

Herriman Parks, Recreation, Open Space, and Trails Master Plan

Adopted January 8, 2020

APPENDIX



Table of Contents

Appendix A: Public Involvement 1

Steering Committee Meeting Notes	1
Project Web Page and Email Comments	6
Social Pinpoint Comments	8
I have a Question	11
I like this	13
Ideas & suggestions.....	15
This should be improved	22
Statistically-Valid Survey results	25
Focus Group Meeting Notes	67
Public Scoping Meeting Notes	73
Public Open House Notes	76

Appendix B: Open Space Acquisition Tools 77

Open Space Design Standards/Clustered Development...	77
Zoning and Development Restrictions: Sensitive Lands Overlay	78
Fee Simple (Outright Purchase)	78
Purchase and Sellback or Leaseback	78
Conservation Easements	79
Land Banking	79
Transfer of Development Rights (TDRs)	80

Appendix A: Public Involvement

STEERING COMMITTEE MEETING NOTES

Herriman Parks, Recreation, Trails and Open Space Master Plan



NOTES

Steering Committee Meeting #1

September 18, 2018, 5:30pm, City Hall

IN ATTENDANCE:

Jo Darton	Trails Committee
Gordon Haight	Economic Development Director
Michael Maloy	Planning Department
Tami Moody	Director of Communications
Susie Nelson	Resident & Dog Park Advocate
Chris Robert	Planning Commission
Kevin Schmidt	Events & Recreation Manager
Heidi Shegrud	Landscape Architect
Anthony Teuscher	Parks Manager
Wendy Thomas	Director of Parks & Events
Mark Vlasic	Landmark Design
Lisa Benson	Landmark Design

SUMMARY

The meeting began with introductions and discussion of the project's purpose. This was followed by introducing the project schedule and Landmark Design's scope of work. The meeting concluded with discussion of the next steps in the planning process (project web page, survey, and public scoping meeting). The notes from the meeting follow.

DISCUSSION/COMMENTS

Impact Fees

- Make sure this is well-coordinated with the Impact Fee Study. Schedule needs to stay on track to ensure City isn't losing potential money for impact fees. Once impact fees are approved, they can't be changed for 90 days.
- Susie at Zions is doing the park impact fee study, and Bowen Collins is doing the others. Every time the City annexes new land, all of these impact fee studies have to be updated.

Committee Scoping Session

• General

- Don't lose track of things that will need ordinances or outside sources of funding.
- This plan needs to focus on what makes this community great, and not worry about the money right now.
- Don't just put out the bare minimum – need to have an intention behind what you are doing
- Economic development with parks and recreation is a goal.

1

- Juniper Canyon
- Gravity bike parks
- RSL training center
- What about canyons?
- Maybe focus on paved areas? Mountain View Corridor, Bacchus Highway, and Butterfield? Bacchus is being re-routed in the long-term.
- What about the road going through to Tooele?
 - Feasibility study showed \$350 million cost, but said it would be worth the investment
 - Tooele seems a little more favorable these days
- 41%-47% of homes in the City are attached
- People want more commercial for increased tax base
- Black Ridge and Ice Ribbon are unique amenities
 - Black Ridge is algae free now

- **Open Space in Developments**

- Open space is an afterthought in subdivision development. We need to change our process so we get better sites and designs. Right now we get leftover space and detention basins.
- We have to find funding to secure parks where we want them, and then how to develop it once we do have the land. It's getting more difficult to obtain park land in new developments.

- **Trails**

- Salt Lake County has realigned their proposed Bonneville Shoreline Trail route to match Herriman's alignment. This is part of the General Plan. We need to make sure we're preserving this corridor.
- Neighborhood access to trails is important. Developers could donate trailheads as part of meeting their open space requirements.
- The hills are our greatest asset! This needs to be established as a priority in this plan. Access to the hills needs to be required as part of any development.
- We lost a funding opportunity with Camp Williams on fire breaks.
- Think about requiring new developments to include trails.
- Connecting paved trails is important
- Trail users - mixed, high levels of use
- Still some equestrian users
- On-street biking
 - A lot of people ride to Draper and ride on the Mountain View Corridor. MVC is heavily used
- Consider user days, like alternating bikes/dogs like Millcreek?

2

- Yellow Fork is County open space

- **Dog Parks**

- Salt Lake County did a master plan and two potential sites are located in Herriman. They need a minimum of 10 acres.
- City has property on Main street and 70th South
 - 6 acres after construction of the road
 - Good site with elevation change
 - Maybe partner with the County
- Look at WM Butterfield Park for potential dog park. Any possibility depends on where the parks department ends up being located.
- Dog Policy
 - Dogs must be on a leash in public places
 - Hillside Plan includes the idea of off-leash areas
- Have some ½ acre remnants in high density housing areas
 - Could be used for local dog parks to serve those living in adjacent housing areas
 - Wouldn't have a community-wide draw
- There are long trails from Riverton to Herriman High school and along Midas Creek – think about including small dog parks along long trails like these
- Dog park questions should be included on the survey
- Dogs everywhere in high density areas

- **Parks**

- Small local parks don't really get used—larger parks are better
- Revitalize and re-energize existing smaller parks
- Quality over Quantity!
- Set standards for minimum park requirements – should standards be higher? Maybe the City should spend more money per acre.
- Disk Golf Course needs to be relocated – consider the hills
 - Had to pull it because the City was getting too many complaints of trespassing, mainly unintentional due to discs going into people's yards
 - Look at Albertson's Park in Boise. Have the disc golf totally separate from other uses. Feels like a regular golf course.
- All active fields are needed (baseball, softball, soccer, etc.)
 - We need additional field space.
 - The City likes to program & maintain their own fields
 - Baseball/Softball community is very active - Hard to find baseball fields to play on
 - Handball – can play with just one wall, both sides of the wall can have a court

3

- Cricket – requests typically come from the County.
- Clubs and County do most of the programming. The City just provides/rents the space.
- Do need more space.
- Look at the County and surrounding communities for field levels of service (South Jordan, West Jordan, etc.)
- Pickleball – have identified areas in some parks to be replaced by pickleball courts. Need 4 or 6 minimum, and consider reserving room for additional fields if needed.
- Schools – usually max out their own field time so there’s very little time left for outside use of both indoor and outdoor facilities
 - Look at cooperative agreements like Layton has with its schools
- Have a handful of developments for people 55 years old and older.
 - They like water aerobics, pickleball and paved trails
- Artificial turf fields—maintenance cost too high

- **Arts/Cultural Resources**

- Include arts in this plan
- Have a very active Arts Council, works closely with Kevin
- Mainly performance based art – people some from out of the area and out of state for these performances
 - Use pavilion at Butterfield Park
 - Look at idea of amphitheater
 - Trying to get them to move toward fine arts and arts in parks
 - Volunteer oriented
 - Look at Layton, Draper, Orem SCERA
- Include a Historic Element as well

- **Events**

- Main events: Enduro, rodeo, town days, theater

- **Recreation**

- Get requests for outdoor pool
- Right now all pools are HOA or other private pools
- Ask specific questions about pools on the survey
- Highlands Ranch in Colorado has four separate rec centers with different areas of focus. As a resident, you get a membership to all four, and go to any that you want
- Will need more recreational facilities at some point
- Love the tubing at Soldier Hollow

- D-Bat is an indoor baseball training facility on Porter Rockwell. Should the City look at building fields nearby to build upon that use? Maybe a public private partnership?
- Need a shooting range

Follow-Up Items

- Coordinate with Tami on Public Scoping meetings
- Meet soon with Y2 on survey
- October 15th – Herriman Howl
 - 2,500 – 3,000 people show
 - Have treats and a booth for kids
- November 7th – Senior Social
- Also consider posting something on the door at the Senior Center to reach out to the active seniors
- Focus Groups
 - Staff – programming and maintenance
 - Organized Sports
 - Trail Users
 - Community Garden/Arts/History
 - Neighborhood Reps/Community Facilitators
 - Equestrian Users/Rodeo Community
- Send Wendy sample survey questions
 - Send survey questions to the Planning Commission and City Council once survey is finalized just to let them know what’s going on



NOTES

Steering Committee Meeting #2

December 19, 2018, 5:00pm, City Hall

IN ATTENDANCE:

Jo Darton	Herriman Trails Committee
Gordon Haight	Herriman Economic Development Director
Tami Moody	Herriman Director of Communications
Chris Berbert	Herriman Planning Commission
Heidi Shegrud	Herriman Landscape Architect
Anthony Teuscher	Herriman Parks Manager
Wendy Thomas	Herriman Director of Parks & Events
Kourtney Fitzgerald	Accessibility
Kyle Walton	Resident
David Watts	Herriman Mayor
Mark Vlastic	Landmark Design
Lisa Benson	Landmark Design

SUMMARY

The meeting began with a summary of the results from the public scoping meeting, including the visual preference survey. (This presentation can be downloaded from the project website under “documents”). This was followed by a presentation on the preliminary analysis of the City’s demographics (population, age, household size, etc.) and the current level of service. (This presentation can also be downloaded from the project website under “documents”).

The notes from the meeting follow.

DISCUSSION/COMMENTS

The City has four high schools which bring in youth from other communities. This creates an unbalanced demand for recreation facilities within the City.

The level of service (LOS) in the previous Parks, Recreation, Open Space and Trails Master Plan was 10 acres per 1,000 people. The current LOS based on draft analysis numbers is 4.4 acres per 1,000 people. The committee would like to aim for 6 acres per 1,000 in the future, rather than 10.

The City needs to focus on getting land as soon as possible because it never gets any cheaper. If the City has the land, they can partner on its development. Getting the land is the big challenge.

Can we improve the land next to Herriman Hills for parks and recreation? Challenges for the foothill lands include topography (it’s expensive to build on steep slopes) and water infrastructure (it’s expensive to get water up to higher elevations in the community).

This plan needs to establish the big VISION! We need to get land now, and figure out how to develop it later in the future. Taylorsville City took this approach and secured its park land early on a young community. The land sat there undeveloped for years, but they were so glad in hindsight that they secured it early because it saved them a lot of money in the long run.

Remember to think about agricultural conservation and that part of the City’s history. There are 160 acres among three land owners that can intend to retain their agricultural use into the future.

Follow-Up Items

- Project is on schedule – need to brief the Planning Commission and City Council on progress in January.
- Survey – will be sent out again because a computer glitch caused issues with getting enough responses.
- Update LOS calculations with the latest amenities matrix that Wendy sent.



NOTES

Steering Committee Meeting #3

February 19, 2019, 5:00pm, City Hall

IN ATTENDANCE:

Johnathan Bowers	Herriman Engineering
Jo Darton	Herriman Trails Committee
Chris Berbert	Herriman Planning Commission
Bryn MacDonald	Herriman Planning
Kevin Schmidt	Herriman Events & Recreation Manager
Heidi Shegrud	Herriman Landscape Architect
Anthony Teuscher	Herriman Parks Manager
Wendy Thomas	Herriman Director of Parks & Events
Mark Vlasic	Landmark Design
Madison Merrill	Landmark Design
Lisa Benson	Landmark Design

SUMMARY

The meeting began with a review of the project schedule, and a discussion of likely dates to begin the adoption process. May 2nd is the first Planning Commission in May, and that will be the target date to present the Draft Plan for adoption.

Landmark Design will coordinate with Susie Becker, who is working on the Parks IFFP and the General Plan update, to make sure the efforts are coordinated.

The committee reviewed the results of the statistically-valid survey as well as the Social Pinpoint comment to date (results follow in these notes). The comment collection on Social Pinpoint will close at the end of the day on February 28th. The City will send out one more push to the public on social media.

Instead of doing two draft plan public meetings, Landmark Design will look at an alternative method for collecting public comment in place of one of the meetings.

The committee discussed the revised population estimates. The Planning Department updated population numbers, making adjustments for unoccupied units that were originally counted as part of the original numbers based on building permits. The buildout population estimate is now about 30,000 lower than initial estimates for the plan. The lower 2018 population resulted in an increased current parks level of service (LOS) of 3.7 acres per 1,000 people. As shown in the graphic at the end of these notes, there are still some significant acreage requirements in the future just to maintain the current LOS.

The committee then reviewed existing mapping and provided updates to Landmark Design. Revised maps will be sent out to the committee for additional review.

PROJECT WEB PAGE AND EMAIL COMMENTS

Herriman Parks, Recreation, Open Space and Trails Master Plan



NOTES

Project Website

November 2018 - June 2019

COMMENTS

- I think a mountain bike park would be fantastic for the residents and a great draw for non-residents. Currently, the mountain biking trails around Herriman are not even worth mentioning. So anyone interested in riding heads to Corner Canyon in Draper (closest option) or elsewhere. Draper also happens to have a fun little bike park. I think it would be great to consider a bike park in Herriman to keep residents and their business close by, as well as provide more opportunities for young (and older) people to get off their devices and move their bodies.

While this wouldn't directly address the issue of poor mountain biking trails in the, it would keep a lot more riders local for when they just want to develop their skills and have some fun without hitting up some single track.

Perhaps consider sending someone to the IMBA Trail Labs conference to explore this possibility?
<https://www.imba.com/trails-for-all/trail-labs>

On a side note, anything we can do to get more people out of their cars and onto their feet or bikes, we ought to consider. There are SO MANY cars out here.

- My specific concerns are with large field space, which we are desperately lacking. In our specific position, we are a high school team (Rugby) that is not allowed by Jordan School District to practice at our own school, and forced to pay rental costs of \$600-\$700 a day for home games, even though I am a teacher at the school. As the most successful sport at the high school (10 state championships, 94% win percentage, Top 3 team nationally) it is very hard on us to face the reality that we might not have places to practice and play. Herriman City has been wonderful about working with us to find space, but the reality is that there is not a single field space outside of Butterfield Park - which is ridiculously overused - that provides a regulation size space for us to practice on. I believe that the city has supported us as well as they can, but if there's not a facility there's not a facility. We are the only team that competes at a national level that does not have a dedicated and full size facility on which to practice on - even our rival United from Alpine, who also competes nationally, has a dedicated rugby field at Burgess Park, through Alpine City. They host many events because of this, all of which bring money/business to the city. I would not go so far as to say it's a source of embarrassment nationally for us, but more a sense of disbelief when other teams find out how little we have to work with comparatively. Due to our success and profile, we draw a lot of fans and a lot of teams from out of area. We have had teams from as far away as Hawaii and New York come to play us. We are faced with the very likely proposition of playing a rematch of our national semifinal from last year vs. Xavier (NY) at a neutral field, FAR from Herriman, because there is a soccer game scheduled at the HS field and we have no other options close for what should be a home game

1

and a very big draw and gate. We won the bid for the HS national championships, with 24 teams from around the country who all travel with lots of fans, and it would be available to Herriman to host, but due to lack of facilities it must be played in Rose Park. That is a significant economic impact the city misses out on. With our profile, we would be able to draw lots of people to tournaments or clinics that we can host, but we don't have a facility to do so. Our little league teams can function on medium sized spaces, so that is not as big an issue as there are current parks available that can work if they need to, but to my knowledge we are the only high school field sport without a home now that Lacrosse has been sanctioned. As I mentioned before, the Utah Warriors professional team plays its games in Herriman, but practices on a sub-par field in Lehi that is not ideal for them either. We have a good relationship with the Warriors and would love to look at rugby space in Herriman that could be used by both parties - which would likely necessitate 2 fields.

I showed some of you my thoughts on how to save overall space by maximizing acreage use by the fields themselves - here is a link to Navy's rugby facility as an example.
<http://www.usnarugby.com/prusmack-rugby-complex/> With the 'waterfall' stands, it solves several issues. First, it saves space by allowing things such as bathrooms, concessions, locker rooms (hopefully, because that would also be a huge draw), and equipment/field maintenance storage all potentially underneath the stands if the design is right. Secondly, it gives us one of the biggest determining factors when putting forth tournament hosting bids - 2 championship caliber fields. Most bids fall down because many facilities only have 1 championship field. Having 2 opens a lot of doors. Selfishly, I would love this to be a rugby specific facility, especially with the Warriors involvement. But big picture-wise, this could of course be used for soccer, lacrosse, etc. to great effect. The field could be both grass, both artificial turf, or one of each - I know most sports prefer grass when they can have it, but whatever works best for the city, honestly it doesn't matter because we can play on either and with washable marking paint for turf a reality, it opens up possibilities and I know in the long run turf can be cheaper.

I apologize for not being able to attend meetings this week, both conflicts were truly unavoidable. I have reached out to Utah Youth Rugby and USA Rugby to see if they can help with field development costs, and will be doing the same with the Warriors.

- I am interested in Herriman's efforts to improve our parks to include ADA Accessible playgrounds that all children can benefit from. I am interested in partnering with Herriman and paying for a portion of the costs of the improvement of a current park or building a new park that has ADA equipment. I would be able to provide the funds in March 2019 to support these efforts. Thank you.
- I live in off Juniper Shade Dr. just east of MVC. There is some drainage landscaping going on right now behind our townhomes. Was wondering if you know what they are going to do with it, like grass or just leaving it dirt? Also want to voice my request for a sand volleyball court near where I live. I know there is Butterfield Park and the skate park has one also in that area. Just 1 sand volleyball court somewhere near all of these attached homes would be a very nice improvement to what little recreational we have in the area. Thank you for your time.

I would like a sand volleyball court near me. Thanks

2

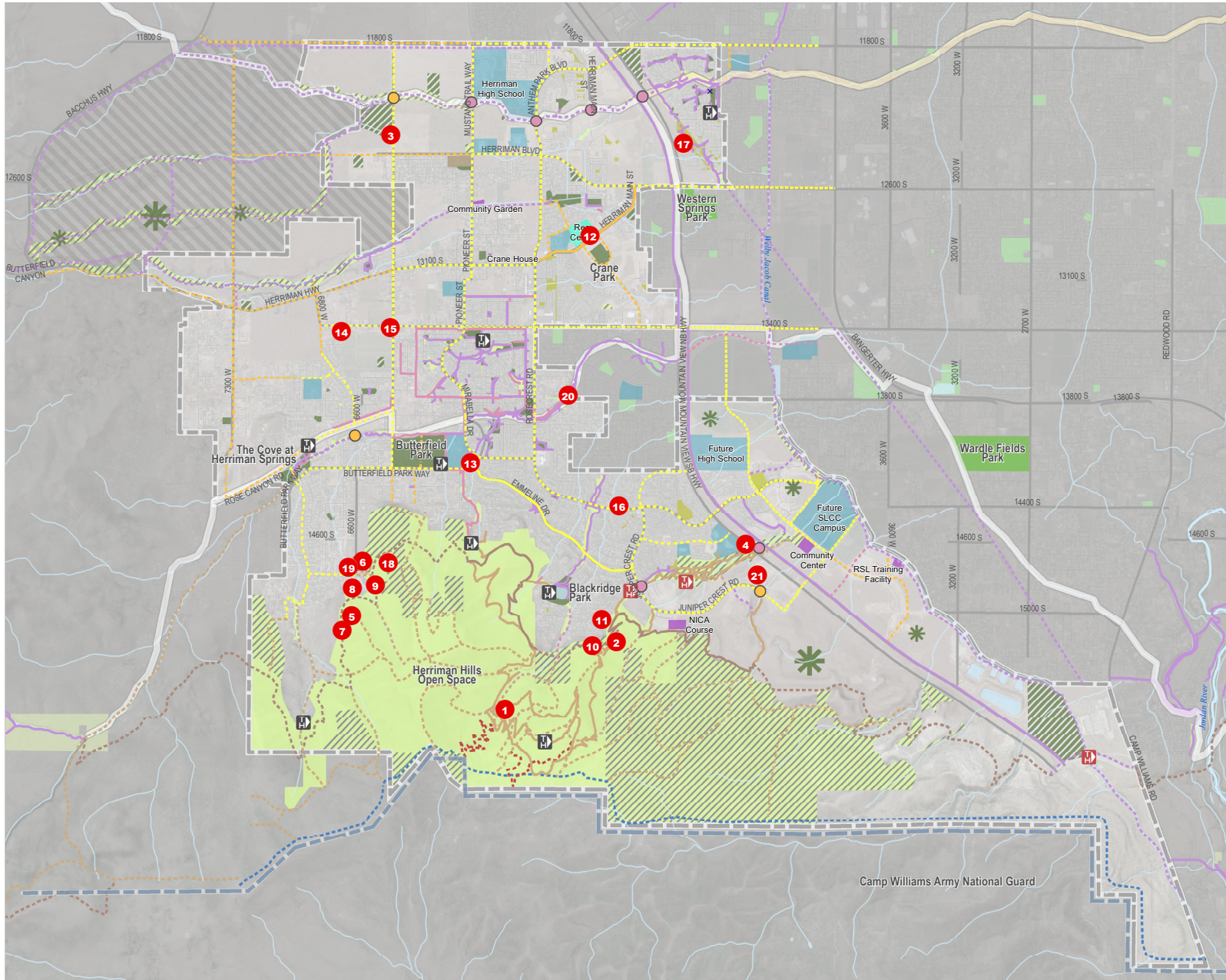
- Hello, I was wondering if there are any current plans to build a dog park in Herriman? I think it'd be a fantastic addition to Herriman. We bought a house here about a year ago and were surprised to learn there are no off leash dog facilities. Yet, there are plenty of dog owners here.

My wife and I relocated to Utah from Seattle about 2.5 years ago, and one of the best benefits of Seattle is their dog park quantity, it's not only great to let the dogs play off leash with each other (which promotes friendlier, better behaved and less aggressive dogs) but it is also a fantastic way to bond with the community. Seattle would add fenced in dog areas to almost every park they built.

