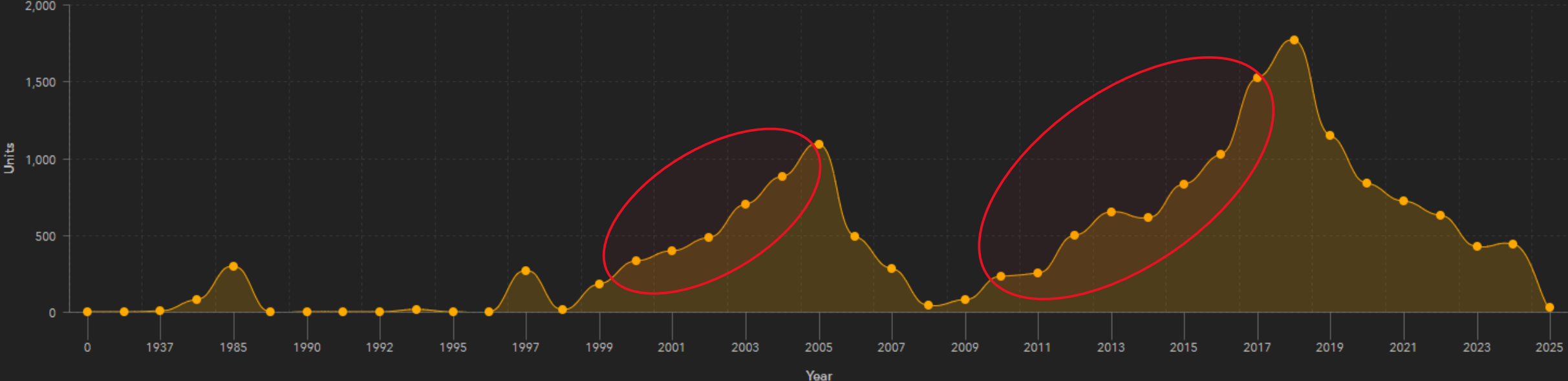
Population Growth

Herriman City Population Estimates from Incorporation to 2024



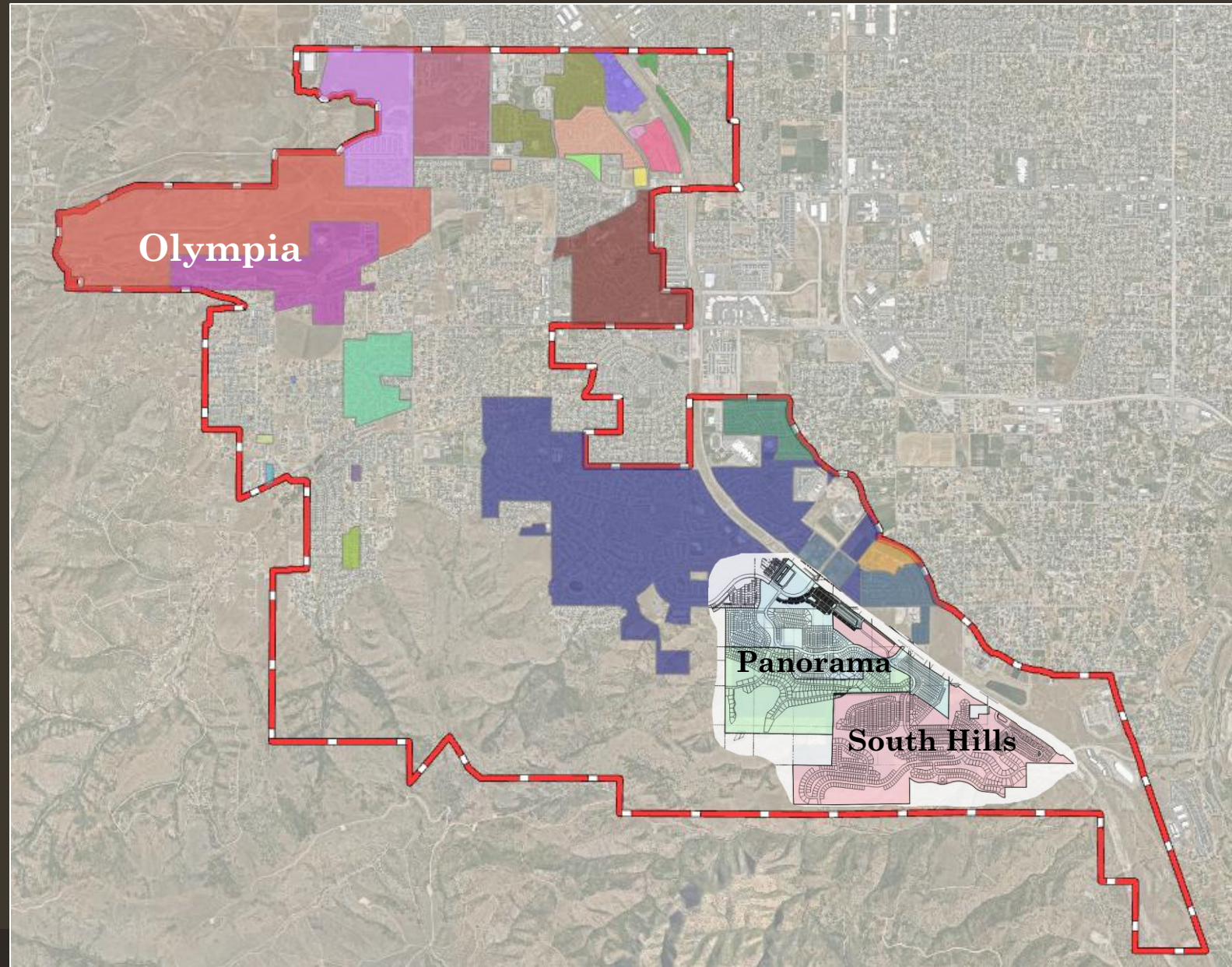
Building Permits Processed

Permits issued by year



Development Trends

- Master Development Agreements (MDAs): 26
- Vested Dwelling Units in Recent MDAs: 12,490
 - Olympia: 6,190
 - Panorama: 2,038
 - South Hills: 1,489
 - Hidden Oaks: 757
 - SLR: 1,673
 - Teton Ranch: 343
- MDA Controlled Acreage:
 - ~5,505 (37% of Herriman)