- I just took the survey you sent out but forgot to add something. The city owns land on 12600 s and 5600 w. They used it as a dumping ground for contaminated soil during construction. The neighboring houses wanted a park, but the city is convinced they can sell it as commercial even though it will cost a ton to clean it up. I would think there would be grants or something you could get easier to make it into something useful.
- Hi there. I was in one of the interview meetings and provided feedback in that discussion. One thing that I think is being missed in this conversation is thinking around synergy between our venues and activities. Shops and Automalls and trails and much of the things we have been discussing will bring people in during the daylight hours but won't do much for the evening / night life which will not bring in non-residents to our restaurants. We will need our own entertainment venue (Movies, theater, arts) to encourage people to come out in the evening hours, have dinner, and spend that time in Herriman City.
- I love the work on expanding the trails. Please continue adding more trails, running them or hiking them with the family is so nice.
- The gun owning community is more and more under served. A gun range that is able to serve self-defense training as well as shooting sports has the potential to bring a lot of money into Herriman, if planned right. A world class competition facility can attract people from all around the world. But even just to serve local shooters, there are many from multiple countries can be attracted to Herriman. Please, a range is desperately needed.
- We need to look at a shooting range there are a lot of us who have grown up here and would enjoy having a safe place to teach our children gun safety and have fun outdoor activities.
- Please consider a gun range. Also, trails that offer accessibility for the disabled.

SOCIAL PINPOINT COMMENTS

I have a Concern

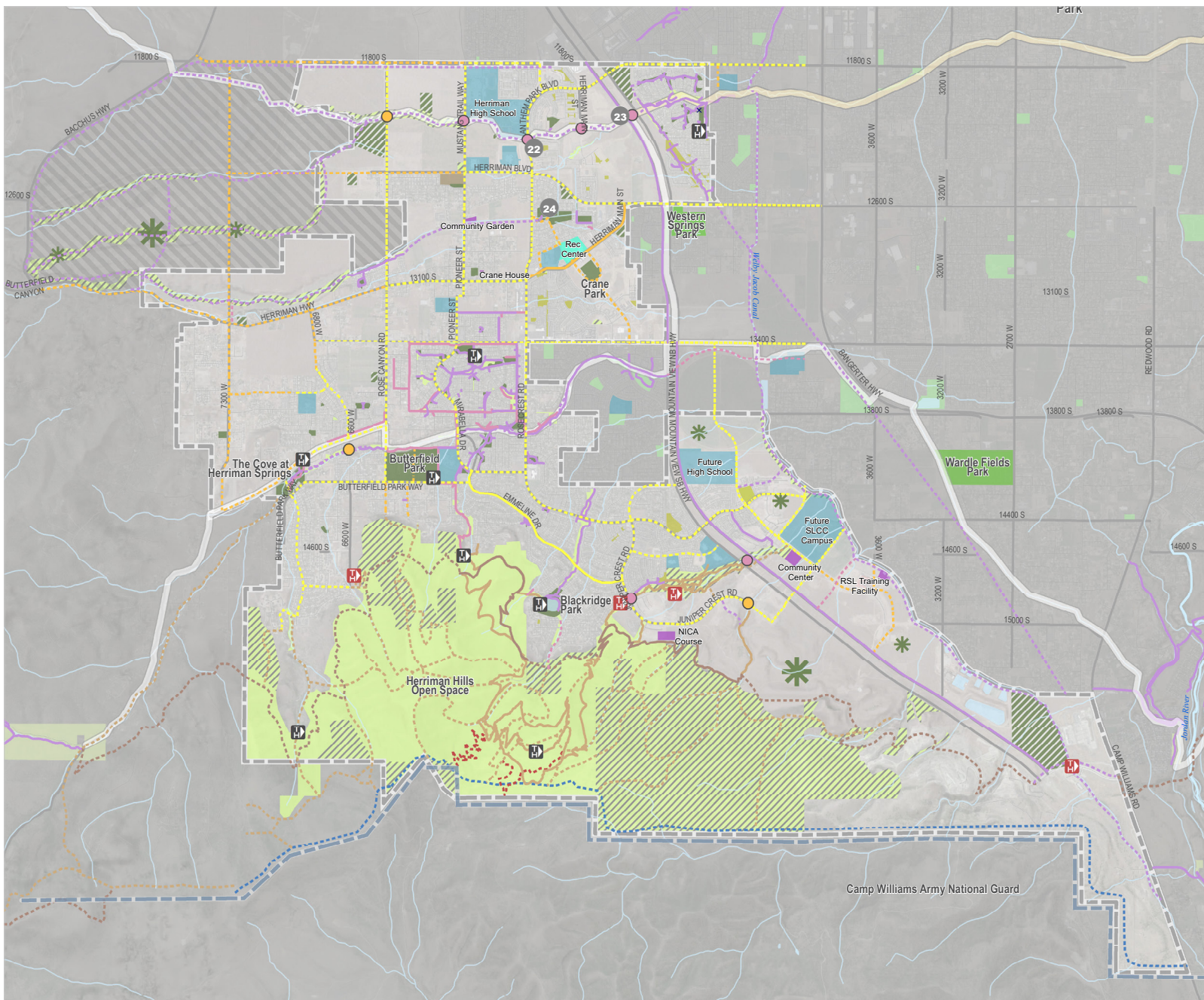


Comments

- 1** Better signs are needed to keep people on track in this area. Listing distances would help as well.
- 2** This trail with 5 switchbacks is an invasion of privacy for the homeowners and awkward for the people using it. It would be much more pleasant to keep it on the backside of the hill.
- 3** There are a lot of parks and trails on the South side of Herriman, however, the North side, particularly the North West does not have many parks, and no trails. Can we get some trails and parks, there are a lot of children with no places to play and a lot of parents with no places to walk or run.
- 4** While I am a UTV owner and would love access to go ride near my home, please do not allow UTV trails where they would disrupt home owners privacy.
- 5** Please DO NOT allow motorcycles, 4-wheelers, or anything that makes NOISE on these trails. If this is allowed I will initiate a lawsuit against Herriman City to block it. After people have built homes in a QUIET place you cannot simply come in later and make it a NOISY place. There are MANY places around Utah for sport vehicles- let them go there.
- 6** Love the idea of connecting the trail to the rest of the system. Definitely don't want motorized vehicles allowed on these trails. They drive around in the neighborhood more than enough already
- 7** Please keep the trails in these hills non-motorized.
- 8** This is behind our house. DIRECTLY behind us. Please do NOT consider allowing motorized vehicles behind us on this trail or any behind us. We moved here from Emmeline Drive in order to enjoy a quieter space. We were told that nothing would be put behind us. Making this motorized would destroy our peace, sleep, and family lifestyle as well as our neighbors here in this circle.
- 9** "What will the city and county do to prevent fires from utv using this as a trail? There has already been a fire in the cove started by a pick up truck driving on a trail. This trail needs to remain non motorized!"
- 10** Seems unnecessary considering the existing trail goes to the same place.
- 11** Super awkward when using the trail at night and it is so close to homes that their motion sensor lights come on as I pass
- 12** We need more pool space in our community. 8 lanes to house 3 high schools, a USA competition team and hundreds of pre-comp kids is not enough. Please reach out to me.

- 13** This crosswalk needs more light and flashing lights for junior high kids crossing Butterfield Park Way. It's dark in the winter. There is a crosswalk with flashing lights in front of Fort Herriman like the one that would be good to put here.
- 14** The amount of money the city spends on replacing sod, trying to re pipe is ridiculous. The city lets the grass die every year. The system was put in wrong and it's not possible to water this whole area. We have suggested as a neighborhood and again request that on the west side you pour basketball courts (at least one) re routing the water and increasing the flow to help keep rest of grass green. The whole west/south side of rose canyon has nothing except dinky play structure by streets.
- 15** This area is part of the Ivory home development and they are required to put in a park, BUT they are not required to put anything in the park. If you look at the neighborhood they have nothing but a small playground off of two streets. Then a huge park that literally has nothing but two big hills. This neighborhood needs a decent play structure or splash pad here. Not just a parking lot and soccer field (only thing promised).
- 16** I think this should just be removed from Herriman
- 17** I'm not sure if this is 'open land' but it's kind of a sketchy place back here, sandwiched between Mt. View and Legacy Ranch. I went back here when analyzing some map data, and there were drugs, alcohol, dog feces, and cigarettes all over back here. It's to isolated back here, this should be fixed.
- 18** So you'd rather that anyone who wants to bike the trail park their cars up and down the road or in the neighborhood? Nobody but those who live in the Cove are going to bike that far up to the trailhead, but the "keep out the hoodlums" commentary sounds like that's what you're hoping for, anyway.
- 19** How do you plan on controlling parking and making sure any parking area you create is safe for the community at night? Because this backs up to the hill but also is in a residential area it seems to me it would be too convenient of a place at night for people to congregate who do not want to respect he community it surrounds. A bike in trail head would be nice but no parking area that puts our area at risk.
- 20** There are a TON of goatheads on this trail and it makes it miserable for riding bikes. Almost a guarantee flat. It also ends up in dogs' feet and in our shoes, only to end up back in the house. I realize part of this trail also runs into Riverton, so n
- 21** "This trail doesn't exist anymore. Looks like you guys are using our old trail file and the new one. You can call or email me at the city.
eeblackett@herriman.org
801-727-0946"

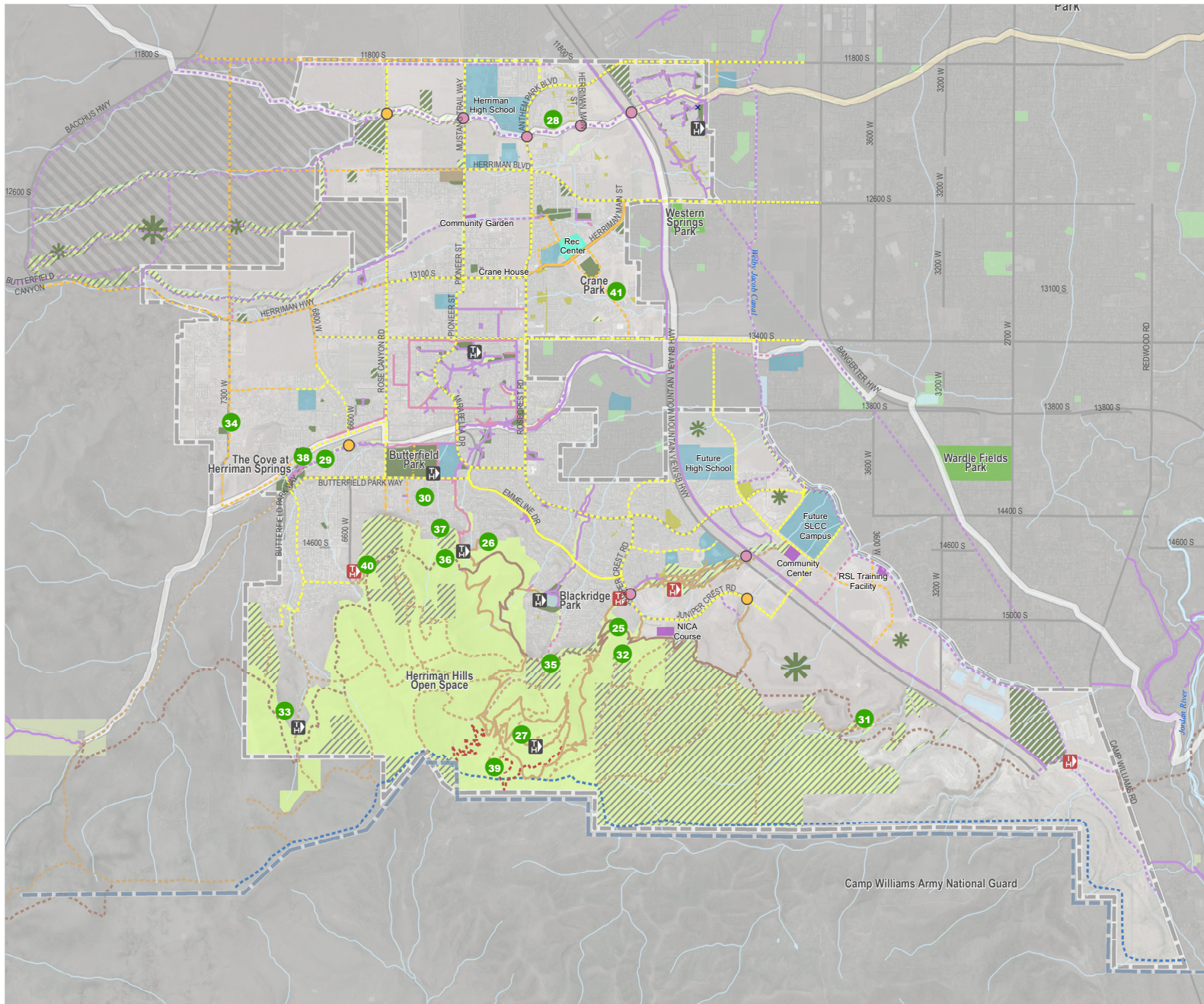
I HAVE A QUESTION



Comments

- 22 I just wanted to confirm if there will be a walkable under pass that connects the Midas Creek path on both sides of 5600 W. I contacted the Landscape Architect and she first said it wasn't going to happen, but later called and said it was indeed going to happen. Can you confirm that? If so is there an estimated date? This would be very welcome feature for crossing the street safely to get kids to school.
- 23 At one point I heard they were planning to put in a big park here with soccer fields and a good playground for all the kids. Is this still in the plan? Or has the auto mall rezone taken that possibility away?
- 24 There appears to be a weather station device of some kind here that has been disconnected and appears to be no longer in use. Do we ever intend to use it again, or is it just going to sit here and rot?

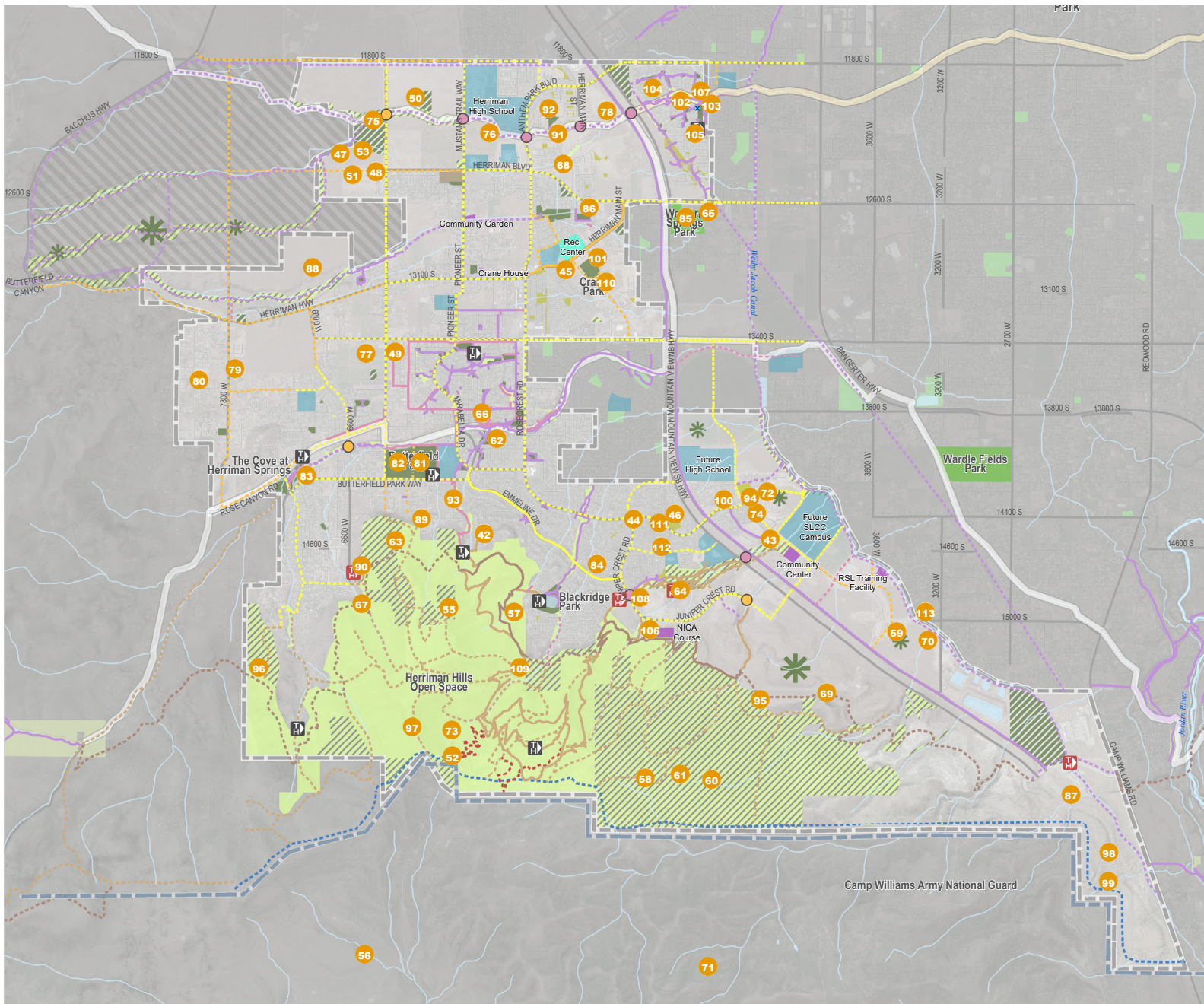
I LIKE THIS



Comments

- 25 Much better location for this section of trail!
- 26 I like this trailhead as-is. No need to ever pave it or make a parking lot on the hillside (as I saw in a proposal).
- 27 Love the developing mountain biking trails!! One way trails would be a great idea as they are much safer!
- 28 I am excited about a bridge connecting this path to the new park they are going to build. There are a million kids in the neighborhood to the south of this with no park to walk to. So having a bridge to get to this park is exciting. I really hope it stays in the plans!
- 29 I like the idea of these trails connecting to 6400 west whether paved or unpaved.
- 30 Yes!!! Pool here!
- 31 More primitive biking and hiking trails
- 32 This trail would be great to reduce the amount of traffic directly behind homes
- 33 This Trail would be awesome.
- 34 Nice little park. We need more in these far out neighborhoods.
- 35 This will be great!
- 36 So happy to see this trail will be connected! Thank you!
- 37 Please keep this trail open to the public and open to off leash dog use. Please. We don't have much on this side of the valley.
- 38 This area/park is really fun to go to.
- 39 These proposed trails would be great. Especially the bike-only trails. Separating specific use trails makes a lot of sense for safety. I feel additional Hoof N' Boot trails should be added as well that are off limits to bikes. Safer for kids, dogs, and horses.
- 40 Having a trailhead for us further west would be great. Also, having at least a handful of places to park would make it even better.
- 41 Crane Park is awesome!

IDEAS & SUGGESTIONS



Comments

- 42 Needs a dog waste station!
- 43 News letter has this area for open space here on the east side of MVC down the Juniper drainage. Would like to suggest good recreation area with main emphasis on a sand volleyball court and also basketball, or pickle ball courts.
- 44 I live in this area. I am saddened the edge was allowed to develop such a tight packed housing estate and not required to put in any playgrounds for the kids, our yards are too small for much of a play area, this sort of housing is needed for sure but developers should be forced to put in proper open space as play areas when they are allowed to make blocks so small. We have nothing really in walking distance, Very disappointed in edge and city for allowing it to happen.
- 45 All of this space around the perimeter of the park would be perfect for some pickleball courts. Something small like Riverton would get a ton of use!
- 46 2/3rds of the park is done, and it's wonderful. Thank you for the hard work getting that created. The unfinished areas have been tumbleweed factories in the past. Any chance the final 1/3rd will be finished this summer?
- 47 Northwest Herriman hardly has any parks or walking trails, yet I have seen a ton on the south part of Herriman. A large park with fields, a splash pad, scenic walking trails with benches and stretch areas, and a huge playground would be a great idea! There are so many children in this neighborhood and there will continue to be more as development here increases. Edge promised lots of green space, so hold them to that promise with this idea!
- 48 We could really use a nice park with open field space out near this Creek Ridge Edge community. A splash pad would be very fun especially considering how many kids live in this neighborhood!
- 49 Please consider mixed use Park in this subdivision. A pavilion with play area and walking paths would attract diverse use and would reduce water consumption
- 50 This late area has development all around it. If some of it could be set aside for a sports complex with fields for soccer, baseball, a hockey rink, etc., it would be tremendous. Alternatively, or perhaps in addition, a golf course or disc golf course could be beneficial here.
- 51 We need some trails, walking paths, anything out here on the North West part of Herriman! Also Edge Homes did not put enough "green space" in Creek Ridge and now are building Creek Ridge West that is even more dense, I realize there will be a park but we need the detention basin at the end of Raindrop Circle as well as the proposed detention basins in Creek Ridge West to be permanent and not allow those to be developed in the future (while not a park at least it is more open space).

- 52 The foothills in the South and West of Herriman would be an incredible location for a multi-purpose alpine park. An area with trails, a disc golf course, and picnic areas would be well utilized.
- 53 It would be nice to have some large fields to play soccer or football on out here. A playground would also be nice for the younger kids, which there are a lot of out here!
- 54 What about an archery range. Quiet and it would be AWESOME!!
- 55 I would love to see the City acquire this top part of South Mountain. It has the best view in the valley!
- 56 Equestrian Trails would be nice to have back in this area.
- 57 Horse trails!! We used to be able to ride all over these mountains until politics sold out and have allowed mass high density home building on every postage stamp sized property.
- 58 Let's find an appropriate area for motorized vehicles too. Away from the homes. We can coexist!
- 59 A walking trail access point from the Richmond- South Hills community would be appreciated by the many couples/ families who live here.
- 60 They were especially excited when I explained to them how UTV Utah would be able to assist with obtaining state and federal grants for trail construction, along with how to obtain legal access and right-of-way. If trails are along the back side of the mountain, noise won't be an issue. As a resident of Herriman City I demand that motorized uses be included in trails planning since my tax dollars are being used. I guess it's time to start raising a ruckus at City Council meetings again...
- 61 It's too bad that the granola munching, Subaru driving, earth shoe wearing members of the trails committee only represent the MTB community, have publicly stated they are against any OHV's (see other comments in this post) and do nothing to accommodate any motorized trails in these hills. That is in direct conflict with what I was told by 4 of the City Council members when I attended their work meeting on this subject back in November. They were especially excited when I explained to them how UT.
- 62 Yes!!! Golf course here or in foothills or anywhere in Herriman!!
- 63 Love the idea for a golf course in the hills.
- 64 This would be an awesome opportunity for a new large park that incorporates some elements of the area. The new creekside Park in Bountiful is an example of something that would be wonderful here. We have no large parks on this end of Herriman.

- 65 How about a pump track here?
- 66 Golf course would be awesome!
- 67 Please keep these primitives trail non-motorized. We enjoy this peaceful neighborhood and beautiful surrounding mountains. Our family loves to hike and the mountain bikers are very courteous. The sound of dirt bikes and ATVs on these mountains would be intolerable for our neighbors who have yards that back up to these trails. We are also very concerned about safety for hikers running into motorized vehicles. We have almost been run over by them while walking on the trails.
- 68 This land is all owned by the city. They told us it is where they put hazardous materials from construction and made it commercial to try and get someone to buy it with the condition of cleaning it up. Seems silly that it couldn't be made into a park and a grant or other way to pay for cleaning it up. Regardless of what they do with it for now as city property they need to do a better job of maintaining the weeds in the summer as it was a huge risk last year. Such a wasted opportunity.
- 69 Disc Golf course in the hills would be awesome. The city already has the 18 baskets, I'm sure there are plenty of people who would volunteer to help set up tee boxes and signage. A great example is Trailside just east of Park City.
- 70 A park would be a great addition to the area
- 71 I would love to suggest an RV park/campground please. There are none on the west side of I 15. It would be a huge asset.
- 72 I'd love to see a shooting range in Herriman!
- 73 We need to be sure to indicate that these trails are not comprehensive. More primitive trails could be added to this Master Plan in the future.
- 74 An outdoor swimming pool is so needed for a city our size!!!! Also a dog park
- 75 I don't think an outdoor swimming pool is cost effective for Herriman, however I think something needs to be done for swim teams and off 118 s might be a good location. Maybe an indoor facility would be good for swim team and competitions. I also think somewhere on the west side another reservoir would be beneficial but only if we can permit to Herriman residents one parking pass per household and charge for parking. I've sent more info about how Springville has made this work to city staff.
- 76 I think they need a great sports complex for the high school and other team sports. Close to the schools and could be community used by lots of organizations.

- 77 Or a sports park here!
- 78 A proper sports park with fields for football, rugby, soccer, and lacrosse would be nice.
- 79 Do you notice a significant absence of any trails and parks in this entire western area? Pockets of developers putting in their handfuls of houses. Nothing connecting them or any nearby parks. There's not even sidewalks getting to the nearest park >1 mi away. I really miss living in the Rosecrest area. My biggest decision then was which park to go to. Now, living on the west side, I have to decide if I have enough confidence in my children to let them walk the treacherous 1.5 miles to the park.
- 80 These neighborhoods need more parks. Park space should be slated somewhere around here, before all these open fields turn to houses.
- 81 Pool!
- 82 Great place to create an outdoor swimming pool. Please make this a priority.
- 83 This would be an ideal spot for a 9 hole disc golf course
- 84 Competitive 50 meter Swimming Pool
- 85 Dog park or pool.
- 86 This field is empty 95+% of the year. A dog park would serve our community much better throughout the entire year. The splash pad could remain or be moved to Tuscany park.
- 87 Disc golf somewhere in the foothills. I'm happy to help or consult.
- 88 Disc golf here?
- 89 Disc Golf Course in the foothills would be terrific and mitigate the issues experience in Rosecrest. I'm happy to help or consult.
- 90 Access to a trail system from this side of the hill would be great for all residence in the cove and surrounding.
- 91 A kids park somewhere along this walking trail, a lot of kids but no parks
- 92 I would like to see a dog park here.

- 93** Public pool for Herriman citizens- charge outsiders
- 94** UTV and ATV vehicle trails.
- 95** Gun range, not necessarily at this location but somewhere in the city. The closure of the PMAA range in parleys would drive more interest to a salt lake county outdoor range
- 96** Off-road vehicle trails would be nice
- 97** GUN RANGE
- 98** I second the idea of an outdoor range. It could even have a membership aspect where the dues can help maintain the land around it
- 99** This might be a good spot for a managed outdoor shooting range.
- 100** There are no parks on the east side of Mt. View. It'd be great to have some usable open space or trails in this area.
- 101** What areas are being considered for a Disc Golf Course? I know there were some issues with the old location but that was a great amenity for the city of Herriman.
- 102** This is just a suggestion for Silver Reef Court Park and Mineral Way Park. We love these parks and trails they are wonderful and really help the whole neighborhood feel connected so I wouldn't want them to change. But... compared to other trails like those in Daybreak these are kinda boring. It's just flat grass and trees. Some variety like benches, drinking fountains, patches of bark, small hills, flowers, or something would be kinda nice additions to spice things up.
- 103** There are two picnic benches here, which are used quite often by people on the trail, but those who collect the trash always forget to pick it up here because they don't see it. Is there a way to make it more apparent like adding a pavilion perhaps so that they can remember it's here.
- 104** A path on this side of the creek may be a good idea. I have seen lots of people walk here, you can even see the dirt trail on a map. If that many people want to use it, maybe we should just pave it. It already is half built anyways, why not finish it?
- 105** This area has a spot that connects to Harvest Park Neighborhood. It's an open grass area with an open path that connects the area to the park. It is used a lot based on the wear on the grass. I asked Riverton City Parks Department about it they say the land is managed by Harvest Park LLC and they haven't wanted to part with it, but pay for its upkeep. I was wondering if we could work with them to pave an asphalt trail?

- 106** An OHV trail could start here to gain access to the hillside and allow fire trucks up to the fire break road
- 107** Some towns in Colorado have built what they call single-track sidewalks. They typically parallel paved walking paths and are beginner and intermediate focused. This would be a great addition to the Midas Creek trail system. I would love to have a place close to home to ride and practice with my kids. There is enough natural terrain variation that some very interesting trails could be built along this whole corridor.
- 108** A bike park similar to the Draper Cycle Park in this area would be wonderful. The bike park could include basic and advanced short directional tracks with differing skill levels, basic and advanced bike pump tracks, and connections into the existing trail system.
- 109** A trail head here could be added easily. Matter of fact, this is where the trail workers parked while they were cutting in the new trails. The dirt road leading up to this location could be used for parking to keep cars out of the neighborhood as well.
- 110** There should be a dog park in Herriman Towne Center. I see so many people walking their dogs in this area, having one within walking distance would be amazing! Plus there's all this unused land around Crane park that could easily be converted. Better than more HDH.
- 111** This looks deceptive these water towers aren't a park but a fenced off eyesore. Any chance of fixing them up like the gardens in Sandy?
- 112** There aren't any city parks in this area only a handful of tiny hoa ones. I think if it were possible this lot would be an awesome choice for a fun park like they have in Saratoga springs and West Valley
- 113** Having at least a bike/walking bridge across the canal would be great. I selected this point since it would provide access to the paved road and connect up to a Redwood road and then to the Jordan River Parkway trail.

Comments

- 114** I meant to drop the “Yes!!! Pool here!” marker across the street in Butterfield Park.
- 115** Parking needs to be a managed off and away from wide hollow. We already have people block our driveway and it’s not even an authorized trail system yet.
- 116** The seasonal skating path is nice if the weather cooperates, but it’s too small and overcrowded. A year round rink would be much better to support local skaters and hockey teams. There’s nothing within a 30 minute drive.
- 117** We should work with Riverton to maintain this little spot of land with them better. It’s technically theirs but feels like ours.
- 118** Outdoor or indoor pool!
- 119** Water does not run off of the parking lot here on the south end correctly. During the rain, it builds up in the parking lot instead of running into the park like it’s intended to.
- 120** In order to cross into Daybreak to visit the parks they have there, you need to cross the street here. However, the semaphores to cross the street here are too dim. As a result of this no one really uses them, we just take our chances on another part of the street. I know this isn’t a ‘Herriman park’ issue, but it is how we cross into Daybreak to use their parks, so if Herriman is looking to improve the connection of parks to neighborhoods then this is something to think about.
- 121** Some of the trails in Mineral Way Park, Copper Creek Park, and Silver Reef Court Park are getting a little old (20+ yrs) and some are starting to break into pieces, bubble, and or erode. Some patching along these trails couldn’t hurt, It’s very bumpy to ride a bike down. Also, some of the lights along the trails have burnt out and should be replaced.
- 122** This park is just sad. Honestly, it’s never used. We should fix it up, maybe add a kids playground or something most people would use. Improvements here would be nice.
- 123** This part here is a little strange. If you go here it feels weird like an abandoned lot. Something should be done to improve this or put here. Even a small play-set or something. (Picture is from Google street view)
- 124** The trail in this area just dead ends. You can tell that the two parks (Black Powder and West Brook Meadows) should be connected together to make one large park, but they don’t. The reason is that these were two developments made at two different times, by two different developers. So they never coordinated to connect to each other. All that is needed here is a trail, and some blending to merge the two parks together. (Picture is from Google street view)

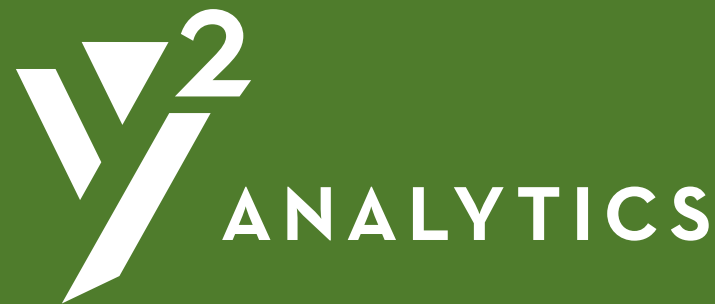
- 125** There should be a bridge over Midas Creek at this point.
- 126** I saw on the latest newsletter that you have funding and a timeline to pave this section of the Midas Creek Trail-- fantastic! It also needs to link up to the paved "street" to the north that leads to 118th S and Daybreak. There is a section here where the asphalt paving ends leaving a dirt path to the "street" behind Copper Creek houses.

STATISTICALLY-VALID SURVEY RESULTS



PARKS PLAN SURVEY

2018/2019 PUBLIC OPINION RESEARCH



SURVEY METHODOLOGY



Sampling frame of Herriman residents consisted of a universe of registered voters taken from the voter file and supplemented with an updated list of Herriman residents provided by city staff. Invitations were sent via email.

96%

In total, we emailed 13,579 invitations, 535 bounced due to either incorrect email addresses or high spam filter settings, resulting in a deliverability rate of 86%.

10%

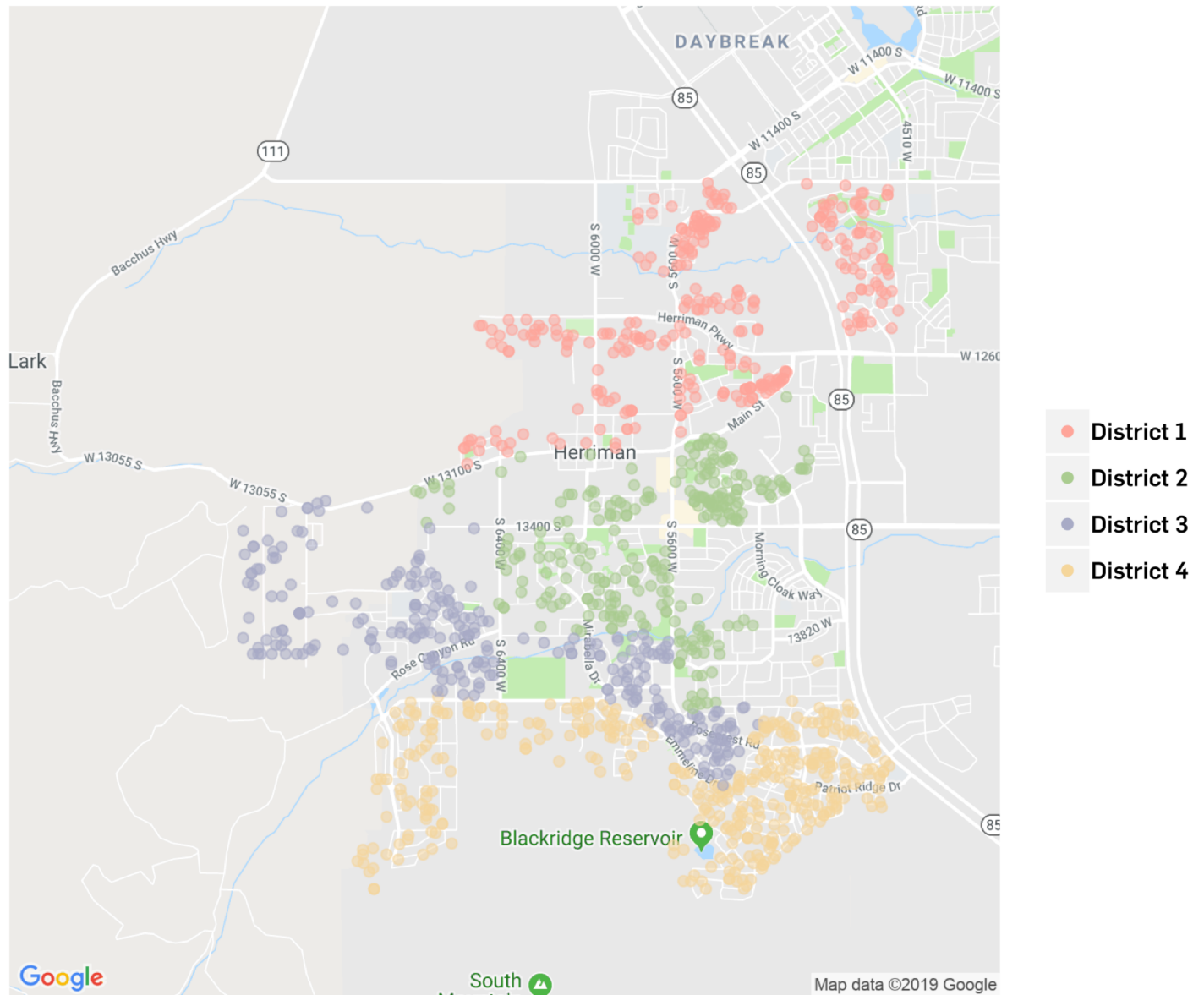
Of the 13,044 delivered invitations, 1,367 citizens responded by completing online surveys. This results in a response rate of approximately 10% overall. Each email address could respond only once.

+5
-

1,367 interviews among an estimated adult population of 30k results in a margin of error for the survey of plus or minus 2.61 percentage points. Responses were weighted to better approximate city demographic composition.

SURVEY RESPONDENTS – GEOGRAPHIC DISTRIBUTION

Survey respondents were sampled at random from a combined universe of resident utility email addresses and email addresses appended to registered voter file records from a third party vendor. Final survey sample includes representation from each of the city's four council districts.



CURRENT STATE OF PARKS, TRAILS, RECREATION, & ARTS

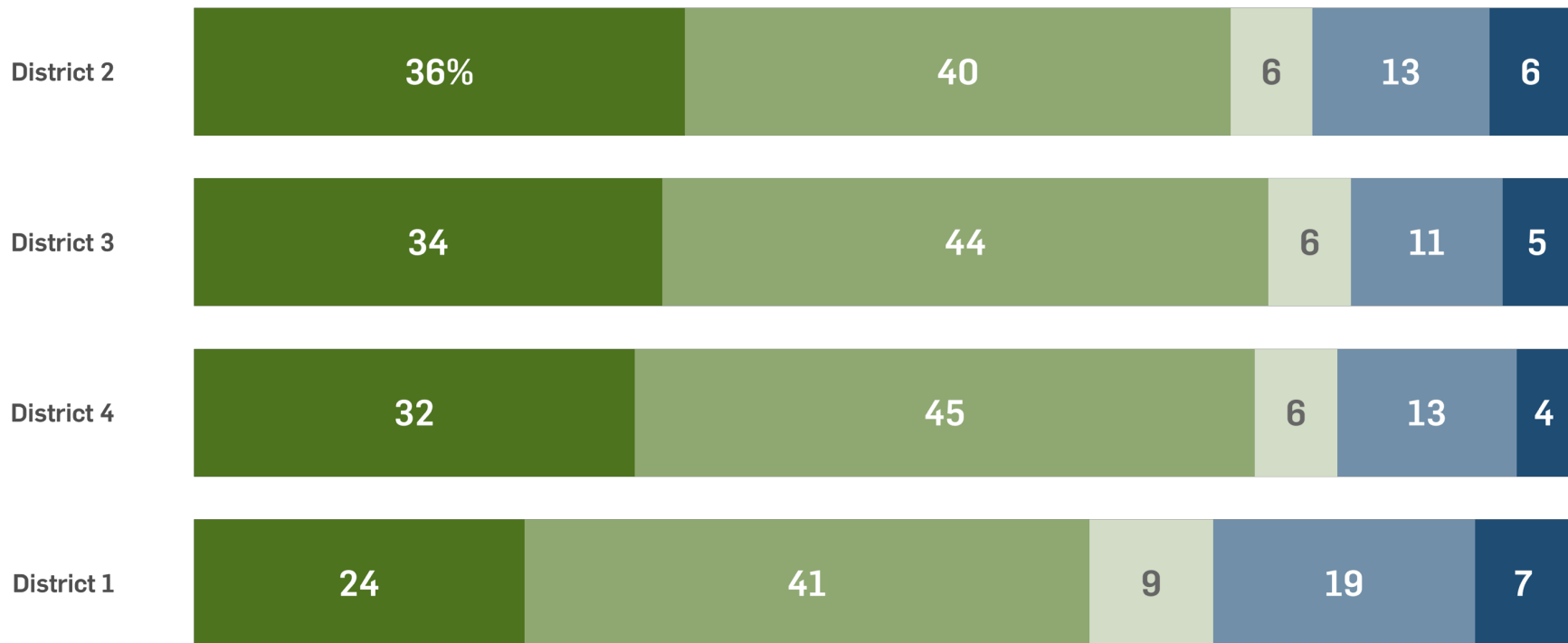
CURRENT RECREATION OPPORTUNITIES

A majority of residents throughout the city agree that the city currently provides enough parks, recreation, open space, and trails opportunities. Those in District 1 are more likely than others to suggest that the city should do more.



To what extent do you agree or disagree with the following statement? The City of Herriman currently provides an adequate amount of parks, recreation, open spaces, and trails opportunities.

Strongly agree Somewhat agree Neither agree nor disagree Somewhat disagree Strongly disagree

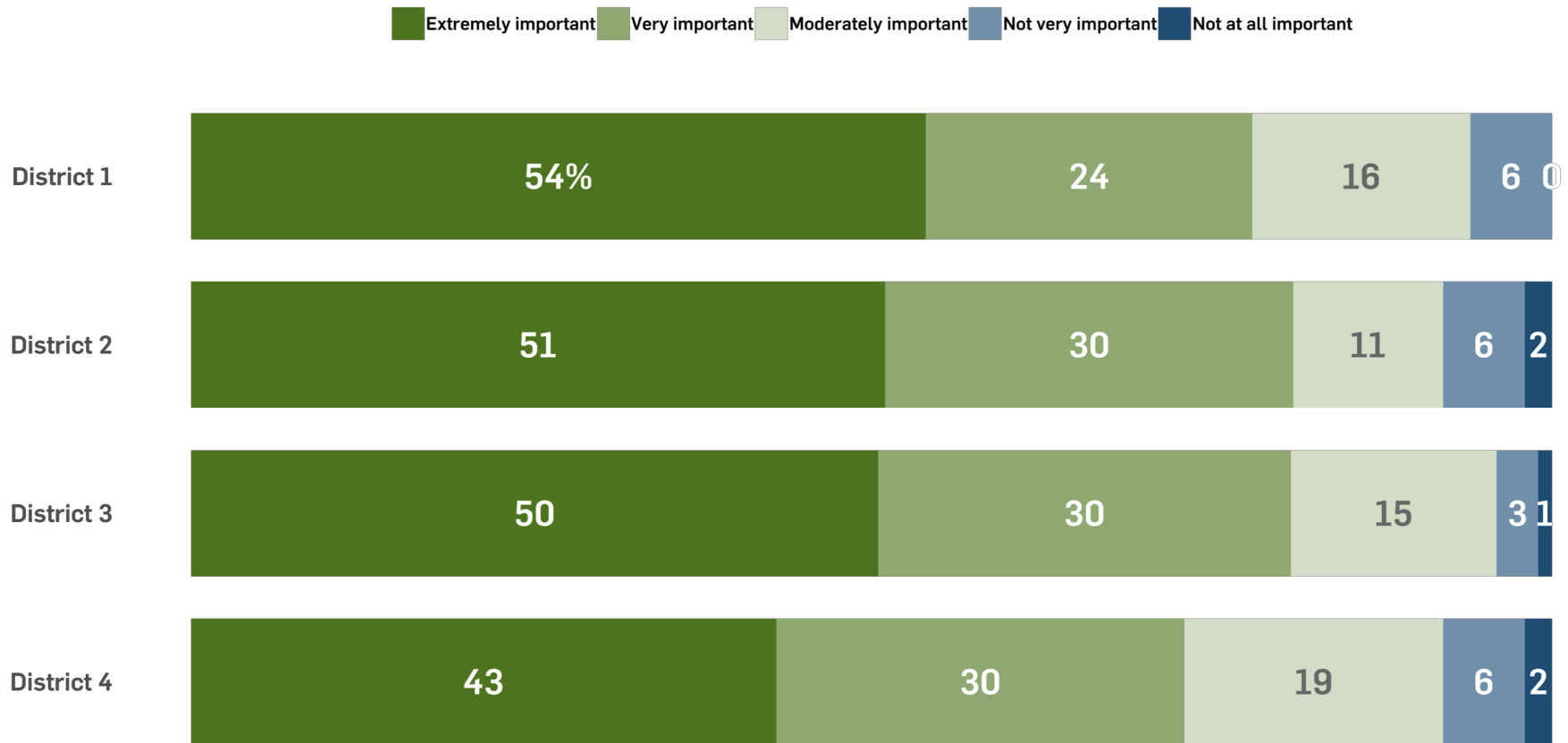


IMPORTANCE OF PARK ACCESSIBILITY

More than half of residents in District 1 say it is extremely important to have parks within walking distance of their homes. About half of residents in Districts 2 and 3 share this sentiment, as do just under half of those in District 4.



Thinking more generally, in your opinion how important is it to have public parks within walking distance of your home (i.e. within half a mile or 10 minutes)?