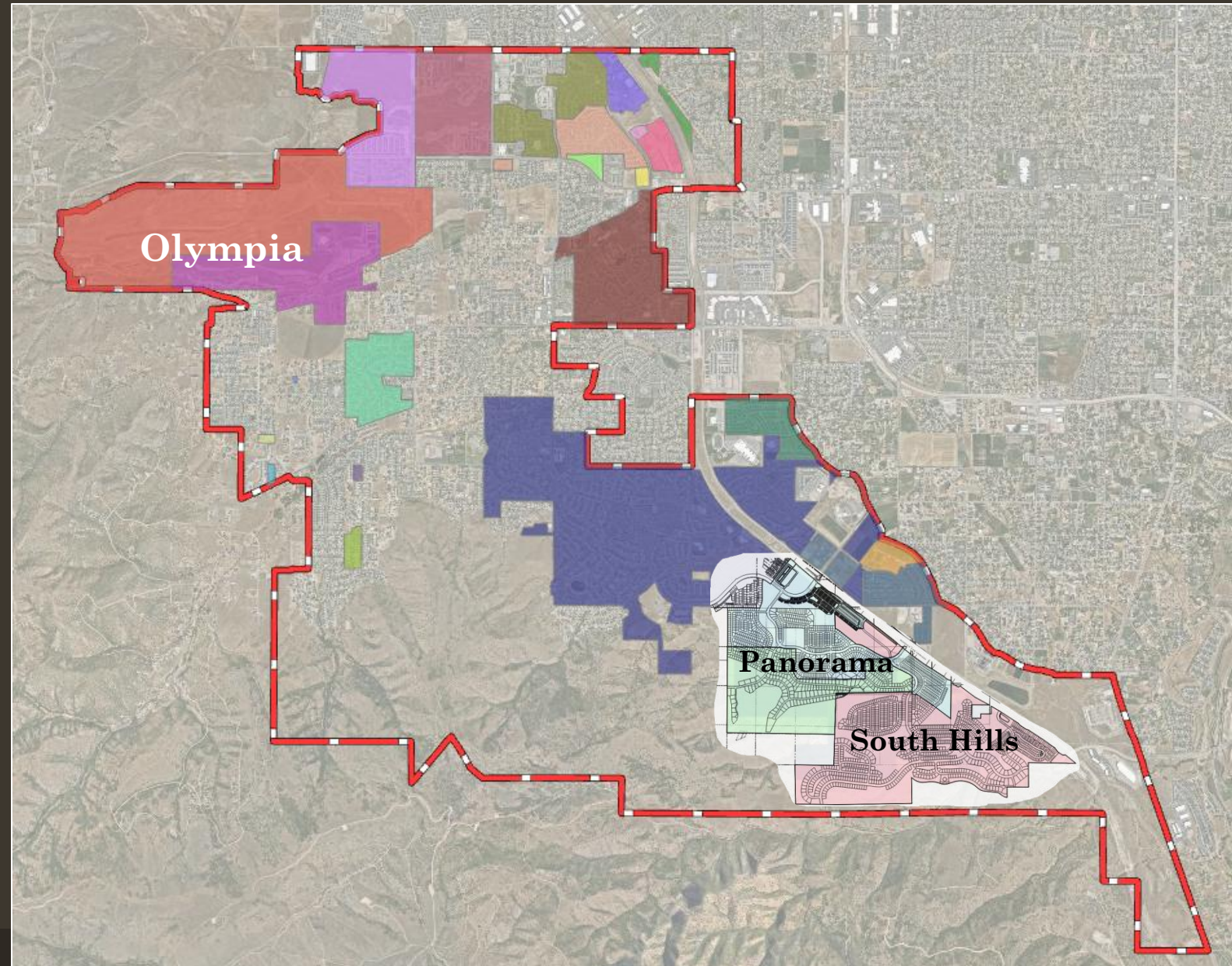
MDA Benefits

For Developer

- Vested dwelling units
- Expedited review process
- Increased density (potential)
- Development flexibility

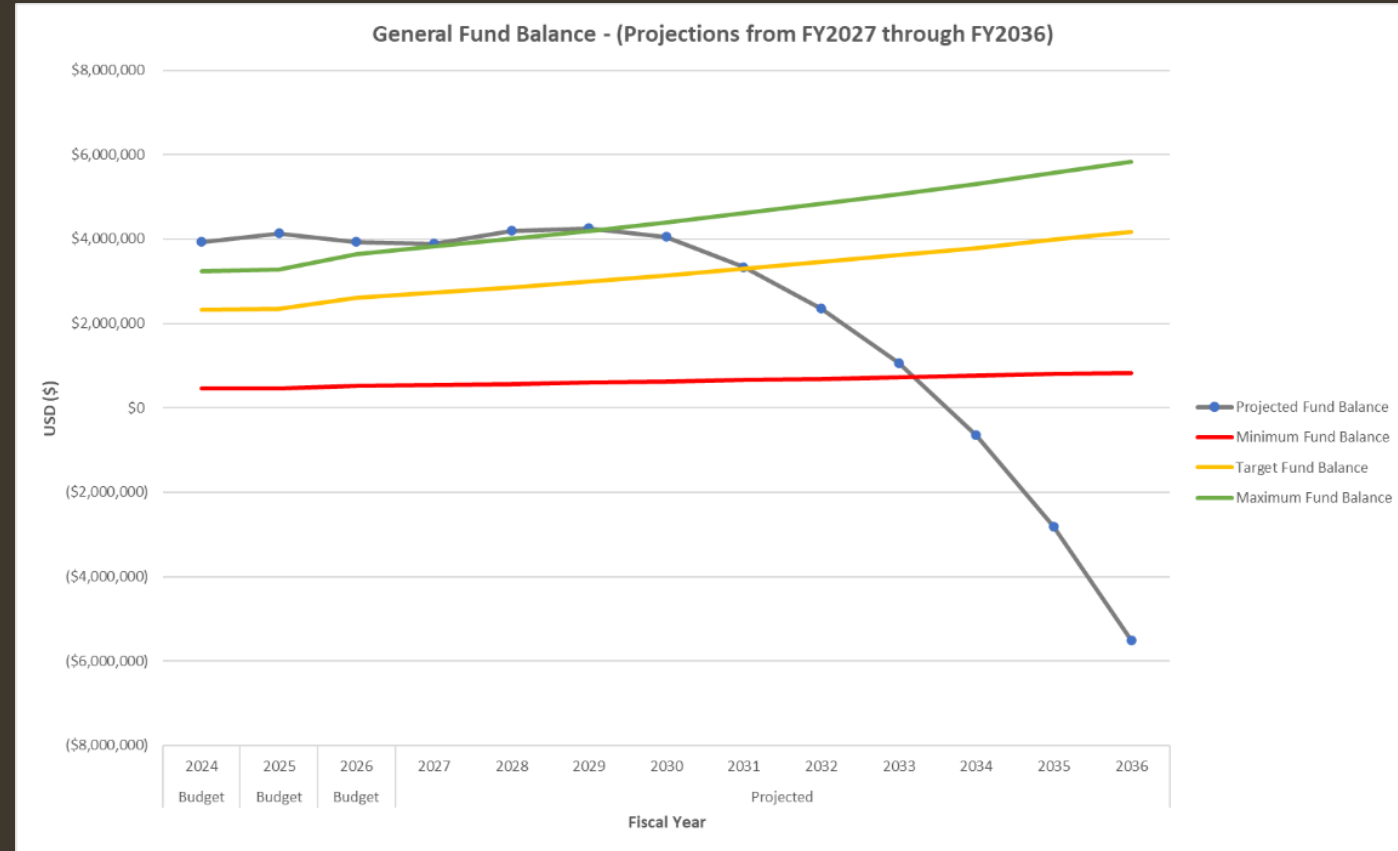
For City

- Establish design standards
- Coordinate large areas of “green field” development
- Offset financial obligations
 - Public Improvement Districts
- “Simplified” review process



MDA Challenges

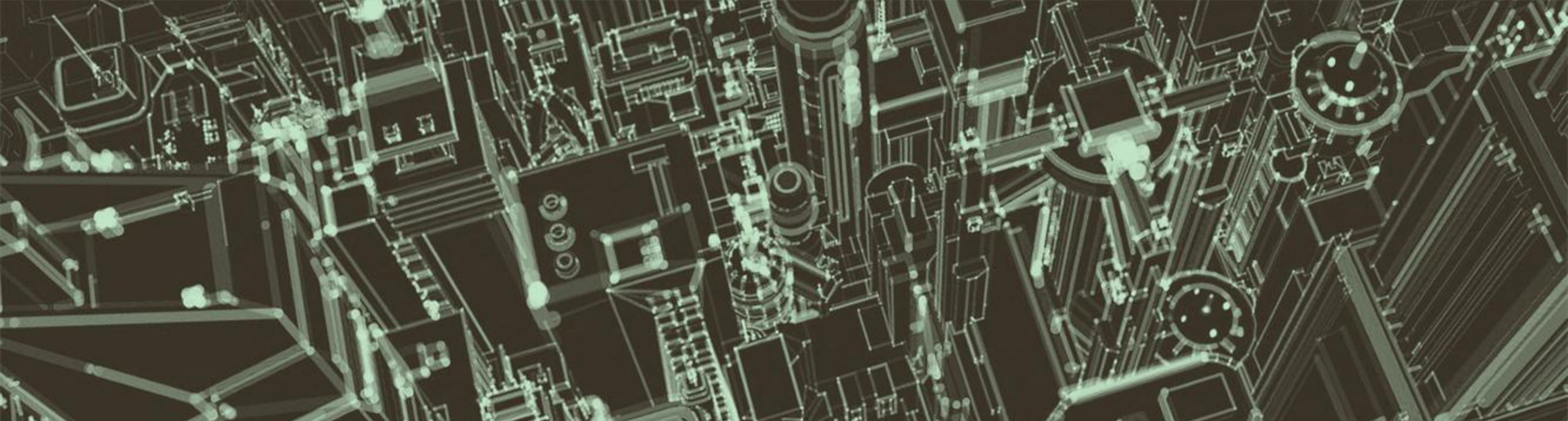
- “Herriman Magic”
 - Rapid growth periods are difficult to staff and manage
 - Design standards inadvertently “overlooked” or misapplied, resulting in design elements not part of the plan
- Expedited review reduced staff time for analysis to ensure ordinance compliance
 - Process would sometimes result in less desirable development
- Long-term obligations on future budgets, which may have unintended or unforeseen constraints
- Complicated zoning administration
 - Vested “layers” of zoning and development standards