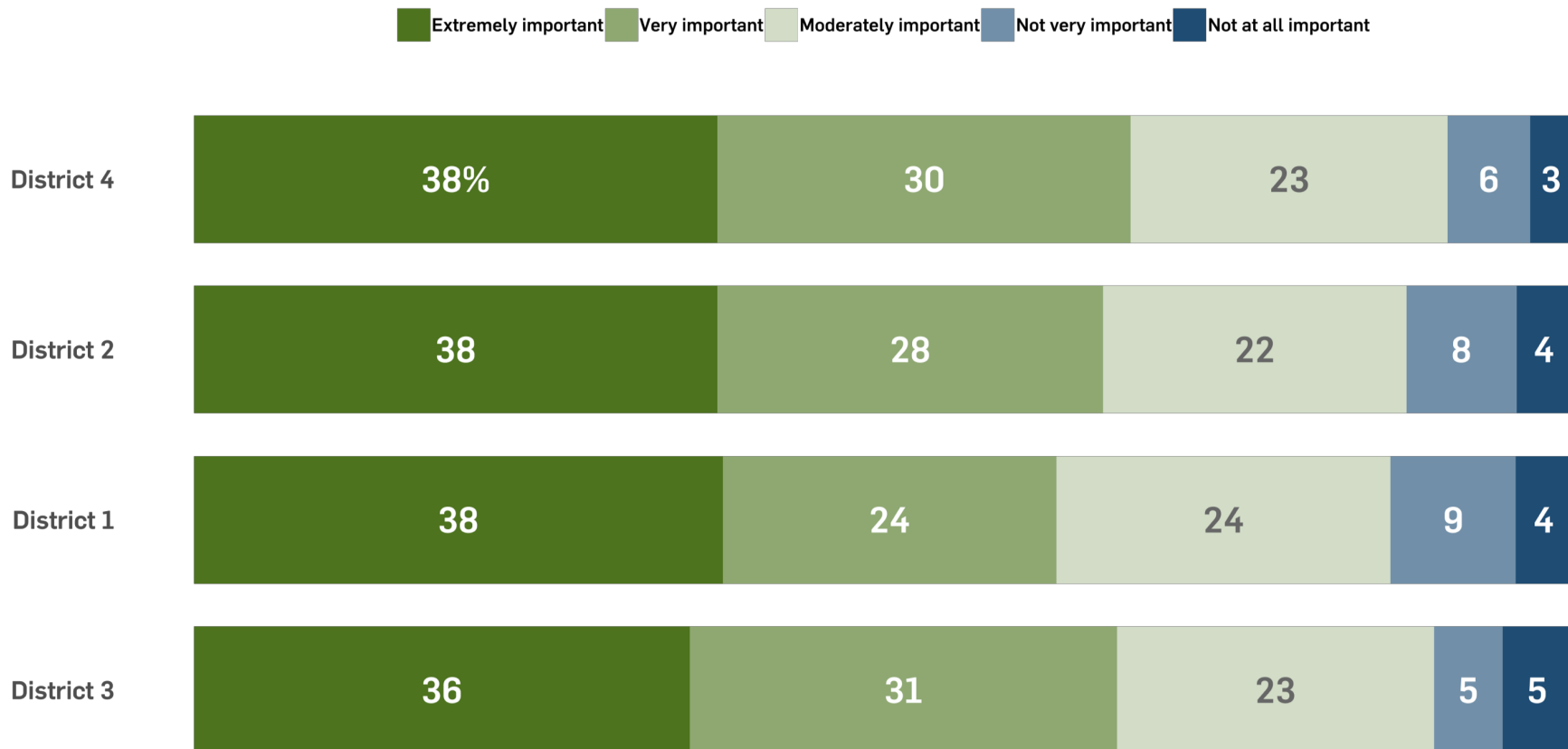


IMPORTANCE OF TRAIL ACCESSIBILITY

Residents throughout the city agree that while it is important to have trails within walking distance from their homes, this is less important than having parks nearby.



*Thinking more generally, in your opinion how important is it to have **public trails** within walking distance of your home (i.e. within half a mile or 10 minutes)?*



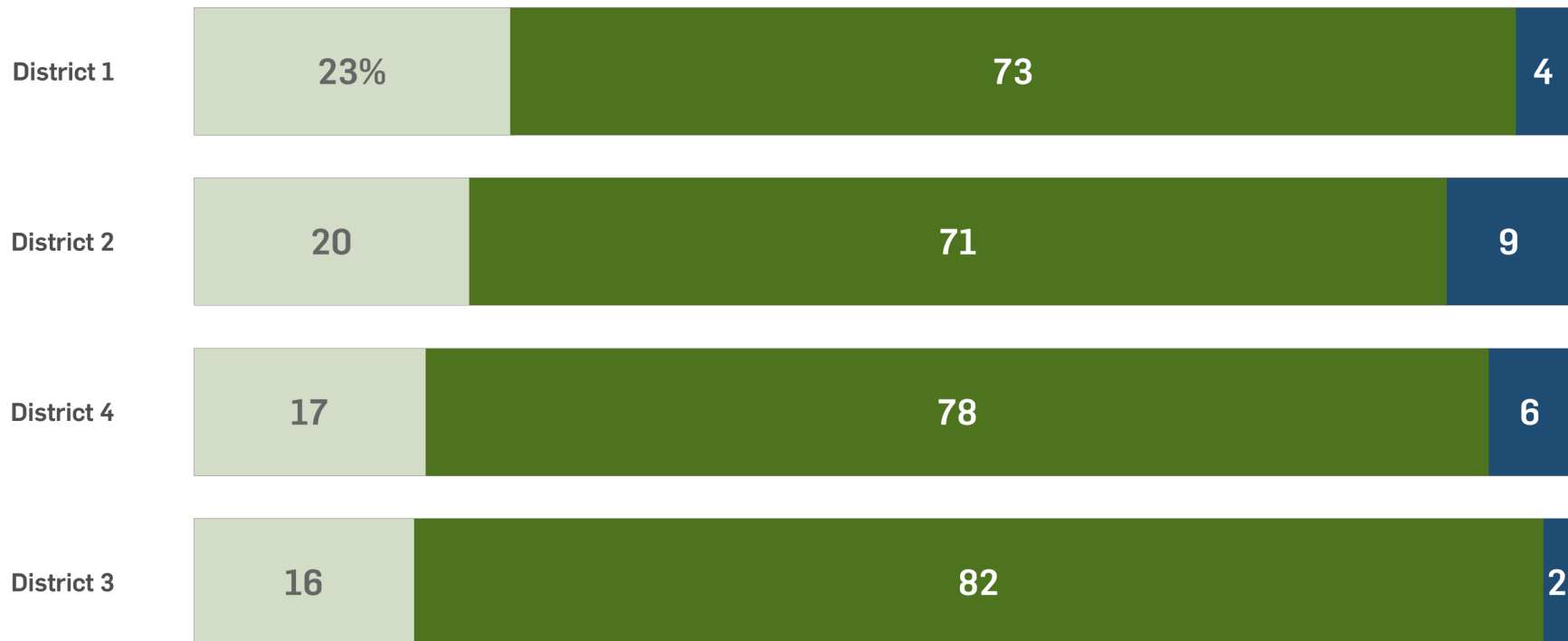
CURRENT ARTS & CULTURAL EVENT OPPORTUNITIES

A strong majority of residents throughout the city agree that the city currently provides an adequate amount of arts and cultural events. Residents in District 1 are more likely than others to say the city should provide more of these opportunities.



Which of the following best describes your opinion about arts and cultural events in Herriman?

Not enough Appropriate amount Too many



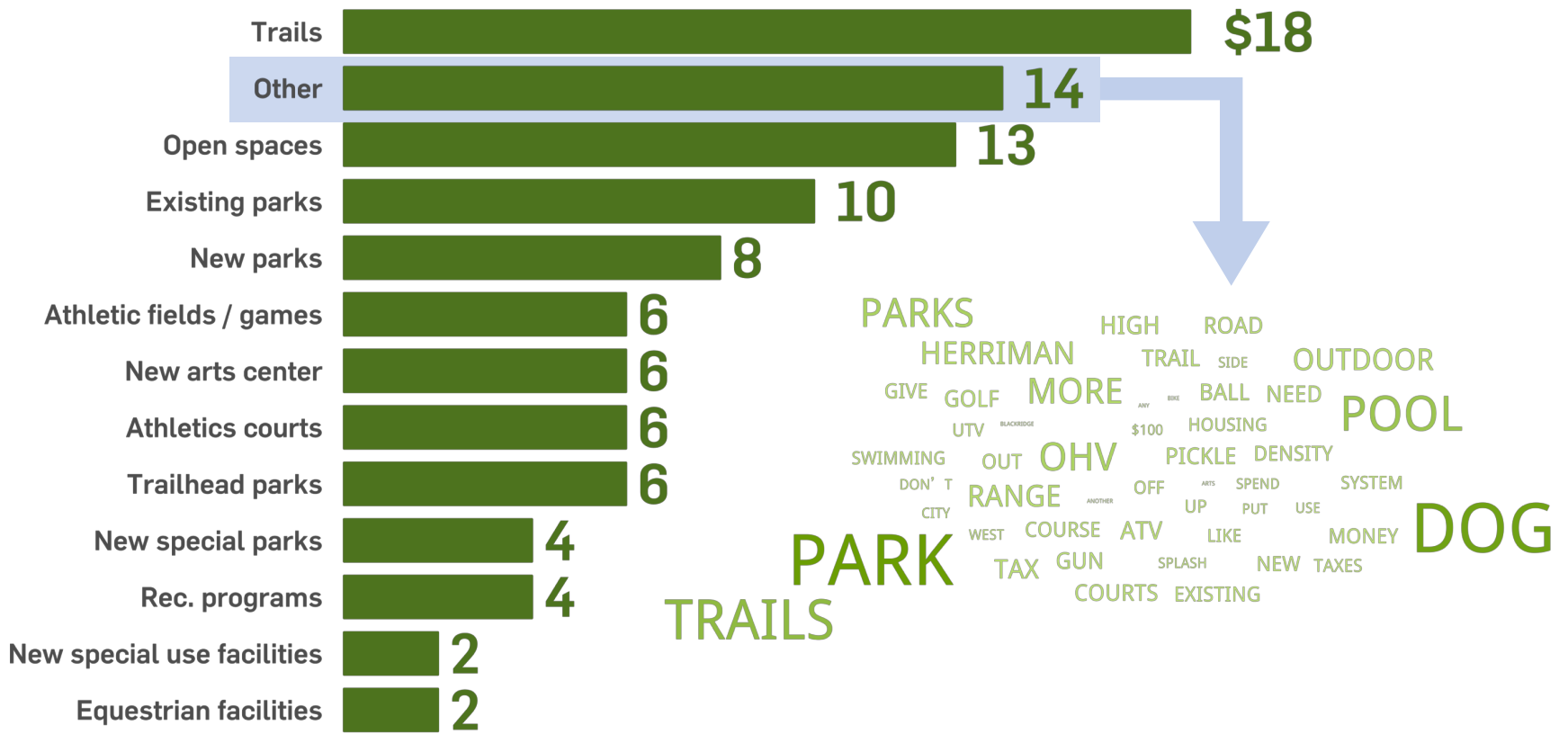
FUTURE FUNDING & PROJECT PRIORITIES

FUNDING ALLOCATION

Spending on trails and open spaces were prioritized higher than other potential city projects when residents were asked to allocate a budget. Existing and new parks emerge as second tier priorities. Common “other” priorities included dog parks, pickle ball courts, a pool, and a gun range.



Suppose you had \$100 to spend on additional parks, recreational programs, facilities, trails, or arts programs in Herriman. How would you divide your \$100 among the various projects, exhibits, events, and performances that could be funded? (You may spend the \$100 all in one category or divide it up as you please, but the total must be \$100.)

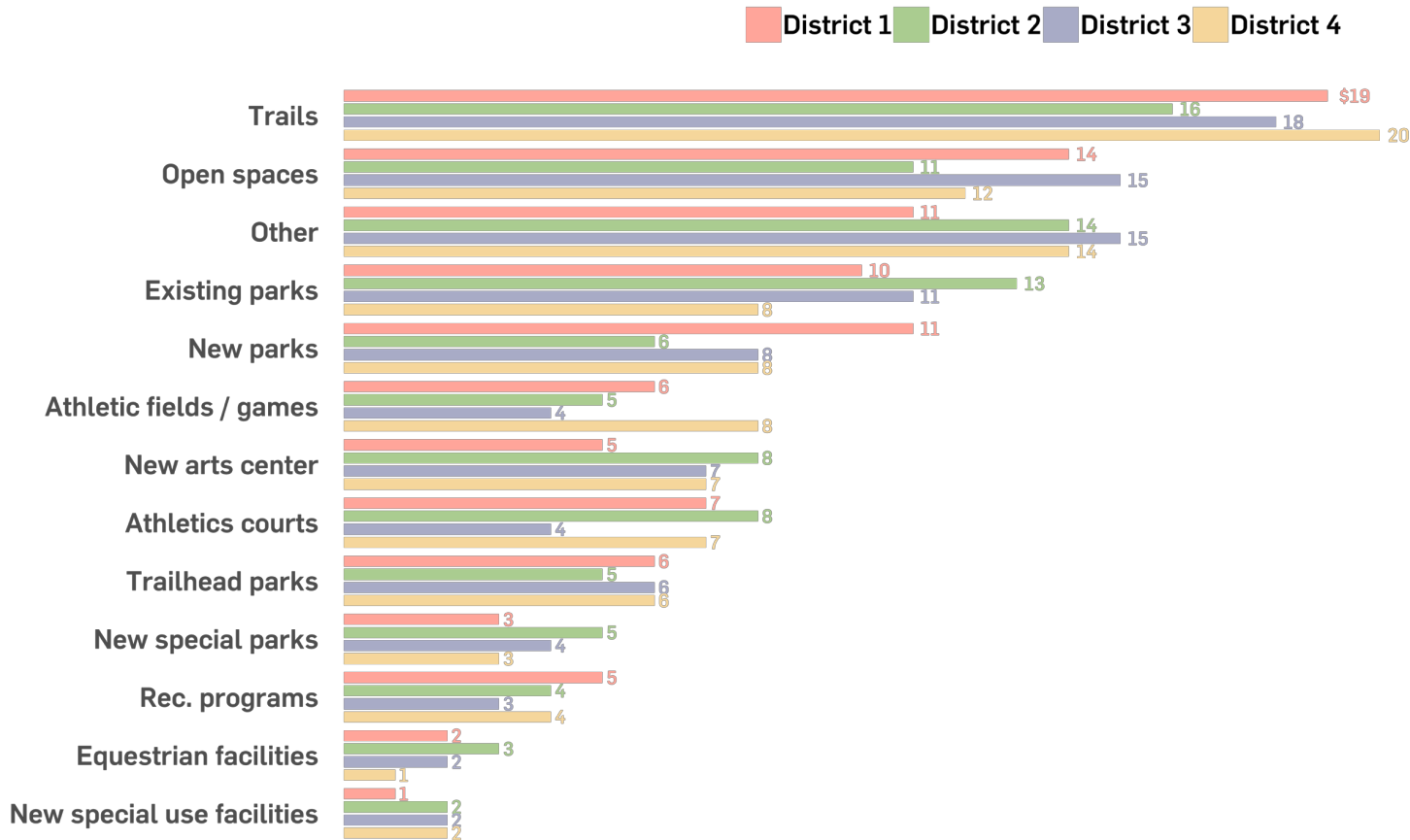


FUNDING ALLOCATION BY DISTRICT

Most funding priorities are generally consistent across council districts. Trail spending is slightly more important to residents in Districts 1 and 4, while open space spending is slightly higher in District 3. Residents in District 2 disproportionately favor spending on existing parks.



Suppose you had \$100 to spend on additional parks, recreational programs, facilities, trails, or arts programs in Herriman. How would you divide your \$100 among the various projects, exhibits, events, and performances that could be funded? (You may spend the \$100 all in one category or divide it up as you please, but the total must be \$100.)



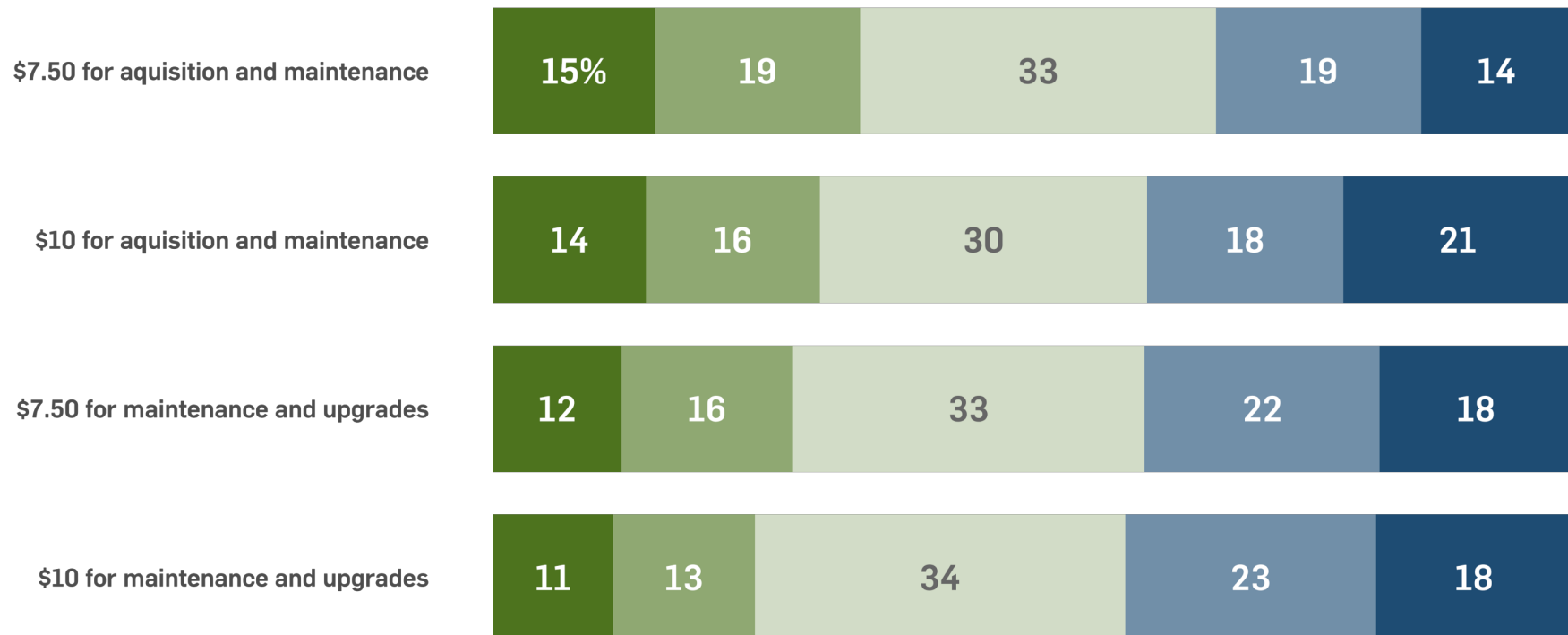
WILLINGNESS TO PAY

Residents would be slightly more likely to pay increased usage fees for new parks than existing parks, but increased fees are not generally popular, regardless of the amount per month.



Please indicate how willing you would be to pay a monthly usage fee of \$__ that would fund [maintenance and upgrades to existing OR acquisition and maintenance of new] parks, facilities, or trails in Herriman.

Extremely willing Very willing Somewhat willing Not very willing Not at all willing

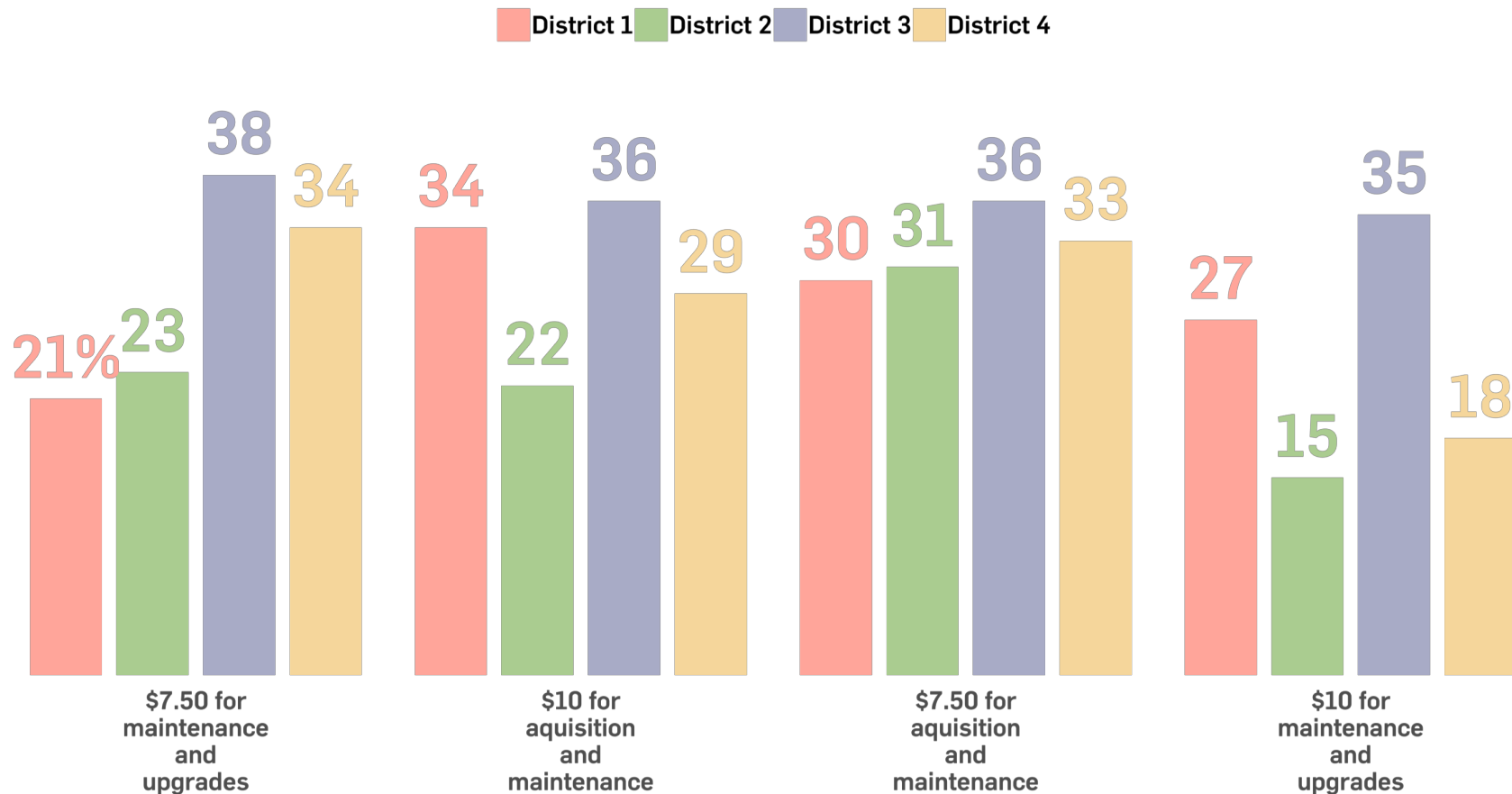


WILLINGNESS TO PAY BY DISTRICT

Residents in District 3 are more willing to pay for new and existing parks than those in other districts.



Please indicate how willing you would be to pay a monthly usage fee of \$__ that would fund [maintenance and upgrades to existing OR acquisition and maintenance of new] parks, facilities, or trails in Herriman.
(% that chose "extremely willing" or "very willing")

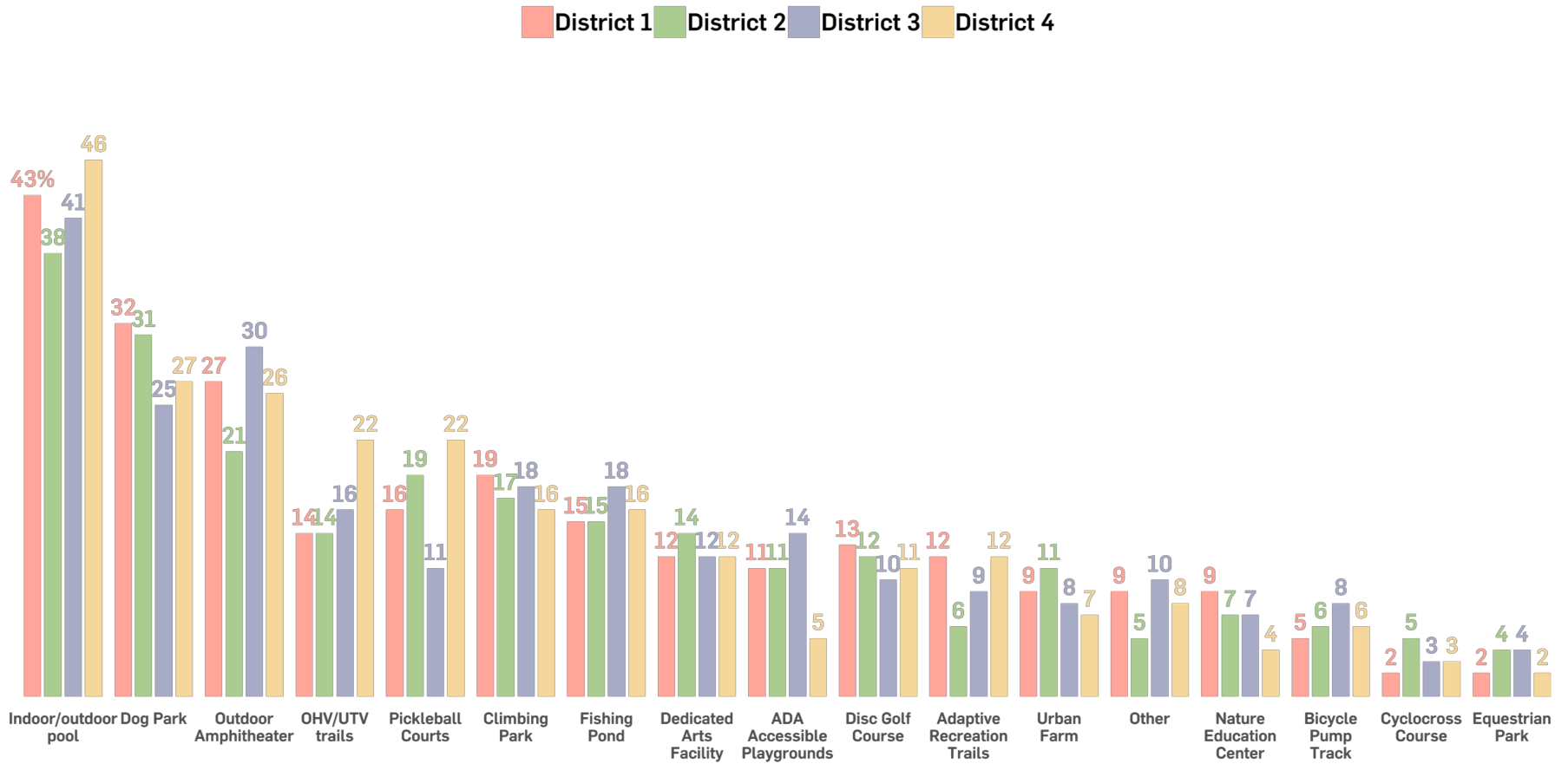


NEW PROJECT PRIORITIZATION

Overall, an indoor/outdoor pool, dog park, or outdoor amphitheater are the most popular potential projects.



Which of the following special use facilities should Herriman consider funding or constructing? Select up to three.



PARK USE

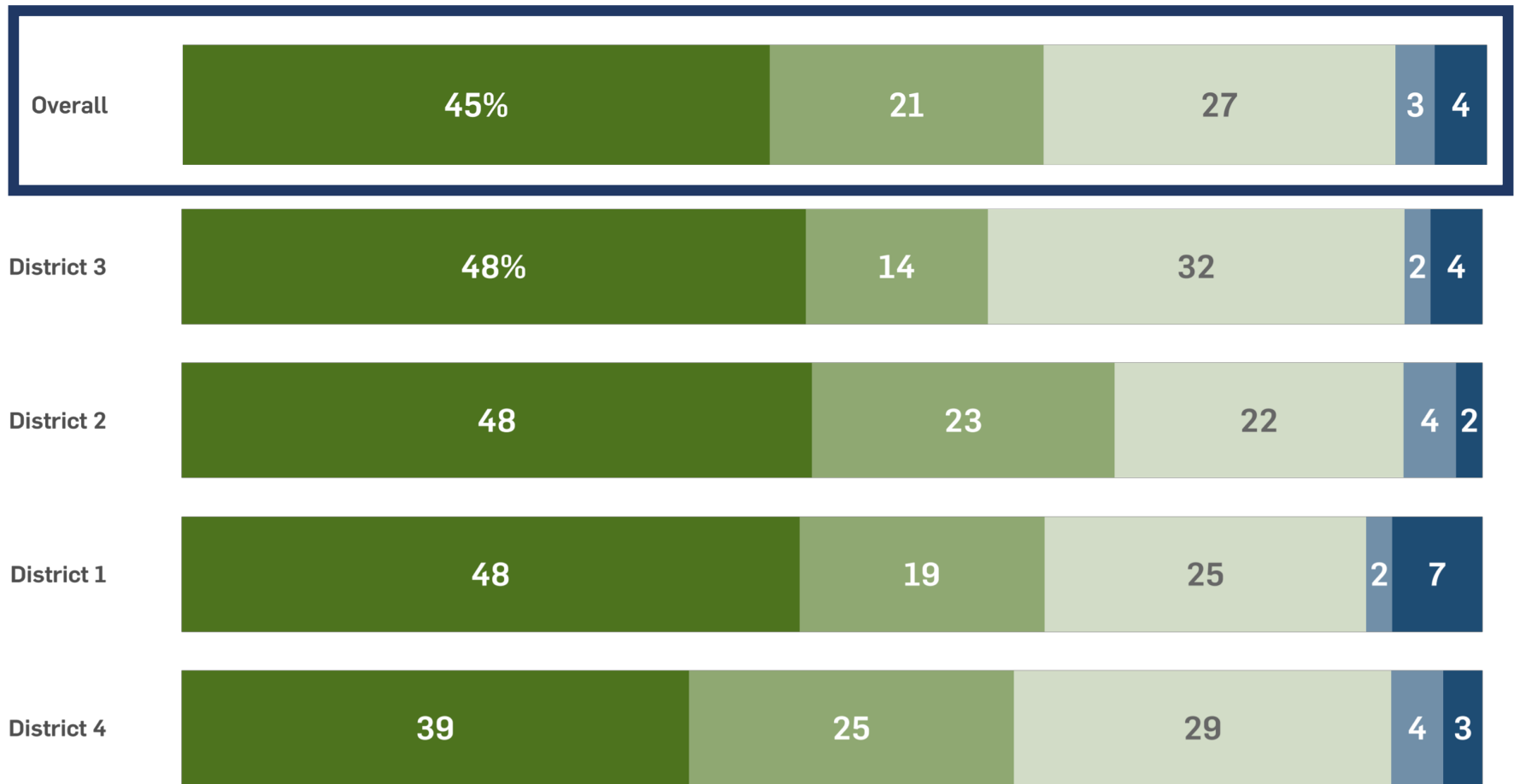
CURRENT RESIDENT PARK USE

A majority of residents across all council districts visit Herriman City parks once a month or more often. District 1 residents are the least likely to use or visit city parks.



How often do you use or visit Herriman City parks?

■ A few times a month or more
 ■ Once a month
 ■ A few times a year
 ■ Once a year
 ■ Never use or visit

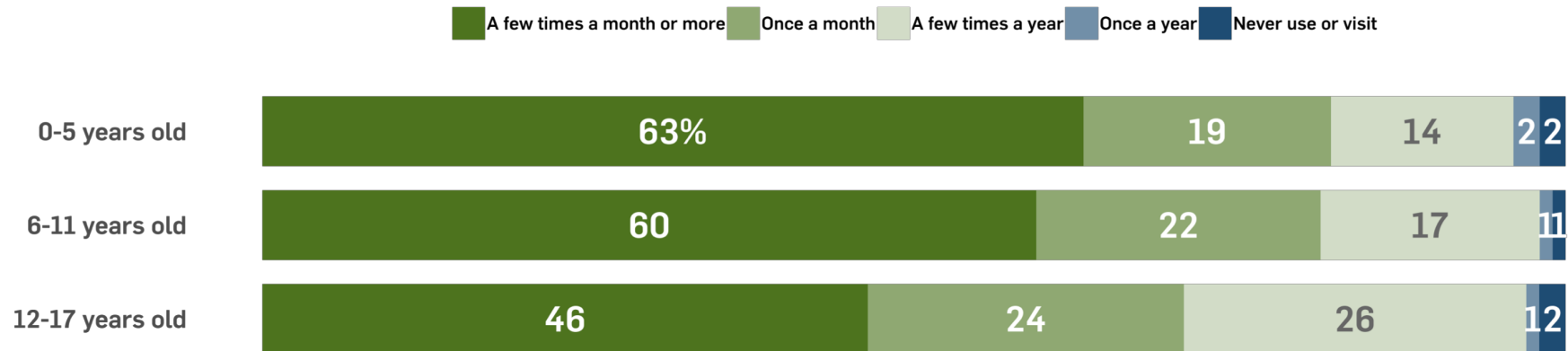
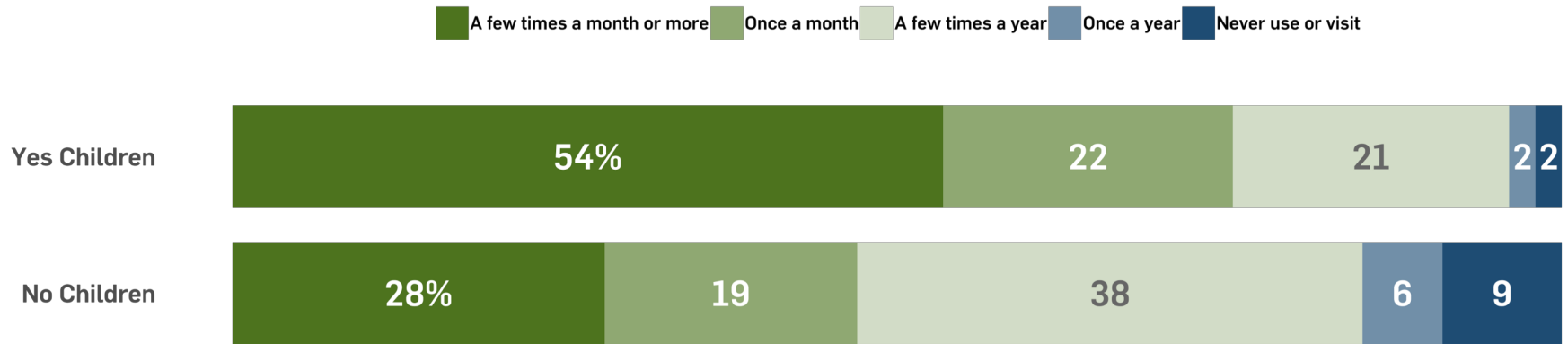


CURRENT RESIDENT PARK USE

Residents with children, especially children ages 5 and under, are more frequent park users than those without children.



How often do you use or visit Herriman City parks?



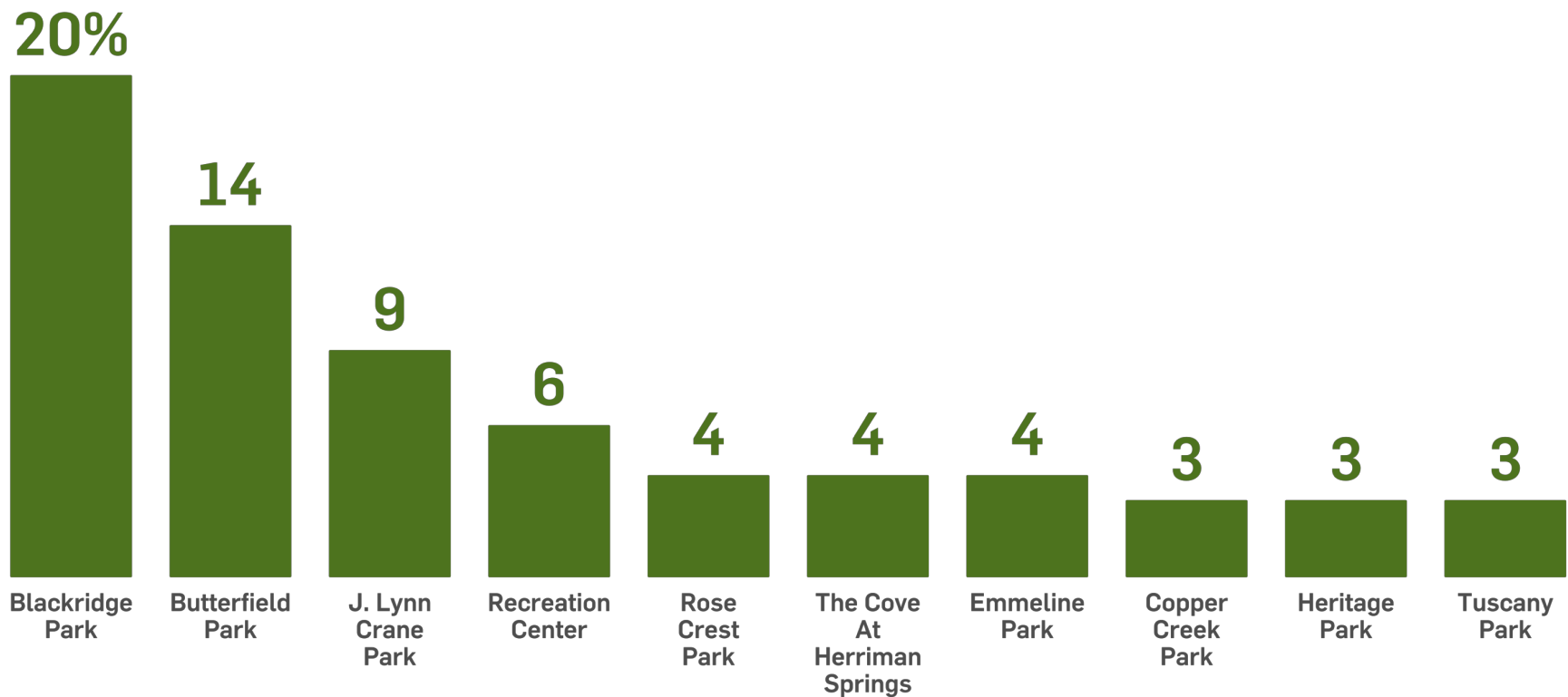
MOST FREQUENTLY USED PARK

Blackridge Park is the most popular park overall, followed by Butterfield Park and J. Lynn Crane Park.



Which Herriman City park, field, or recreational facility does your household use most often?

On the map below, please select the Herriman City park, field, or recreational facility you visit most frequently.



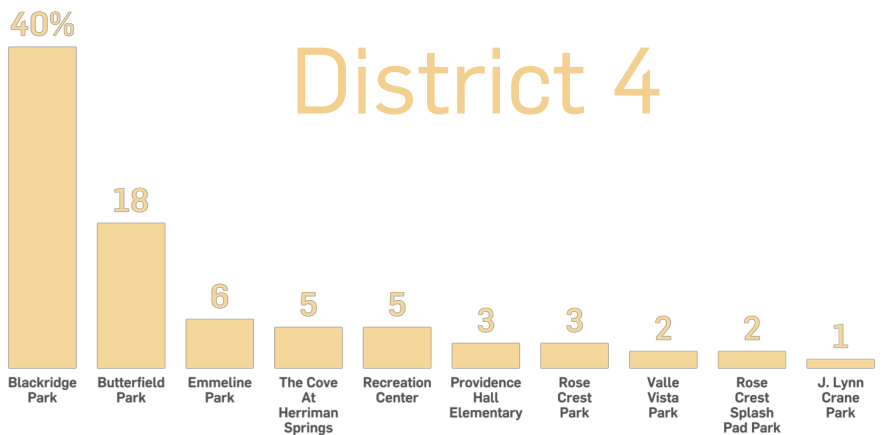
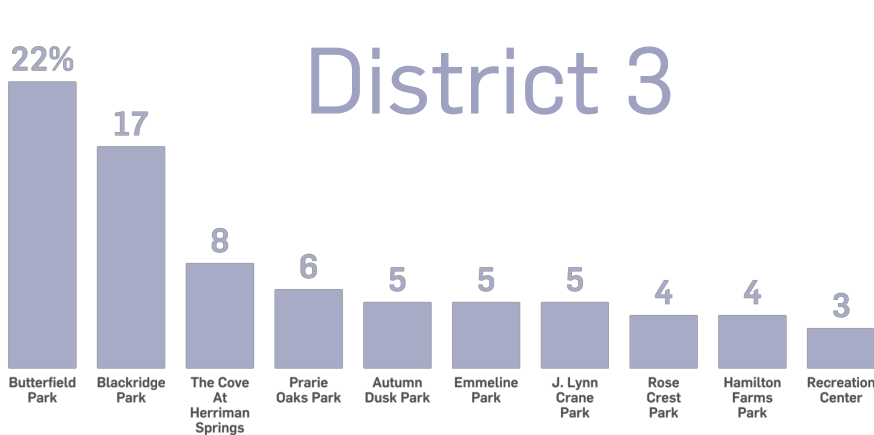
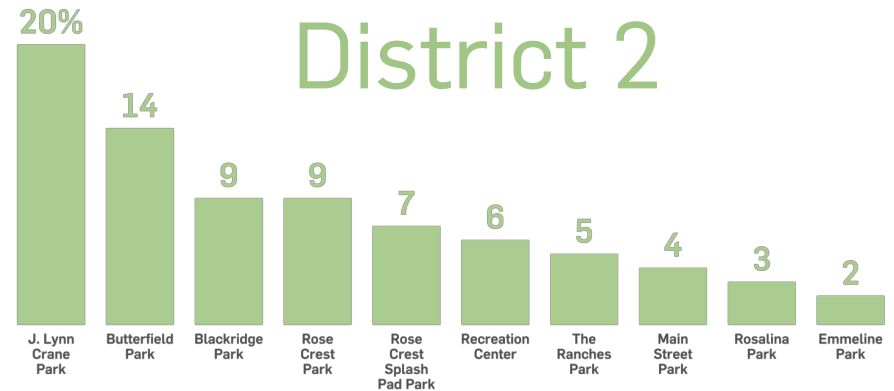
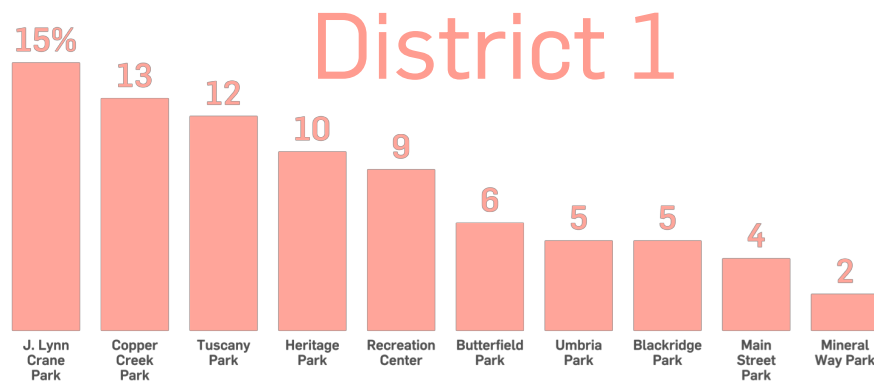
MOST FREQUENTLY USED PARK BY DISTRICT

Residents in Districts 1 and 2 visit the J. Lynn Crane park most often. Those in District 3 favor Butterfield Park, while those in District 4 visit Blackridge Park significantly more than any other park or facility.



Which Herriman City park, field, or recreational facility does your household use most often?

On the map below, please select the Herriman City park, field, or recreational facility you visit most frequently.