Notable New Projects

- **Camden Commons:** 33 dwellings on 4.5 acres featuring new-urbanist design elements by Goodboro
- **Mountain View Plaza:** mid-size commercial center with upgraded architectural design and “third places” for community gatherings by Aaron Osmond
- **The Commons @ Herriman Towne Center:** mixed-used center with new “big box” anchor, upgraded architectural design, and additional “third places” by Elevate Design Group (formerly part of Center Cal)





Questions?

planning@herriman.gov





Draft Land Use Map Comments

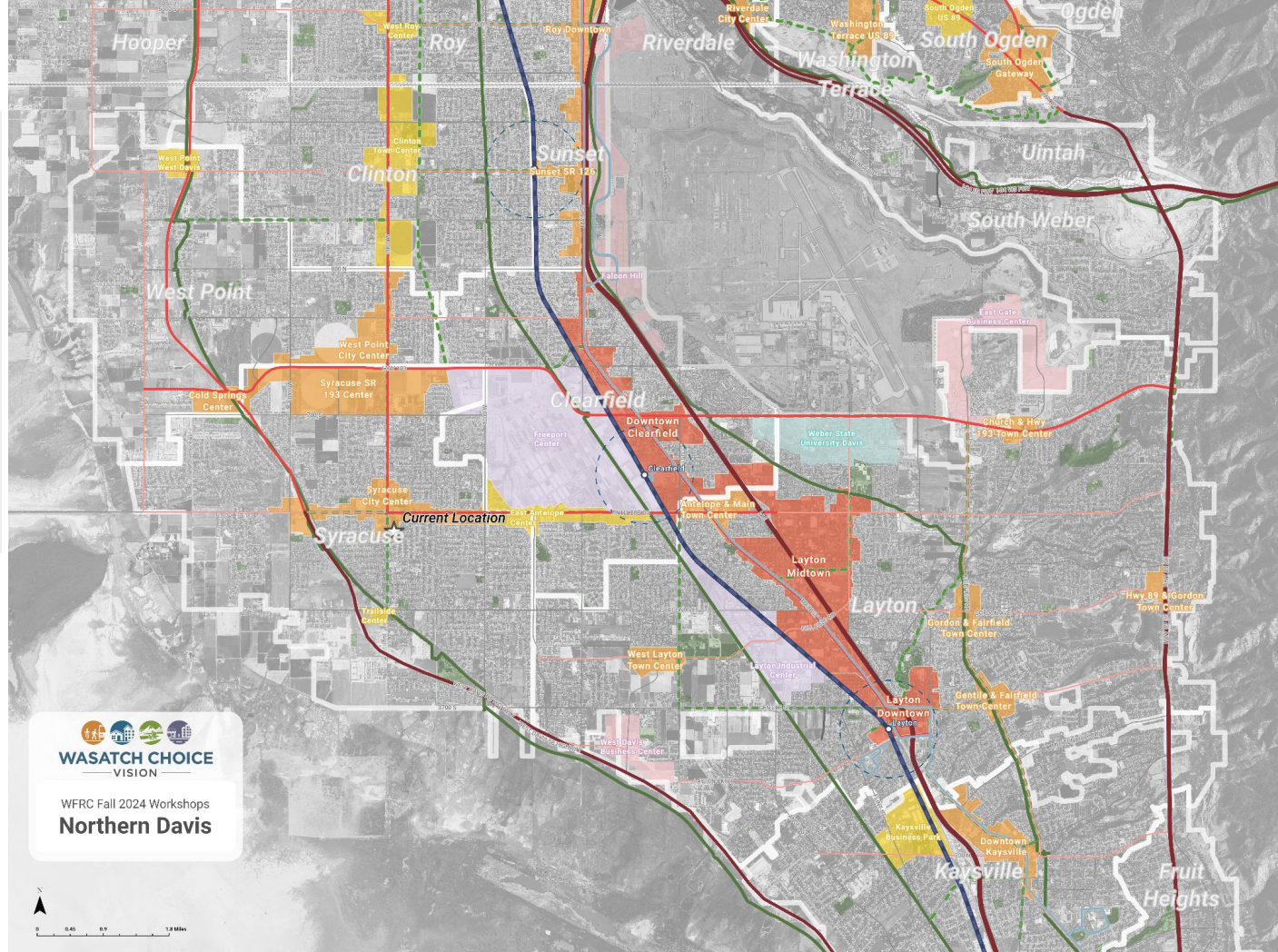
Circling Back to
Each Community

Regional Growth Committee - Technical Advisory Committee (RGC TAC)

February 19, 2025

Workshop Map

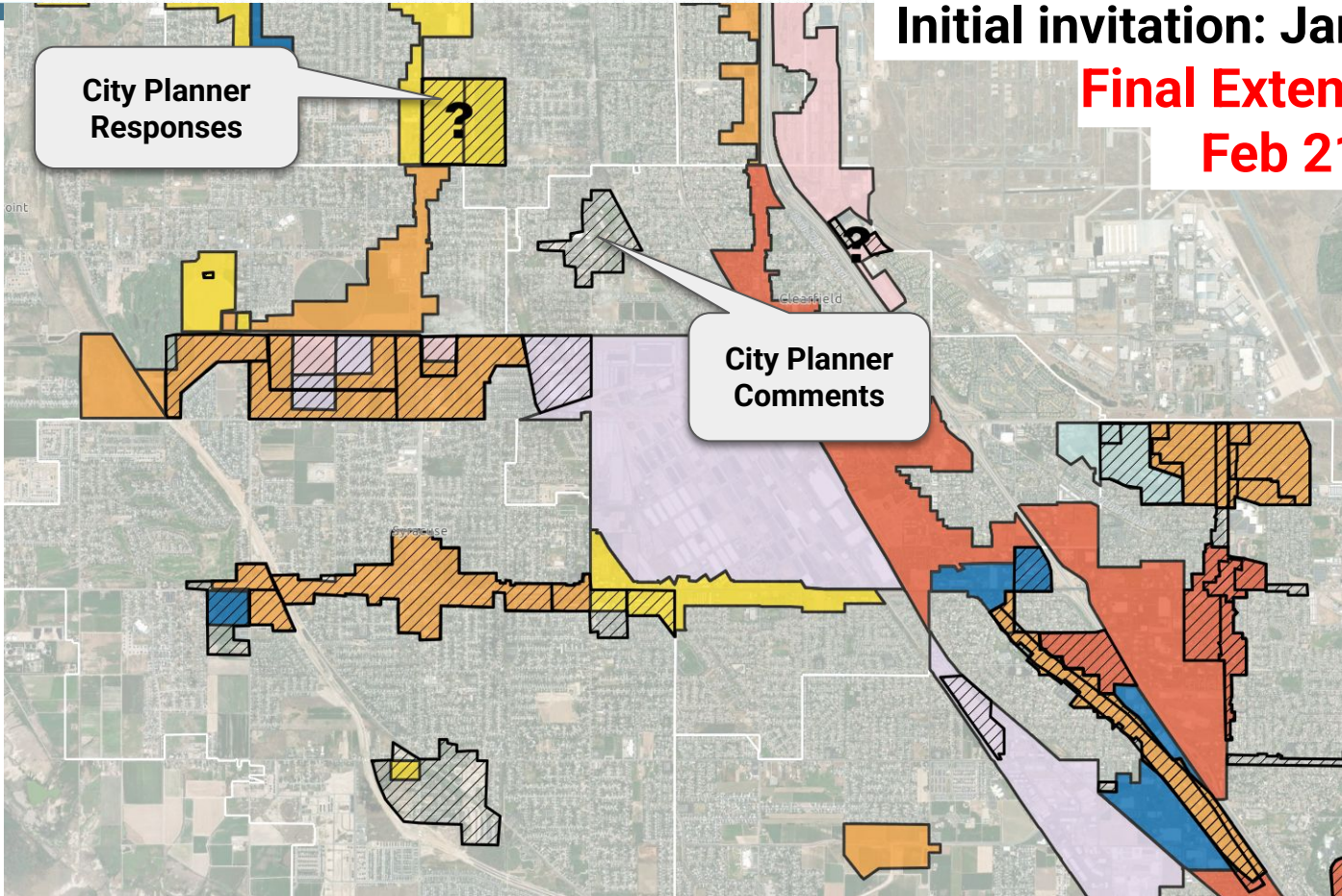
- Wasatch Choice Land Uses
- Existing Regional Transportation Plan
- Draft Beehive Bikeways