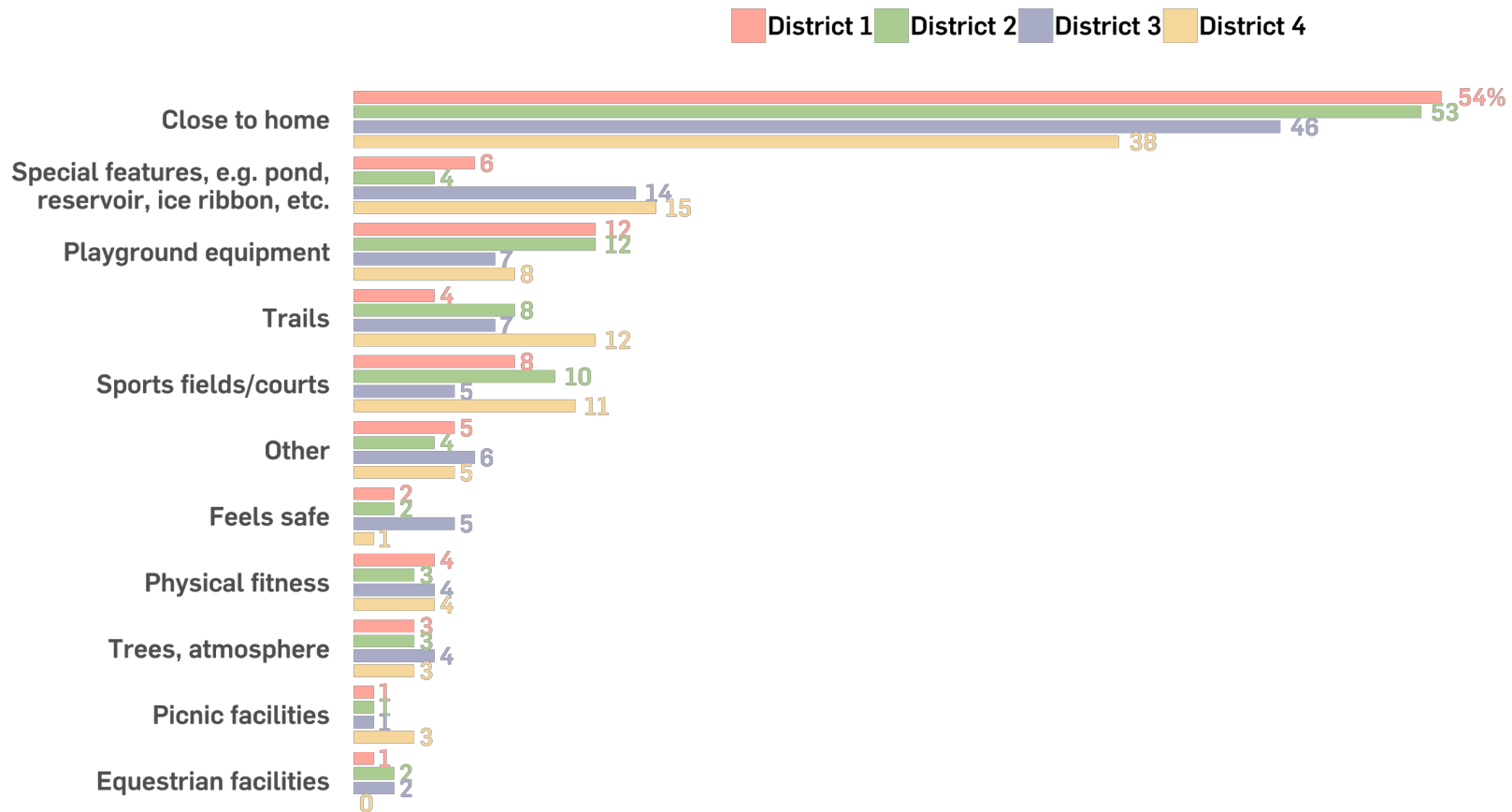


GENERAL PARK PREFERENCE RATIONALE

Residents in all council districts favor parks that are close to their homes. Special park features are also popular draws for various parks, as is playground equipment.



What is the most important reason that you use {NAME OF PARK} most often?

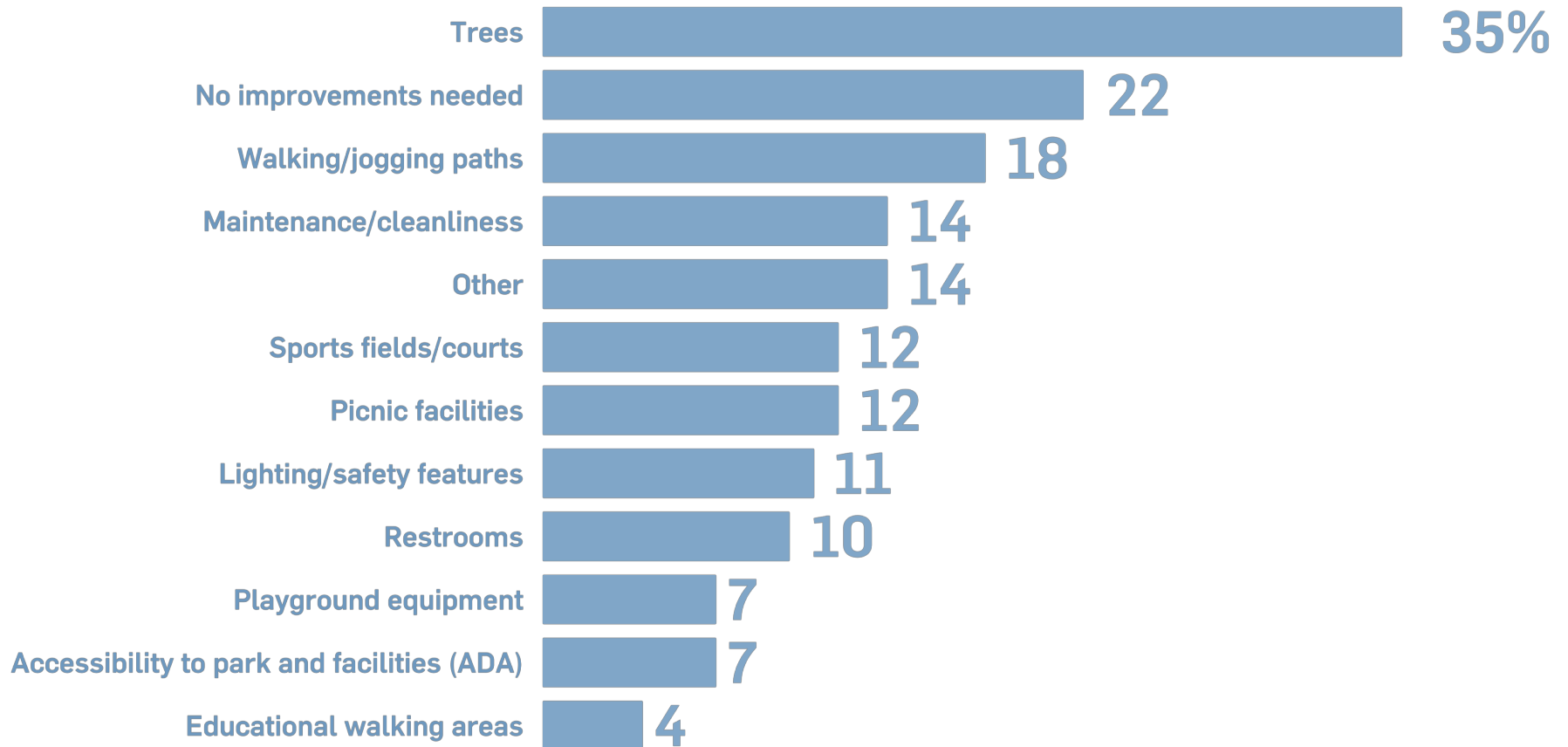


BLACKRIDGE PARK IMPROVEMENTS

Among residents who frequent Blackridge Park most often, trees were the most commonly requested improvement. More than a fifth of residents who visit Blackridge Park most often say no improvements are needed here.



What improvements should be made to Blackridge Park? Select up to three.

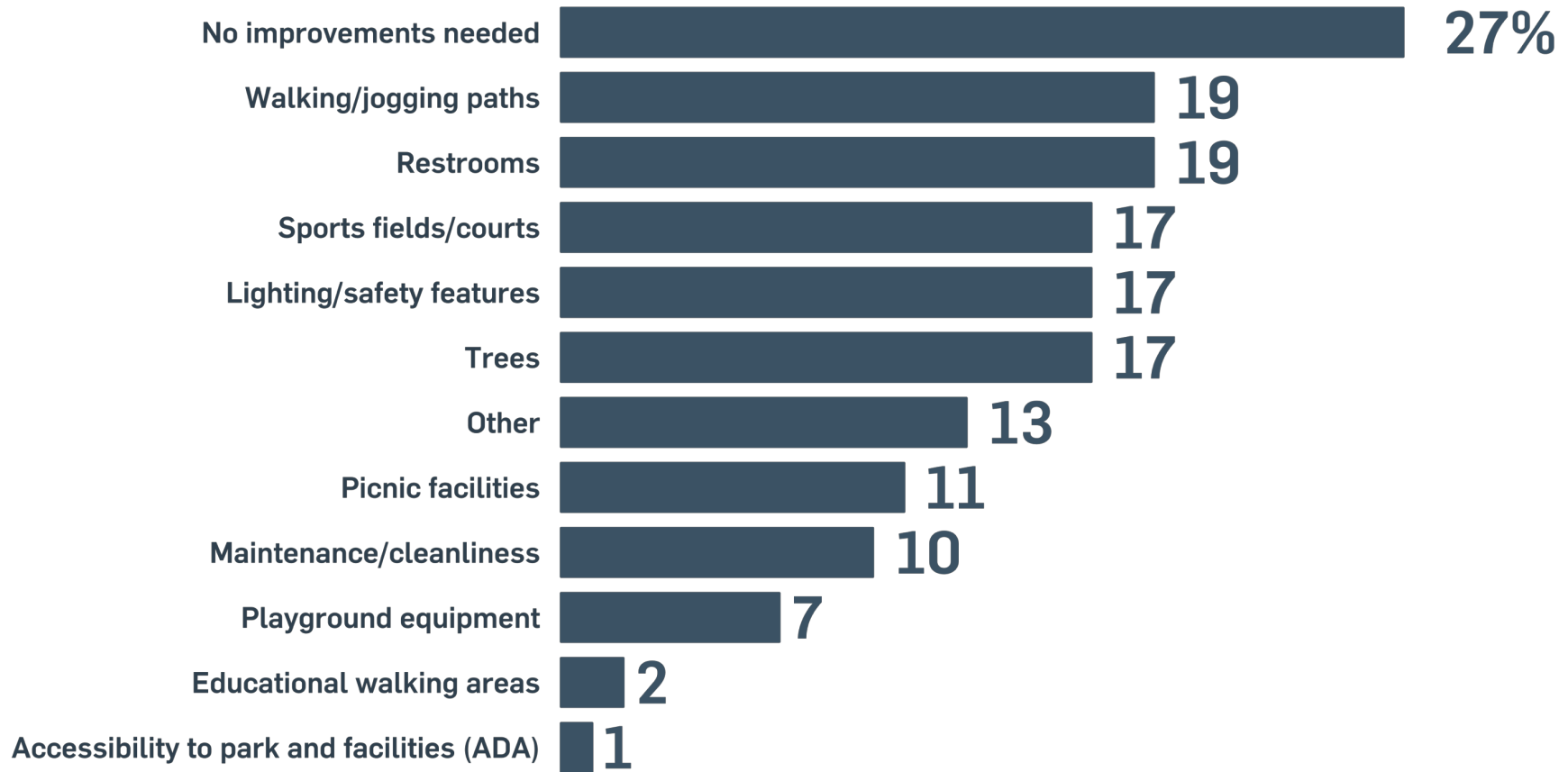


BUTTERFIELD PARK IMPROVEMENTS

More than a quarter of those who frequent Butterfield Park say that no improvements are needed, but the most commonly requested improvements are walking/jogging paths and restrooms.



What improvements should be made to Butterfield Park? Select up to three.

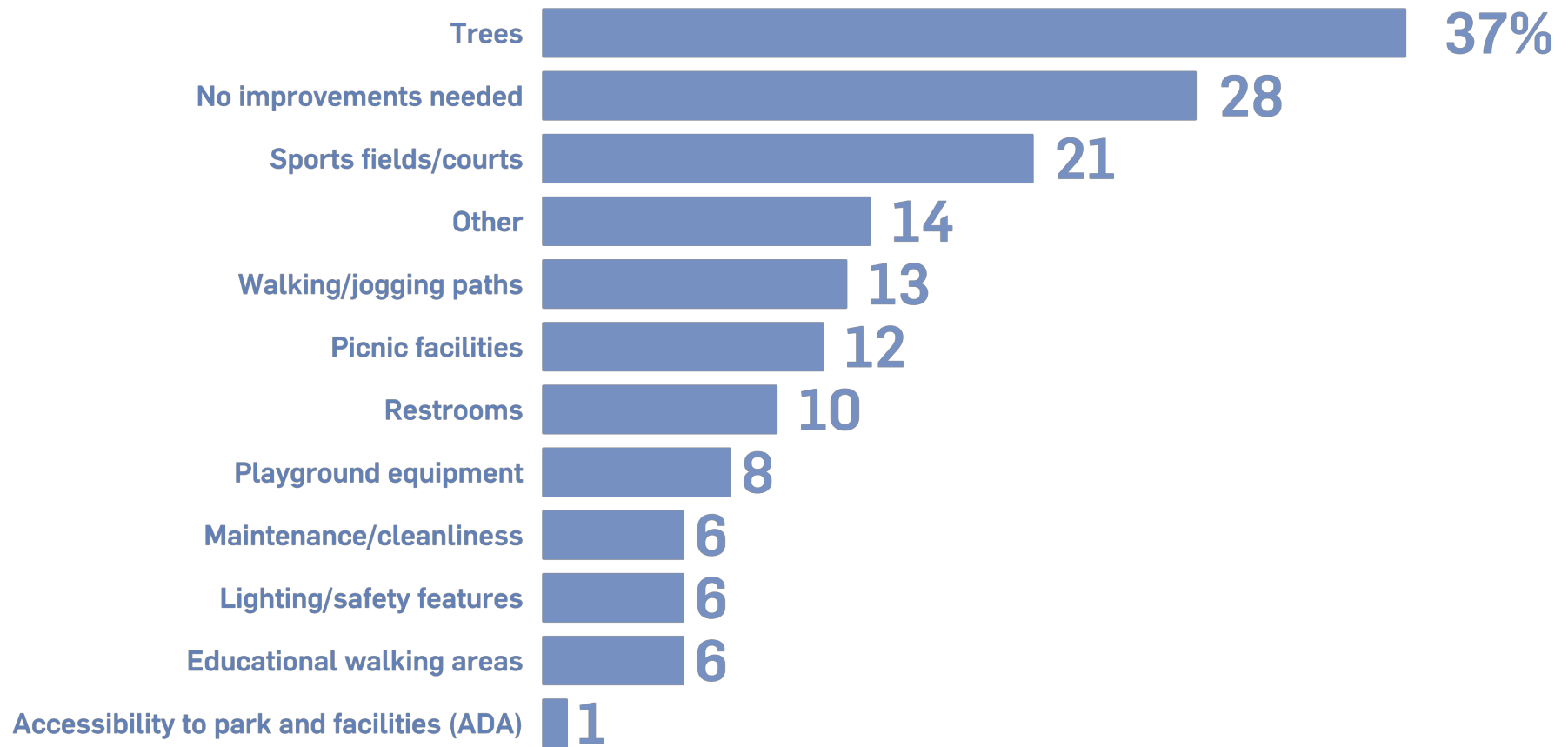


J. LYNN CRANE PARK IMPROVEMENTS

Those who frequent J. Lynn Crane Park would like to see more trees, but many say no improvements are needed here.



What improvements should be made to J. Lynn Crane Park? Select up to three.



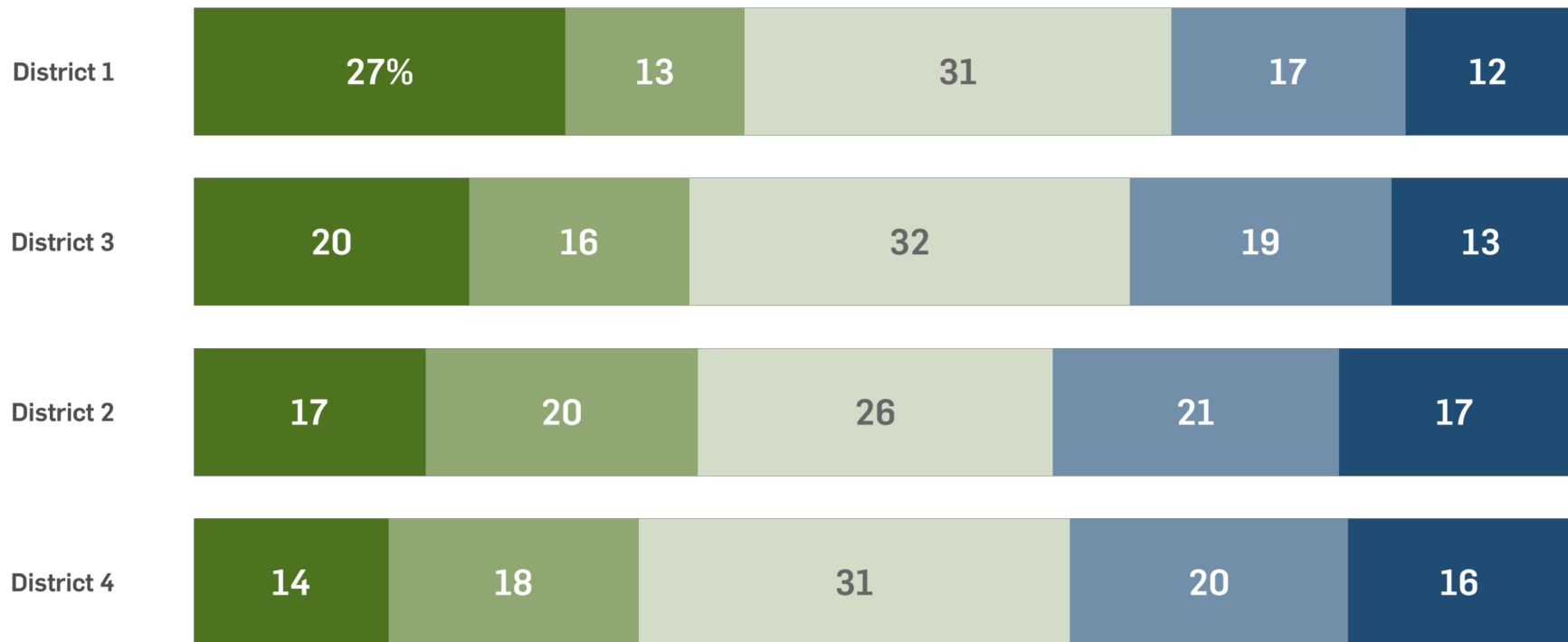
DOG PARK IMPORTANCE

Residents in District 1 are more likely than those in other districts to believe that having dog parks in the city is extremely important. Residents tend to believe that this is moderately important.



Thinking generally, in your opinion how important is it to have dedicated dog parks in Herriman?

Extremely important Very important Moderately important Not very important Not at all important



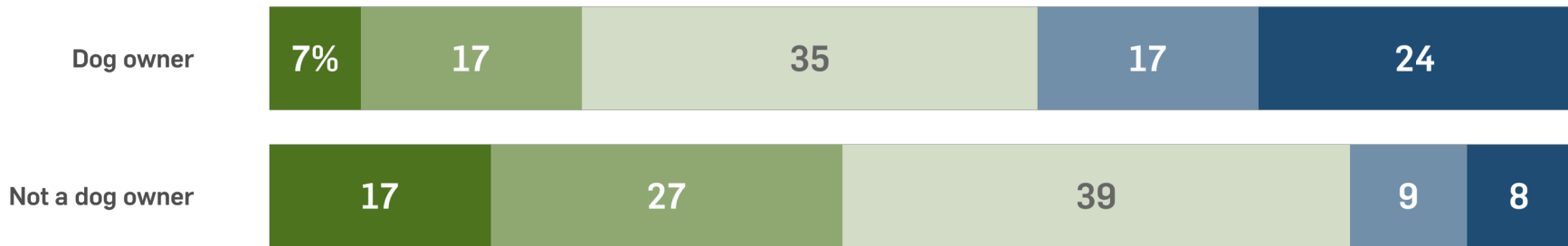
POTENTIAL PARK CONFLICTS

Residents who are not dog owners are more likely to perceive problems between dog owners and other park/open space users, but most residents don't see this as a large problem. Dog owners would like to see more off-leash areas or dog parks.



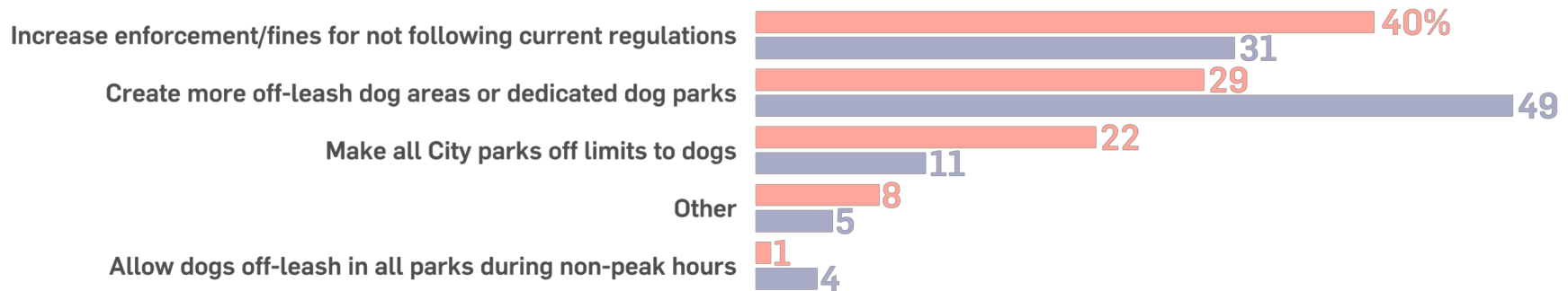
*To what extent do you agree or disagree with the following statement?
Dogs and/or their owners often cause conflicts with other users in Herriman parks and open spaces.*

Strongly agree Somewhat agree Neither agree nor disagree Somewhat disagree Strongly disagree



How would you most prefer Herriman to resolve the conflicts between dogs and/or their owners and other park and open space users?

Not a dog owner Dog owner

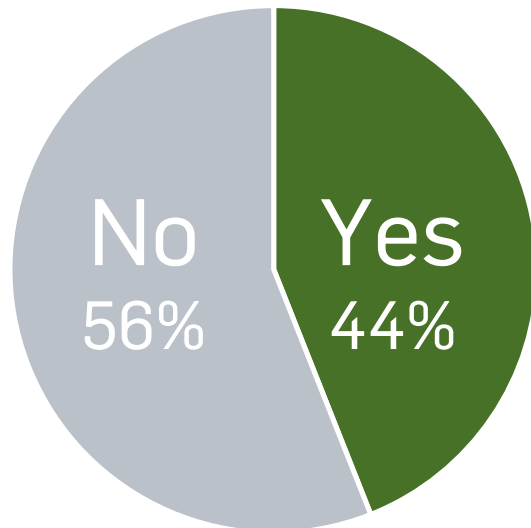


SPORTS & RECREATION PARTICIPATION

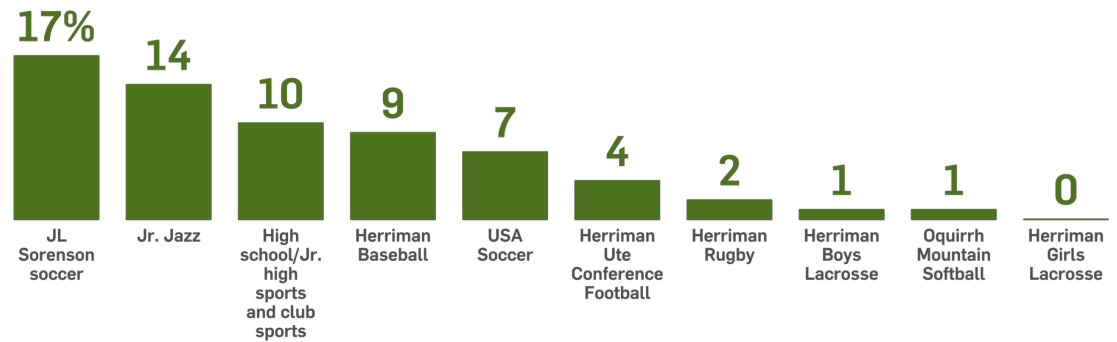
RECREATION PROGRAMS

A majority of residents have not participated in any Herriman rec programs in the past year because they are not interested. Among those who have participated, JL Sorenson soccer and the Jr. Jazz program are the most popular.

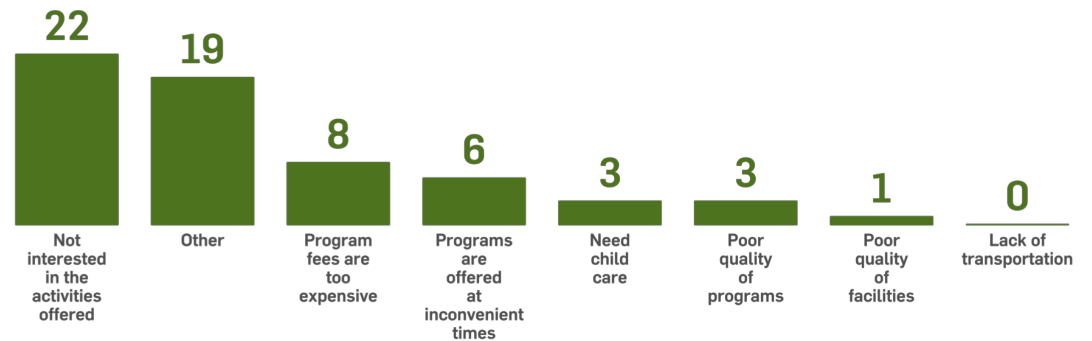
Q Have you or any members of your household participated in any sports or recreation programs in Herriman during the past 12 months?



Q Which of the following sports or recreation programs in Herriman have you or members of your household participated in during the past 12 months?



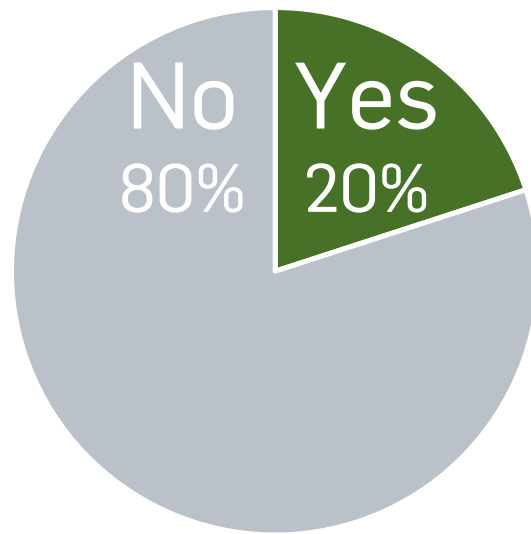
Q Which of the following reasons best explains why you do not participate in sports or recreation programs in Herriman? Select up to three.



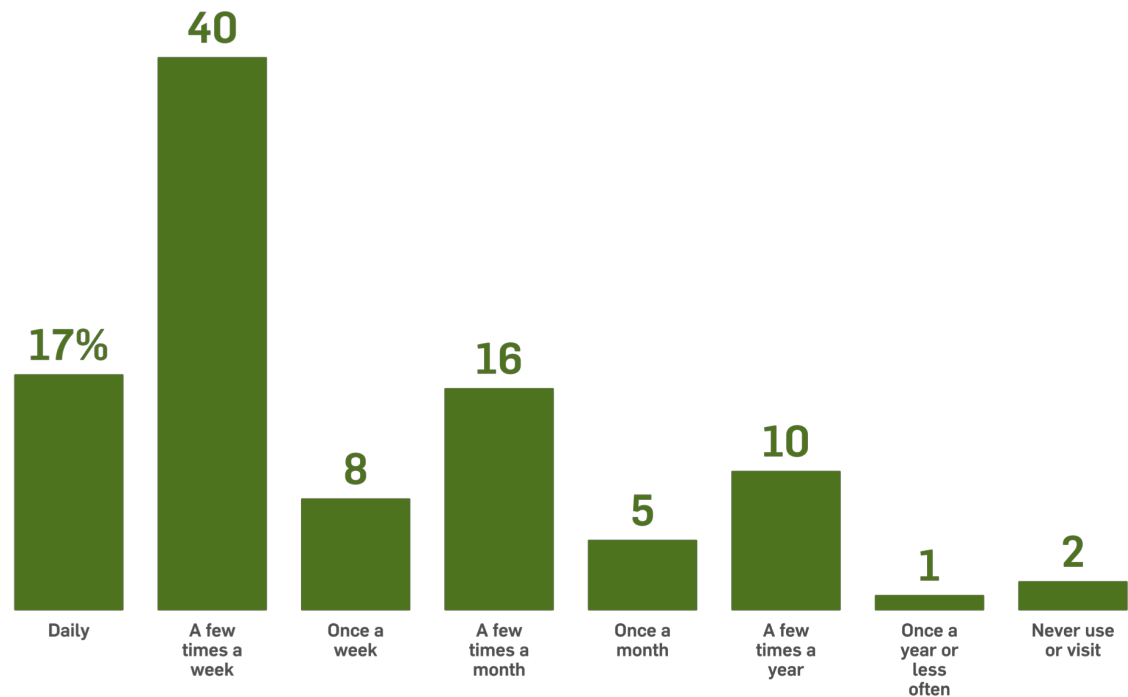
JL SORENSON RECREATION CENTER

Only 1-in-5 residents currently has a pass to the JL Sorenson Recreation Center, but those who do have passes are frequent users.

Q Do you have a pass to the JL Sorenson Recreation Center?



Q How often do you use or visit the JL Sorenson Recreation Center?



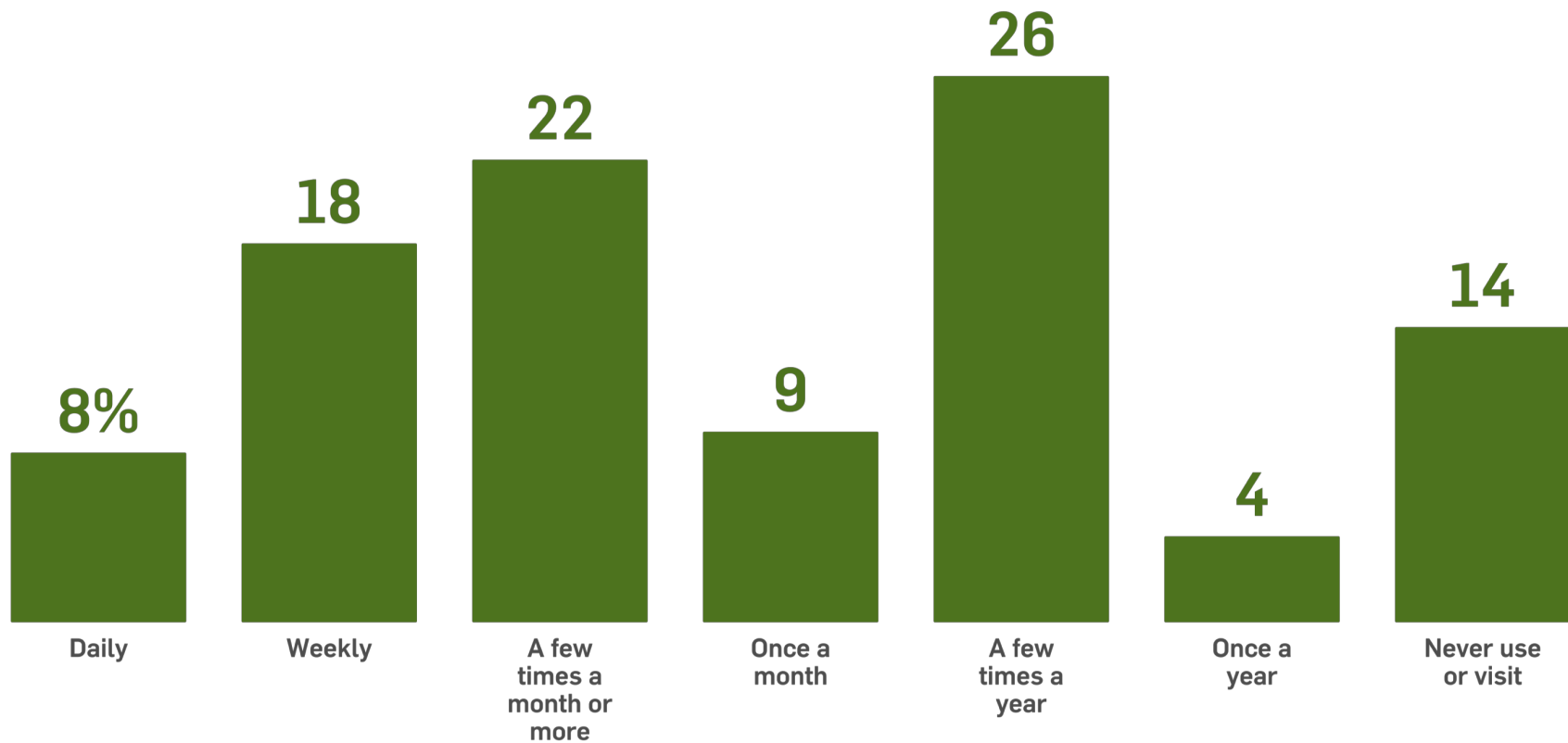
TRAIL USE

CURRENT TRAIL USE

A majority of residents use trails in the city once a month or more often—comparable to the rate of park use among residents as a whole.



How often do you or members of your household use trails in Herriman?

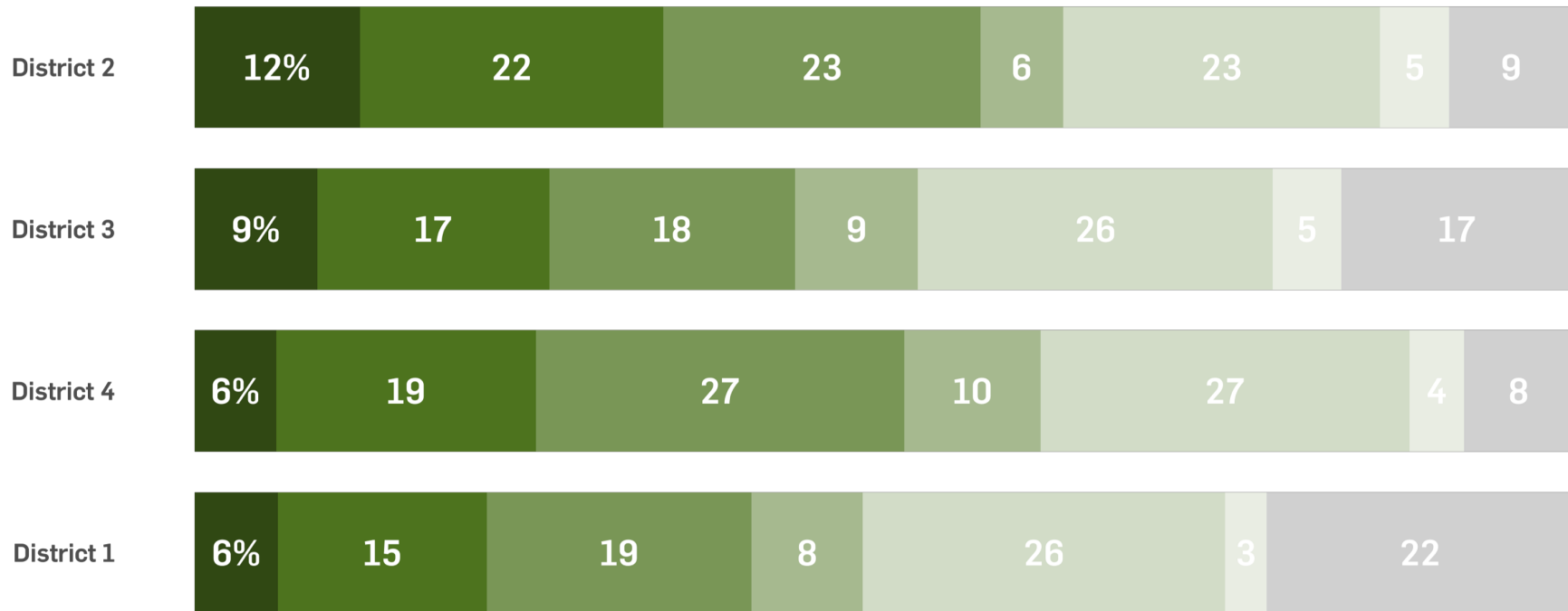


CURRENT TRAIL USE BY DISTRICT

District 2 residents are the most frequent trail users overall, while those in District 1 use trails least.



How often do you or members of your household use trails in Herriman?

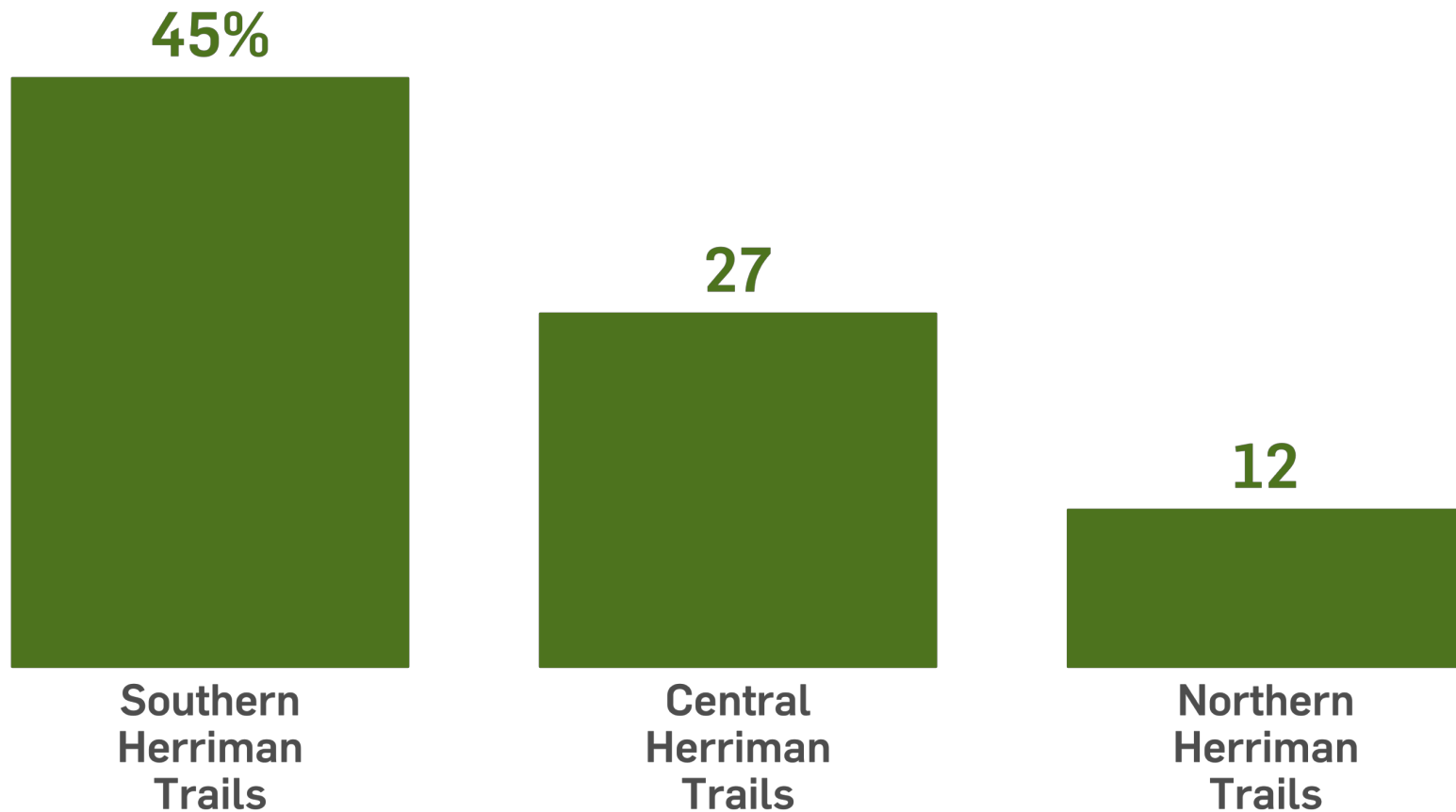


TRAIL REGIONS

Trails in the southern portion of the city, including the foothill/Butterfield trails are the most popular overall.



On the map below, please select the region of the city where you most frequently use trails in Herriman.

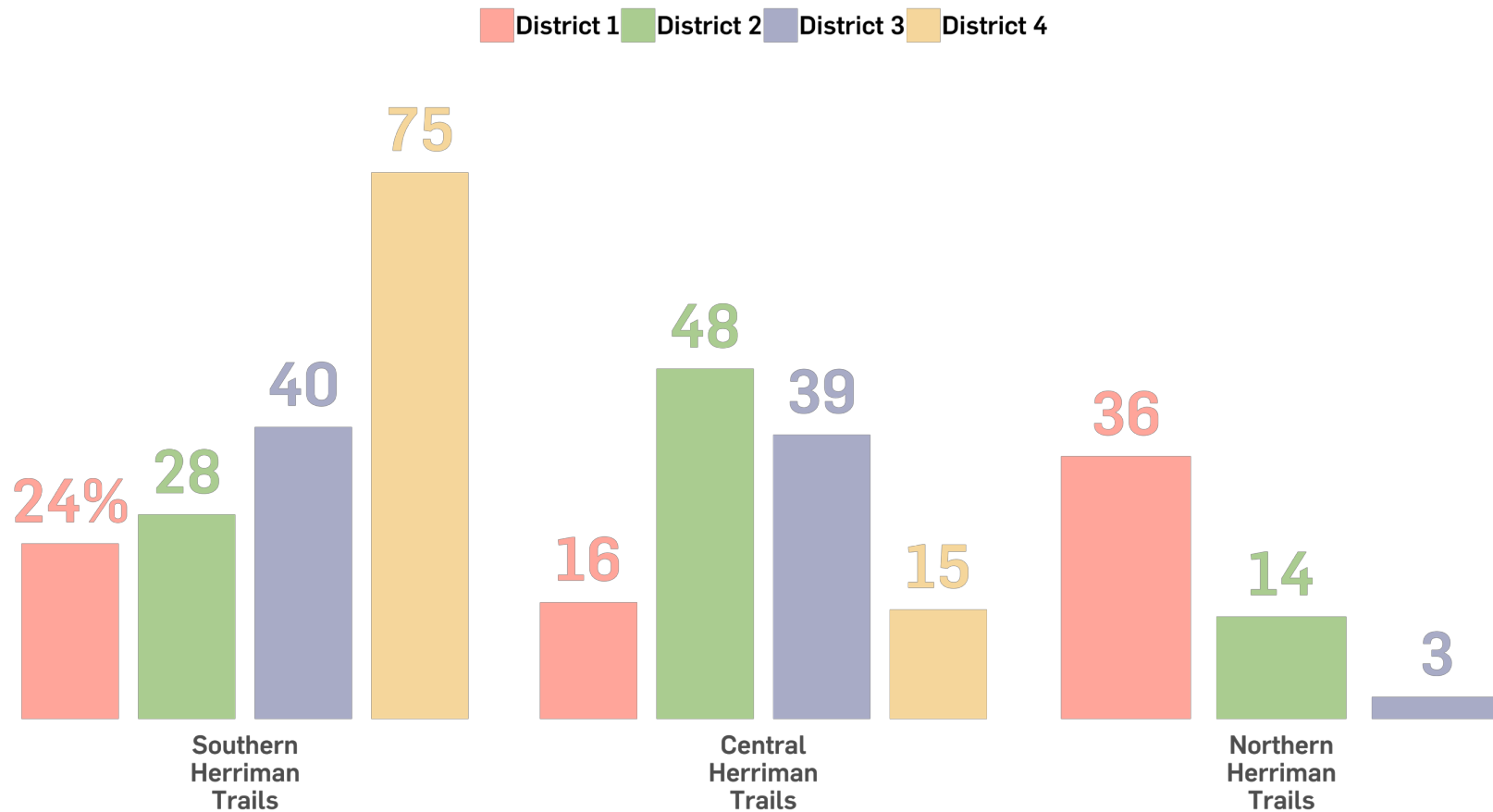


TRAIL REGIONS BY DISTRICT

Residents in District 4 are significantly more likely to use Southern Herriman trails, or those trails in their own backyard.