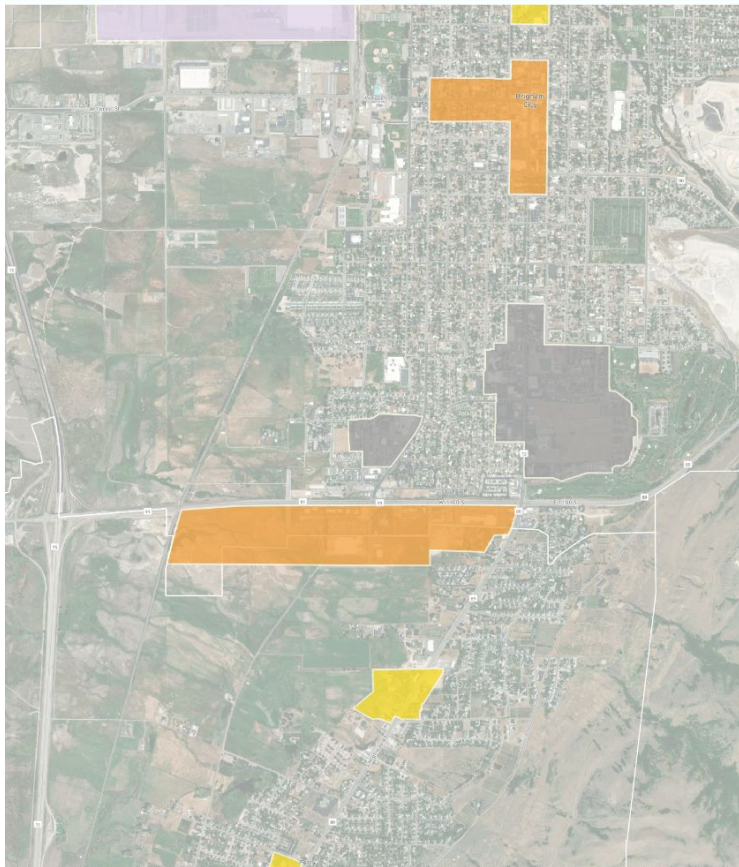


CITY PLANNER LAND USE COMMENTS

Initial invitation: January 17th & 20th

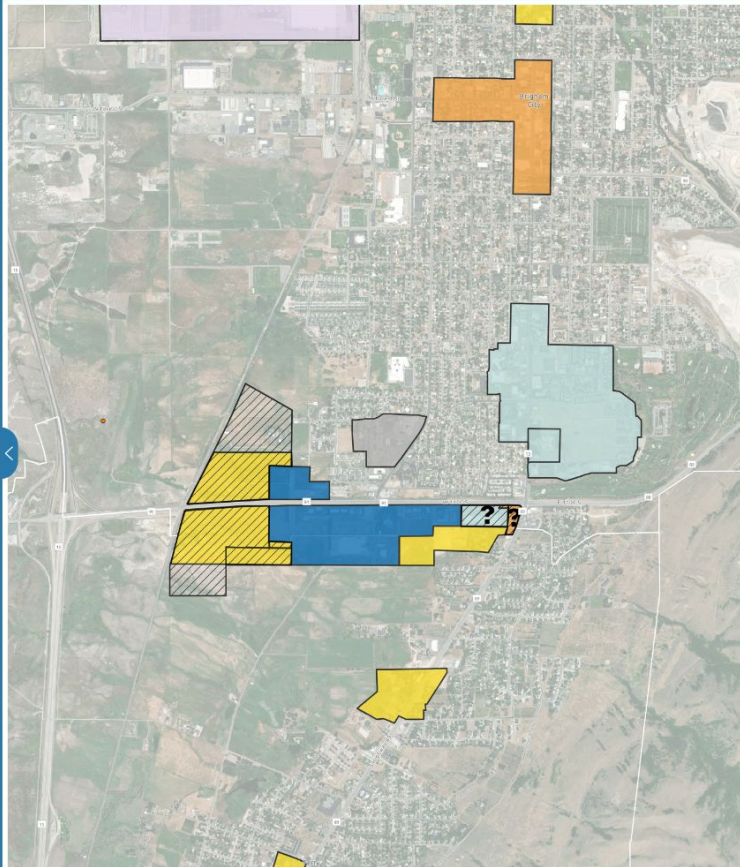
**Final Extended Deadline:
Feb 21st (This Friday!)**





Map | Cities, Towns and Counties of Utah, UFGS | EM Community Maps Corporation, Inc. | Essential Review Center, Co. | Tom Ivers, Corbin, SaltCrunch, GeoTechnologies, Inc., MET, TRISA, USGS, Bureau of Land Management, EPA, NPS. Powered by GIS

Current Land Uses & Centers (2023)



Map | Cities, Towns and Counties of Utah, UFGS | EM Community Maps Corporation, Inc. | Essential Review Center, Co. | Tom Ivers, Corbin, SaltCrunch, GeoTechnologies, Inc., MET, TRISA, USGS, Bureau of Land Management, EPA, NPS. Powered by GIS

Proposed Land Uses & Centers (2025)

Zoom

Use the filter below to zoom to your city of choice.

Select your city here:
City in:
- All -

Comment

Use the editor below to draw a polygon or place a point on the [Propose](#) you create, please.

Create features
Settings

Click on the map to start drawing.

Legend

Questions ?

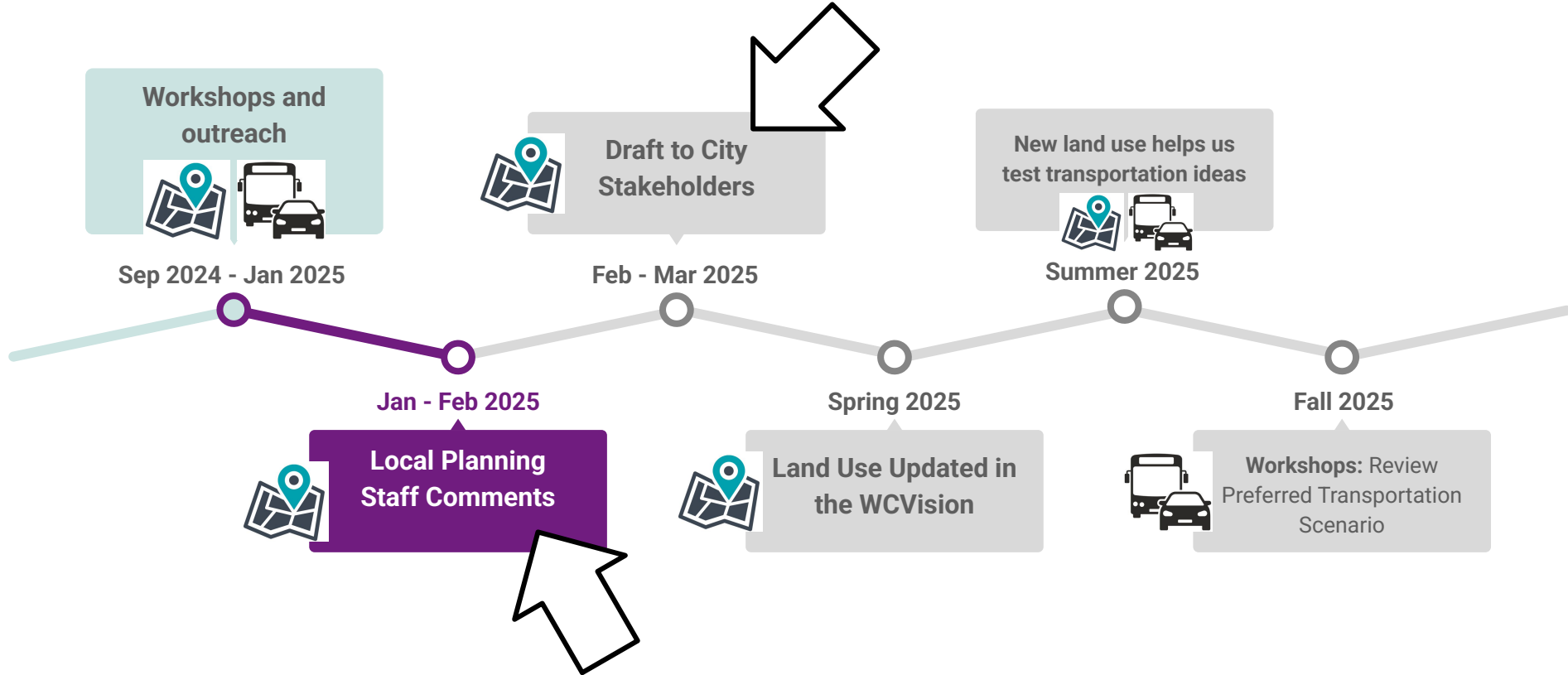
Comments (Polygons)

Centers 2025 (Proposed)

- CentersType2025
- Metropolitan Center
- Urban Center
- City Center
- Neighborhood Center
- Educational Center
- Employment District
- Industrial District
- Special District
- Retail District (new category)

Municipal Boundaries

Establishing Our Preferred Scenario



NEXT STEPS

- **City Planner Comments:**
 - **Extended Deadline to this Friday (February 21st) !**
- **Finalize Draft Vision Map**
 - **Sending to all Workshop Invitees (As Early as Next Week)**
- **City Leadership Review (February 27th to April 4th)**
 - **Unified Response Requested**
 - i. Written comments or meeting comments / minutes
 - **Opportunity for City Planning Facilitation**
 - **WFRC Staff happy to support your City Meeting!**

Discussion

1. Suggestions for how the draft land use vision is sent out?
2. How to engage with community leaders?
3. What planning opportunities do you think could be accomplished through this opportunity?



Questions?

Tim Watkins
Community Planner
tim@wfr.org



WASATCH CHOICE

— VISION —

Your Engagement in Developing the RTP

**Wasatch Front Regional Council
February 19, 2025**

Updating the Wasatch Choice Vision and RTP



EXPLORATORY CONCEPTS

The RTP process begins by considering existing and future land use, including population and employment changes, and how we can be better connected through walking, biking, riding transit, and driving.

SUMMER-FALL 2024

PREFERRED SCENARIO

A preferred scenario is developed with stakeholder input, screened with technical analysis, and tied to future land use resulting in a network of needed transportation projects.

WINTER-FALL 2025



PRIORITIZE PROJECTS

Projects are prioritized based on the Wasatch Choice Vision goals and expected available revenue.

WINTER-FALL 2026



FINAL PLAN ADOPTION

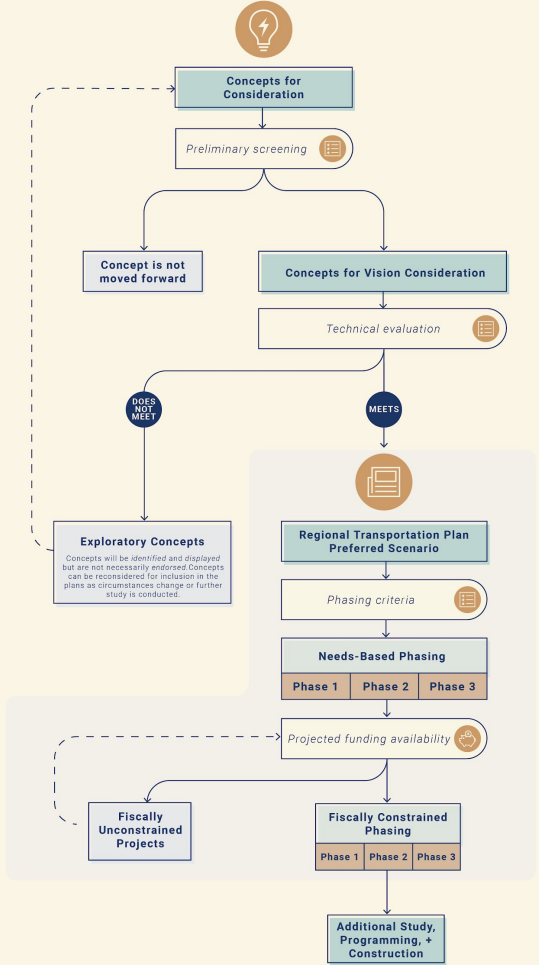
The 2027-2055 RTP must conform to air quality budgets for on-road mobile sources to be approved by FHWA.

MAY 2027



We are here

EXPLORING REGIONAL TRANSPORTATION CONCEPTS



EXPLORING REGIONAL TRANSPORTATION CONCEPTS

2024

Step one:

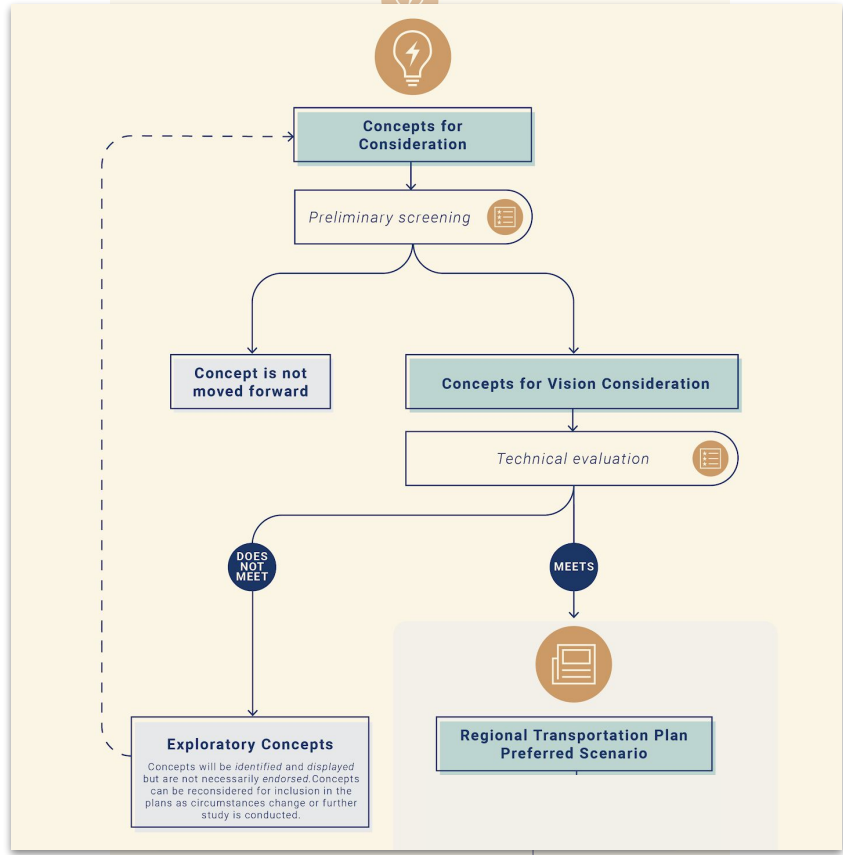
Explore Our Future

2025

Step two:

Preferred Scenario

Fall Workshops



Additional Study,
Programming, +
Construction

Coordination Ideas and Timing

What should be reviewed:
→ with TAC?
→ with individual communities?
→ with UDOT and UTA?
→ within WFRC?
→ With all of the above?

April 16

- Review preliminary screened projects?

July 30

- Review Technical Screen Projects?
- Update on Travel Demand Model (v9.1 to v9.2)?
- Update Population and Employment Projections?
- Update Wasatch Choice Vision Centers?
- Review Draft Preferred Scenario?
- Input on Phasing Criteria?

September 17

- Review Draft Preferred Scenario?
- Review Phasign Criteria?

December 10

- Review comments from Fall Workshops?
- Review Phasign Criteria?



WASATCH CHOICE
— VISION —

Your Engagement in Developing the RTP

**Wasatch Front Regional Council
February 19, 2025**



Advanced Air Mobility

Regional Growth Committee
Technical Advisory Committee
February 19, 2025



What is Advanced Air Mobility (AAM)?

- A complimentary mode of transportation
- Electrically/hydrogen powered
- Quieter than traditional aircraft/helicopters
- Two general categories for AAM
 - eVTOLs (Can vertically takeoff)
 - Regional Air Mobility (RAM)
Fixed-wing aircraft also known as CTOL (conventional takeoff and landing)





eVTOL & CTOL Aircraft Characteristics



Vertical take off
and landing



Zero operating
emissions



4 passenger
capacity



Piloted aircraft
initially



150-200 mile
max range



200 mph
top speed



Short-term growth in AAM market

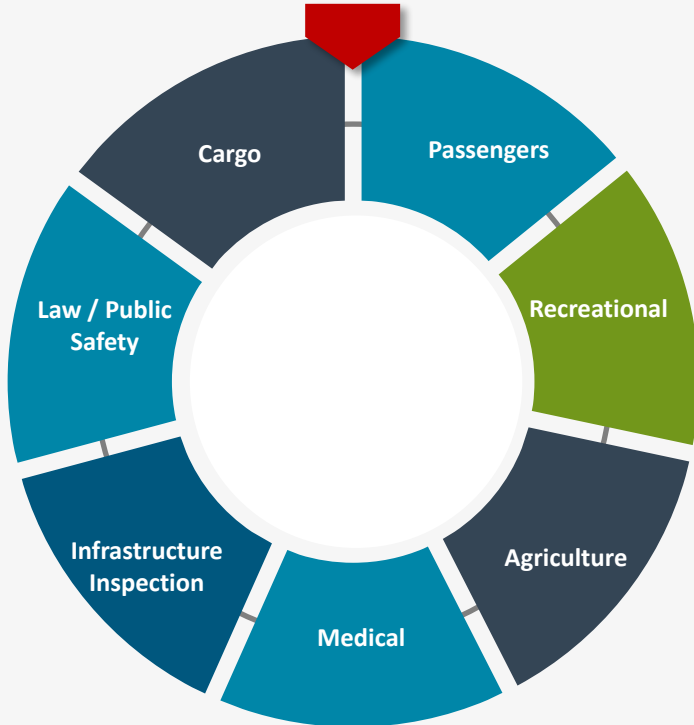
- Number of AAM manufactures doubled since 2020
- Spike in AAM manufactures has led to:
 - Increased competition
 - More diversified products
 - Niche services



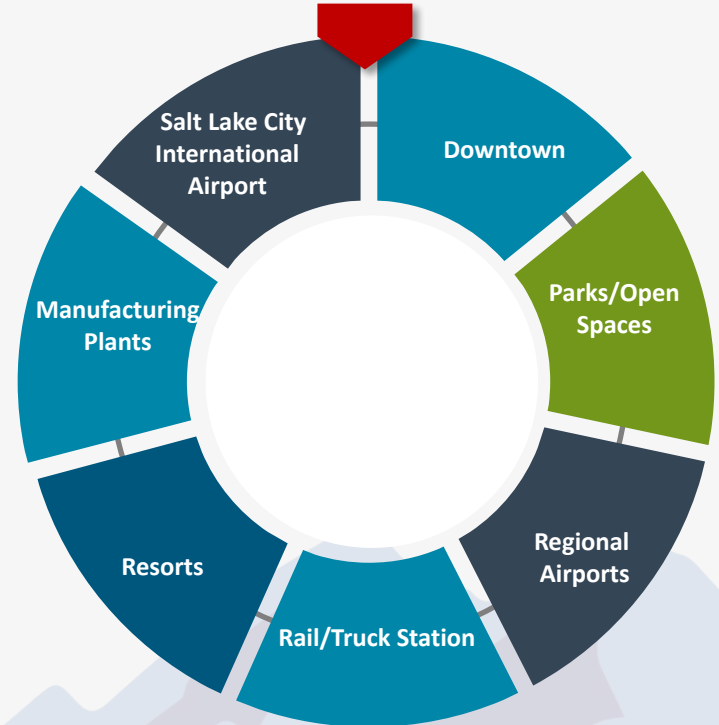


Understanding your unique market

Services / Use Cases



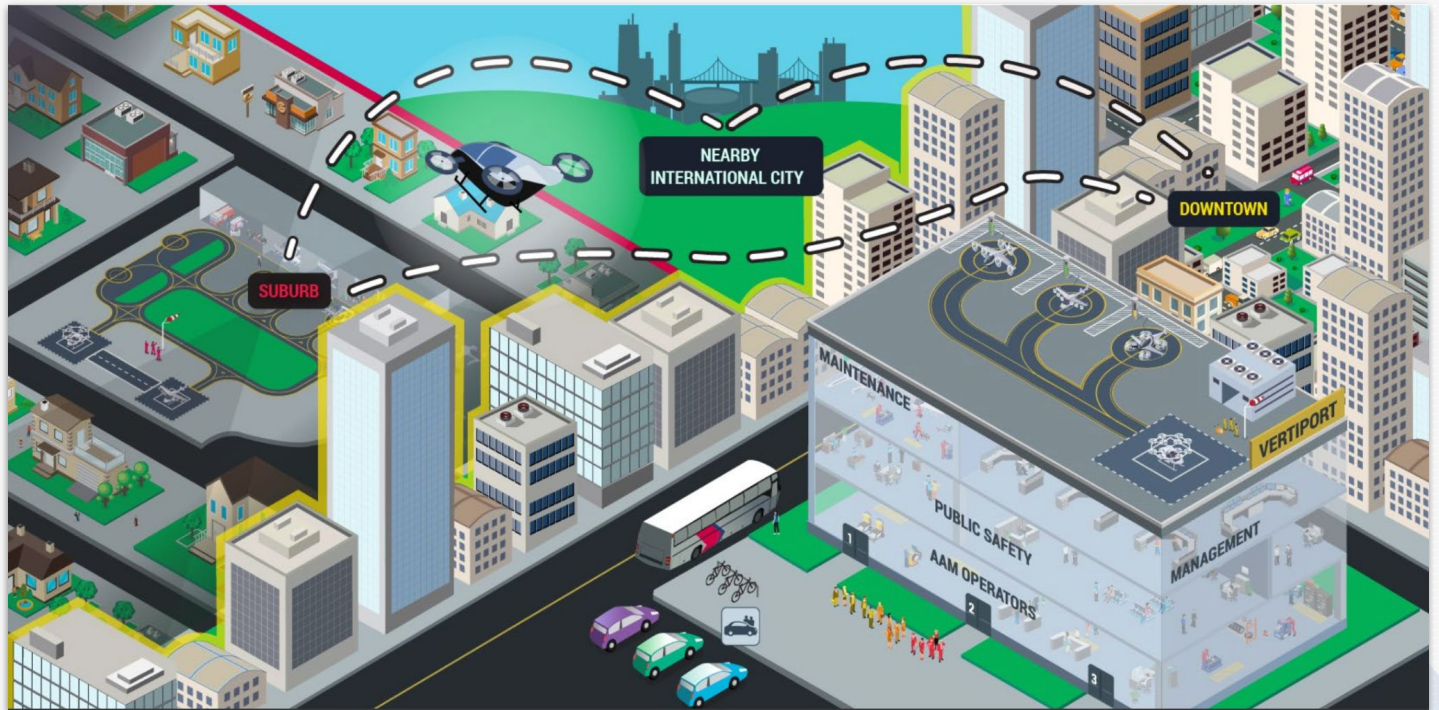
Destinations





Locations

Urban
&
Suburban





Locations

Rural





Aspects of AAM that should be considered

*Ensuring an efficient
airfield operation*

*Location of the
vertiport*

*Address community
concerns with AAM
operations*

*Integration with the
existing/future
airspace
environment*

*Financial Funding
/Business Model*

*Scalability of
operations*

*Service offerings and
connectivity*

*Requirements for
electricity*



BETA Technologies & Utah



X47G Project Alta

AIR LOGISTICS & TRANSPORTATION



Governor's Office of
Economic Opportunity

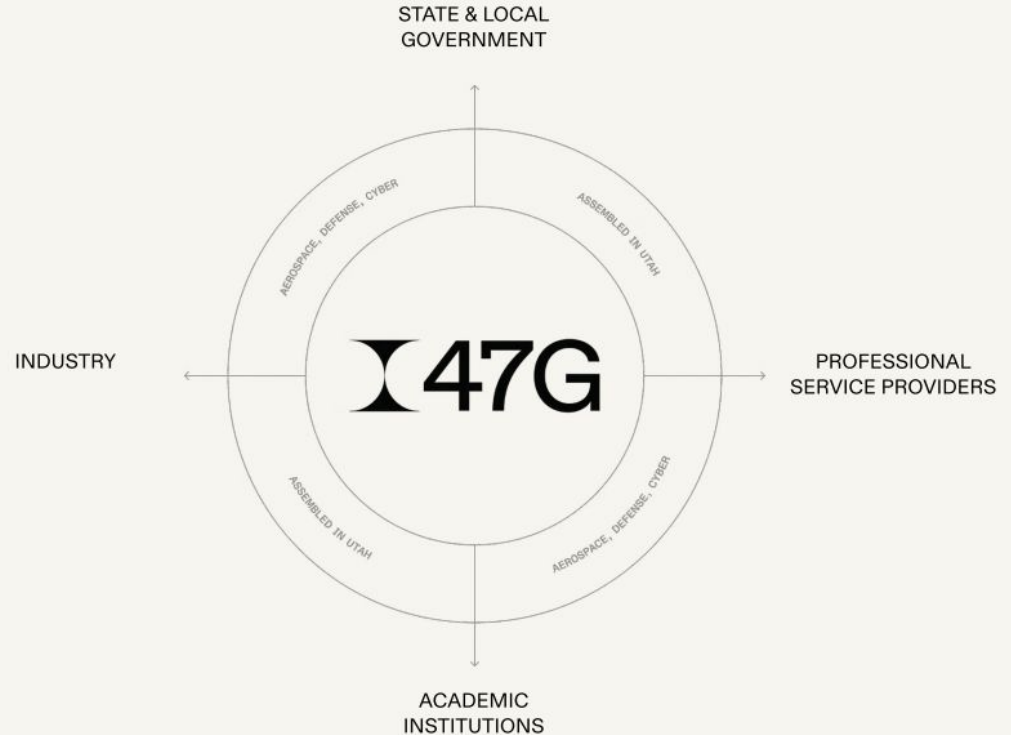


About 47G

At 47G we're building the world's premier ecosystem for aerospace, defense, and cyber companies.

This deliberate process involves four key stakeholder areas as displayed on the right side of this graphic.

47G currently collaborates with 100+ companies in the aerospace and defense industry, and is making strides to leverage Utah's unique production capabilities to strengthen America's defense industrial base.

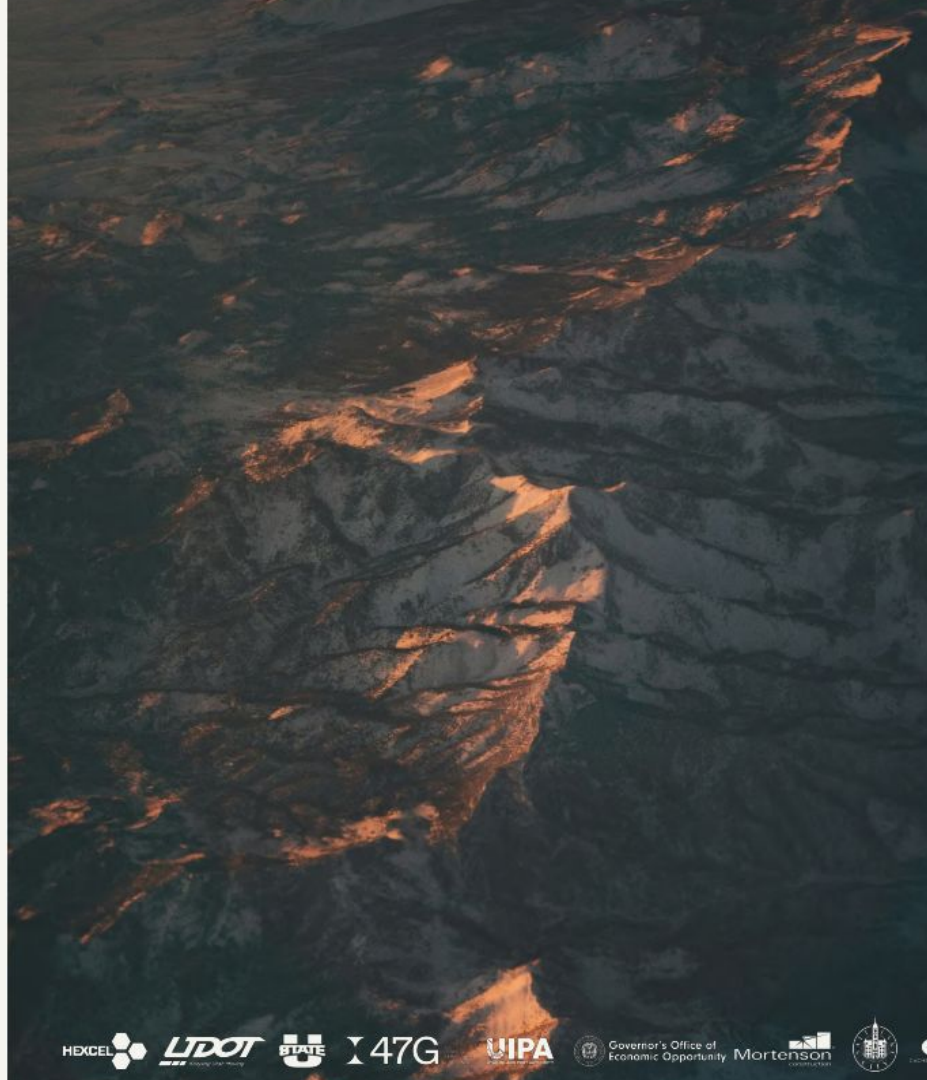


Utah's Air Mobility Coalition

47G has been asked to lead Advanced Air Mobility (AAM) efforts across the state in partnership with Utah's leading organizations in transportation and infrastructure:

- HEXCEL
- GOVERNOR'S OFFICE OF ECONOMIC OPPORTUNITY
- UTAH INLAND PORT AUTHORITY
- UTAH DEPARTMENT OF TRANSPORTATION
- MORTENSON CONSTRUCTION
- SALT LAKE CITY
- UTAH STATE UNIVERSITY
- CACHE VALLEY ELECTRIC

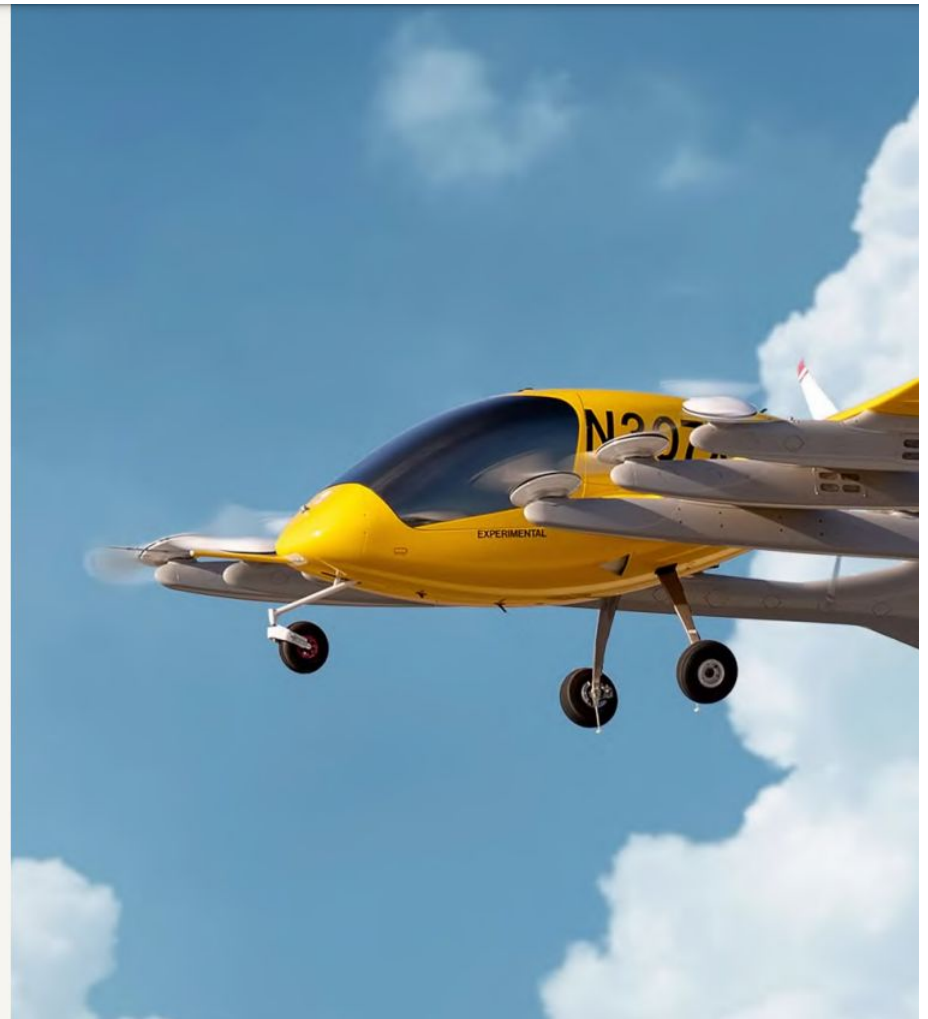
The consortium is tasked with determining which segments of the economy can be bolstered by new aircraft technology, and understanding what infrastructure will be required ahead of the 2034 Winter Olympics.



The AAM framework

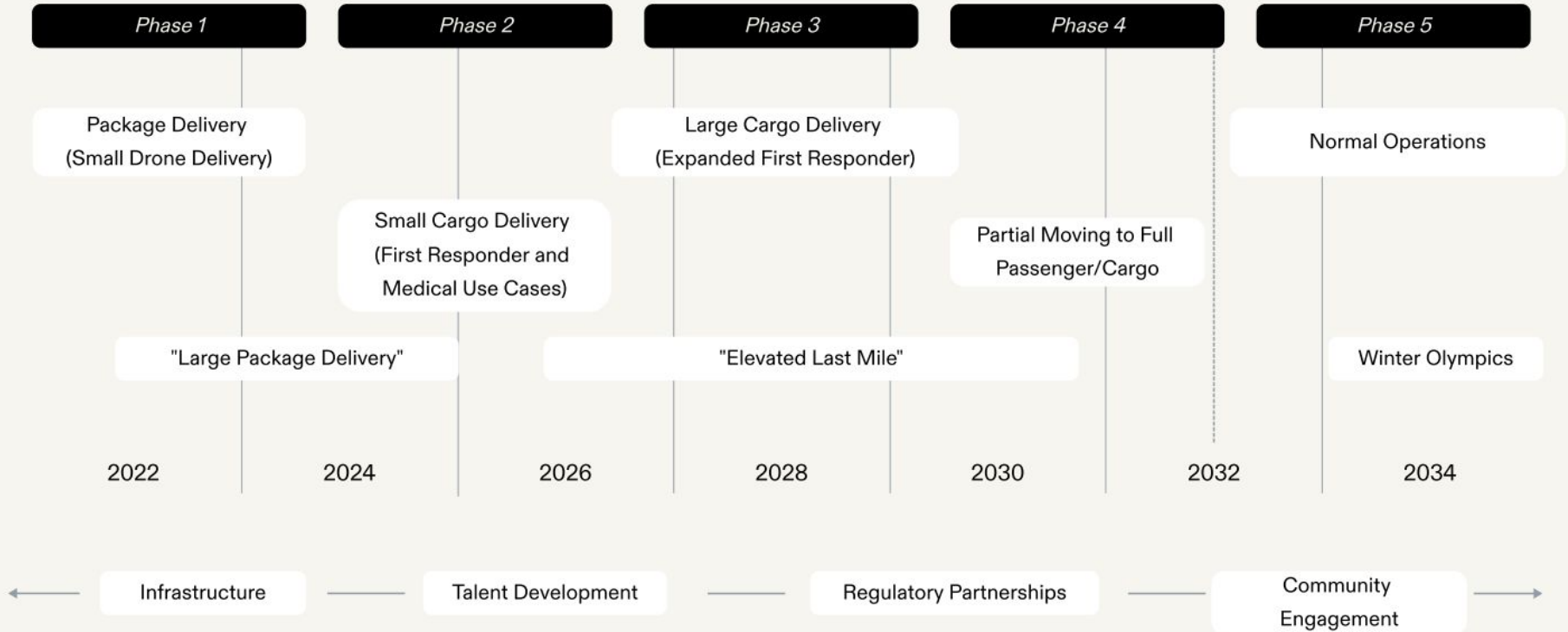
Utah's efforts will reflect the FAA framework for the emergence of advanced air mobility, consisting of five high-level coordination areas within which key AAM capabilities pertaining to both FAA and industry stakeholders are highlighted:

Aircraft system	Aircraft, equipment, automation, certification
Infrastructure	Facilities, data systems related standards, federated networks, CNS
Operations	Operational density and modes, procedures, pilot knowledge and training
Airspace	Routes, waivers, cooperative areas, charting and publication
ATC Procedures	Standard operating procedures, LOAs, public-private responsibilities



Project plan

Project ALTA Timeline



Introduced [Printer Friendly](#) 

1 **Advanced Air Mobility Amendments**

2025 GENERAL SESSION

STATE OF UTAH

Chief Sponsor: Wayne A. Harper

House Sponsor: Kay J. Christofferson

2

3 **LONG TITLE**

4 **General Description:**

5 This bill addresses provisions related to advanced air mobility.

6 **Highlighted Provisions:**

7 This bill:

- 8 ▶ directs the Department of Transportation to conduct a community outreach and education
9 campaign;

S.B. 96

Bill Sponsor:



Sen. Harper, Wayne
A.

Floor Sponsor:



Rep. Christofferson,
Kay J.

Drafting Attorney: Kami Orton


Fiscal Analyst: Rachel Boe

Bill Tracking

[Track this](#) [My Legislation](#)

Current Version: S.B. 96

Text

[Introduced \(Currently Displayed\)](#) 

[Fiscal Note](#) 