On the map below, please select the region of the city where you most frequently use trails in Herriman.

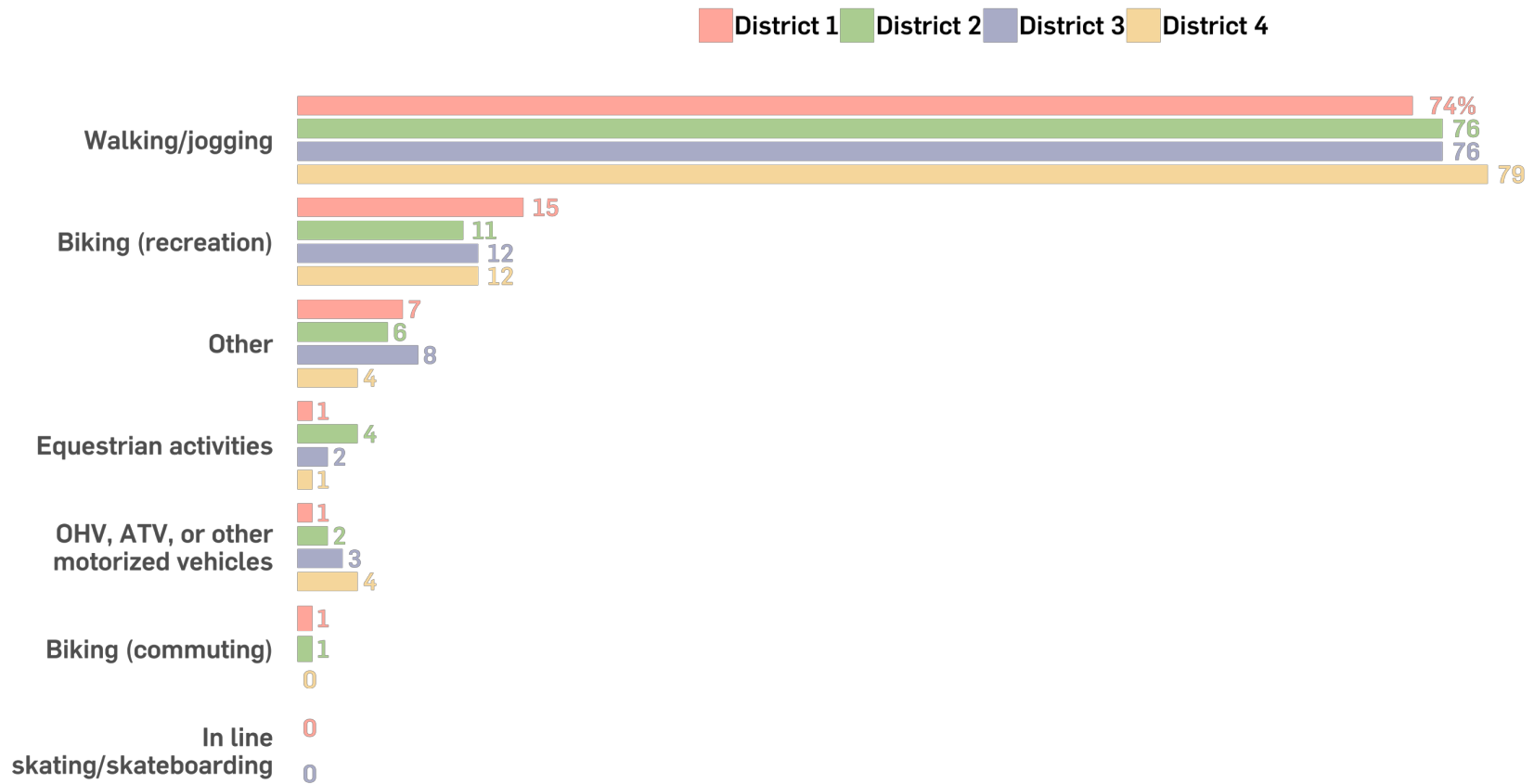


TRAIL USE PURPOSES

A vast majority of residents use trails for walking or jogging.



Which of the following reasons best explains why you use the trails in Herriman?

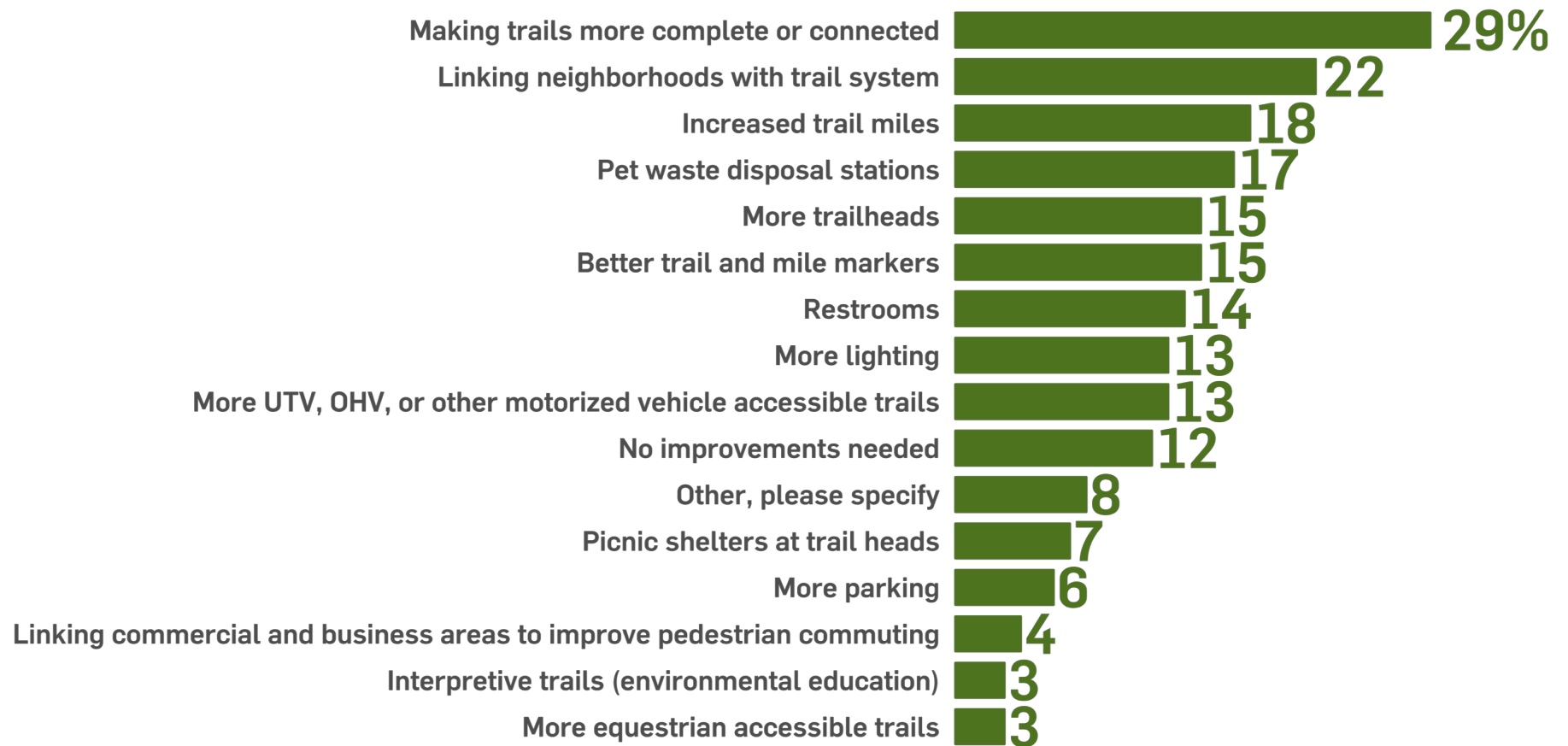


TRAIL IMPROVEMENTS

About a third of residents would like to see city trails completed or connected to one another, and 1-in-5 would like to see neighborhoods connected with trail systems. Residents would also like to see increased trail miles and more pet waste disposal stations.



Which, if any, of the following improvements should be made to the trails in Herriman? Select up to three.

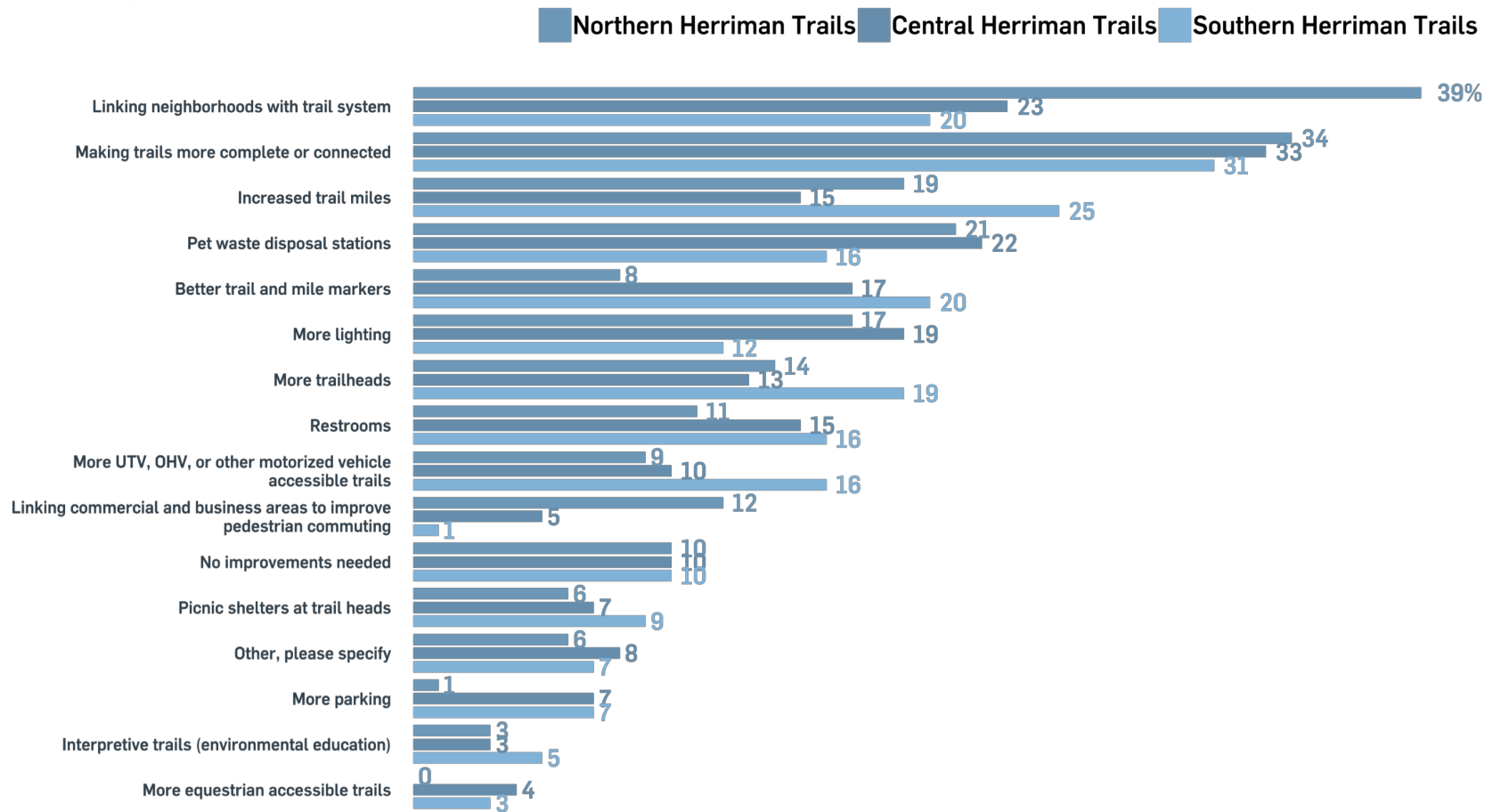


TRAIL IMPROVEMENTS BY REGION

Residents would most like to see trails in the northern region of the city linked to neighborhoods, while they would like to see more complete or connected trails throughout the city and increased trail miles in the southern region.



Which, if any, of the following improvements should be made to the trails in Herriman? Select up to three.



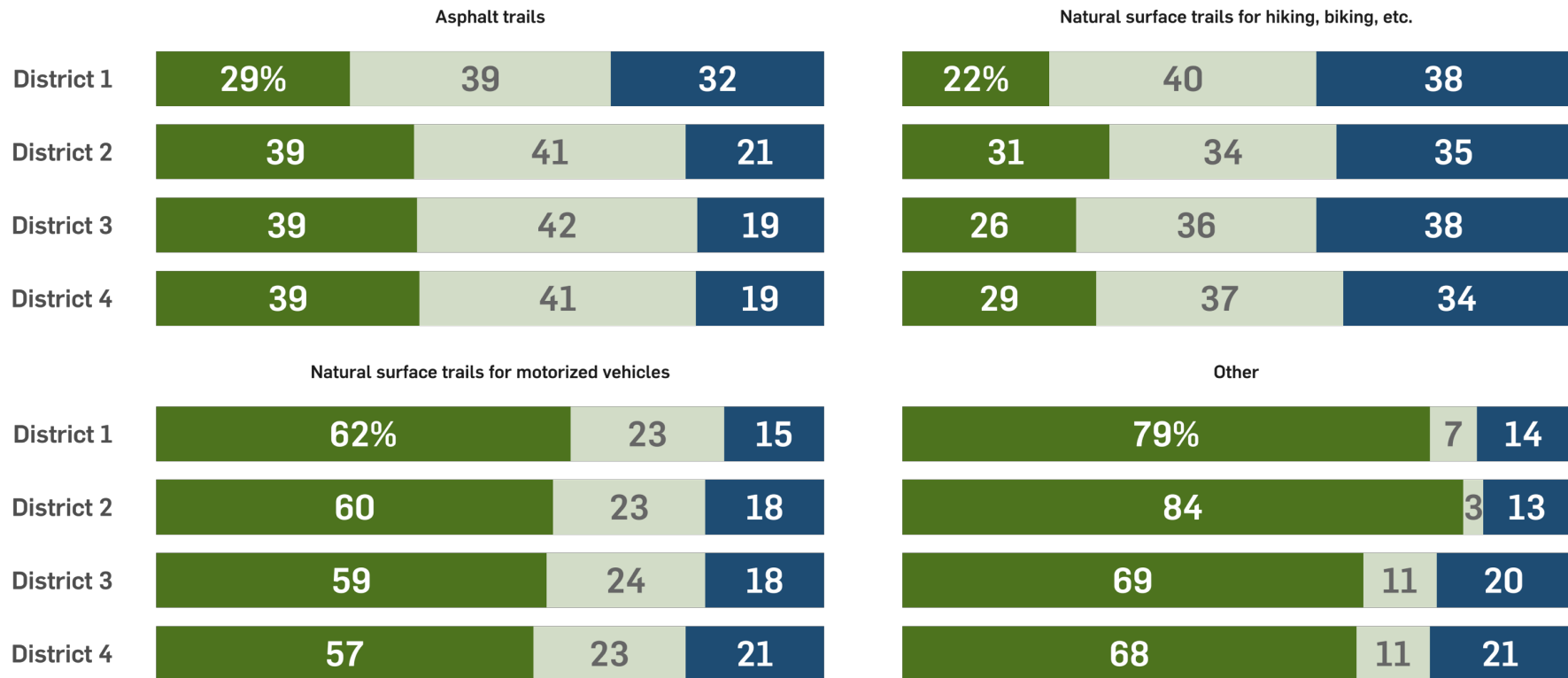
INCREASED TRAIL TYPES

Residents throughout the city would like to see significantly more natural surface hiking or biking trails. District 1 residents would like to see more asphalt trails. Most residents believe there are a sufficient amount of trails for motorized vehicles.



Please indicate whether you would like Herriman to increase the number of each of the following types of trails in the city, or if you think the current number of each type of trails is sufficient.

■ Sufficient amount ■ Increase a little ■ Increase a lot



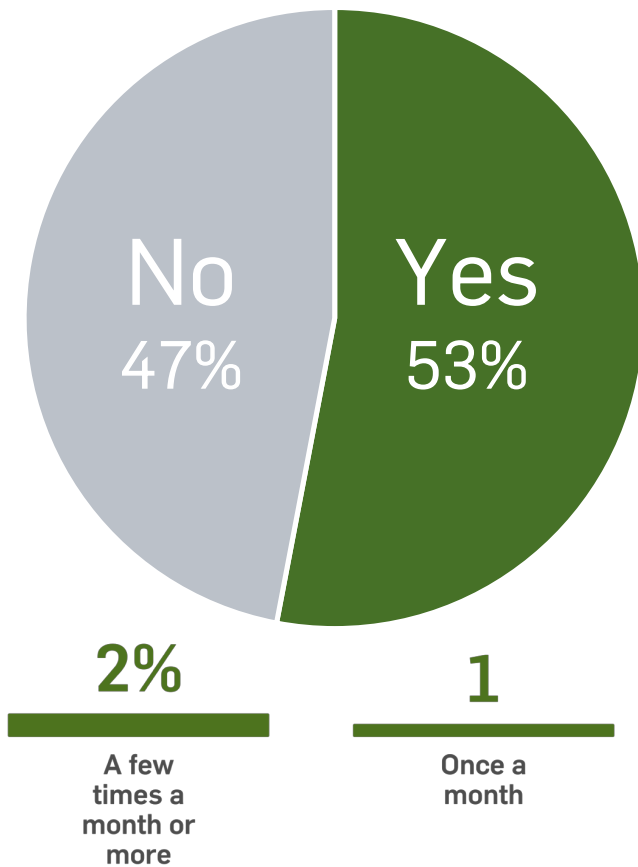
ARTS & CULTURAL EVENTS

HERRIMAN ARTS COUNCIL

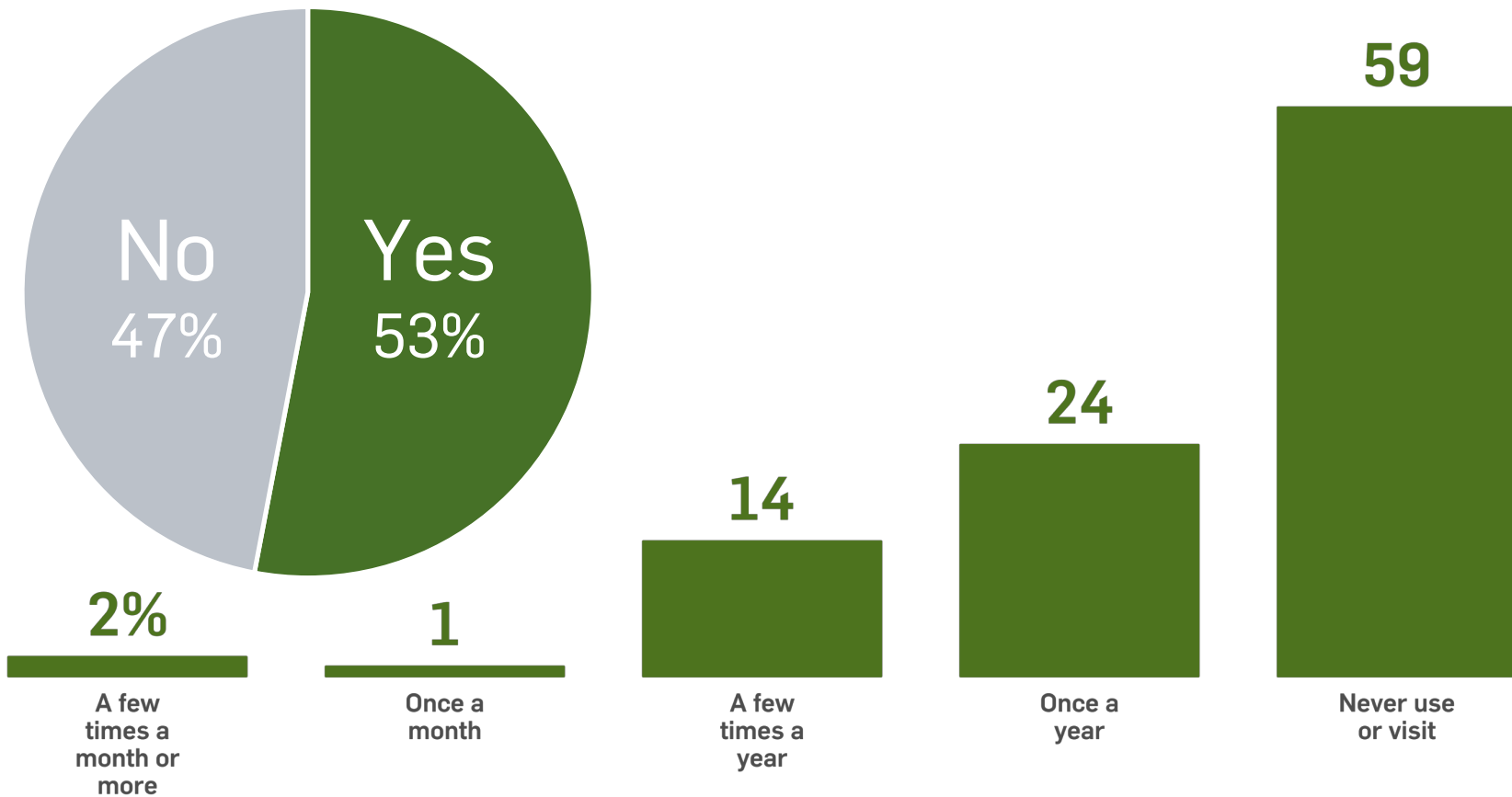
A majority of residents have heard of the Herriman Arts Council, but most never attend or participate in Arts Council events.



Have you heard of the Herriman Arts Council?



How often do you attend or participate in Herriman City Arts Council events?

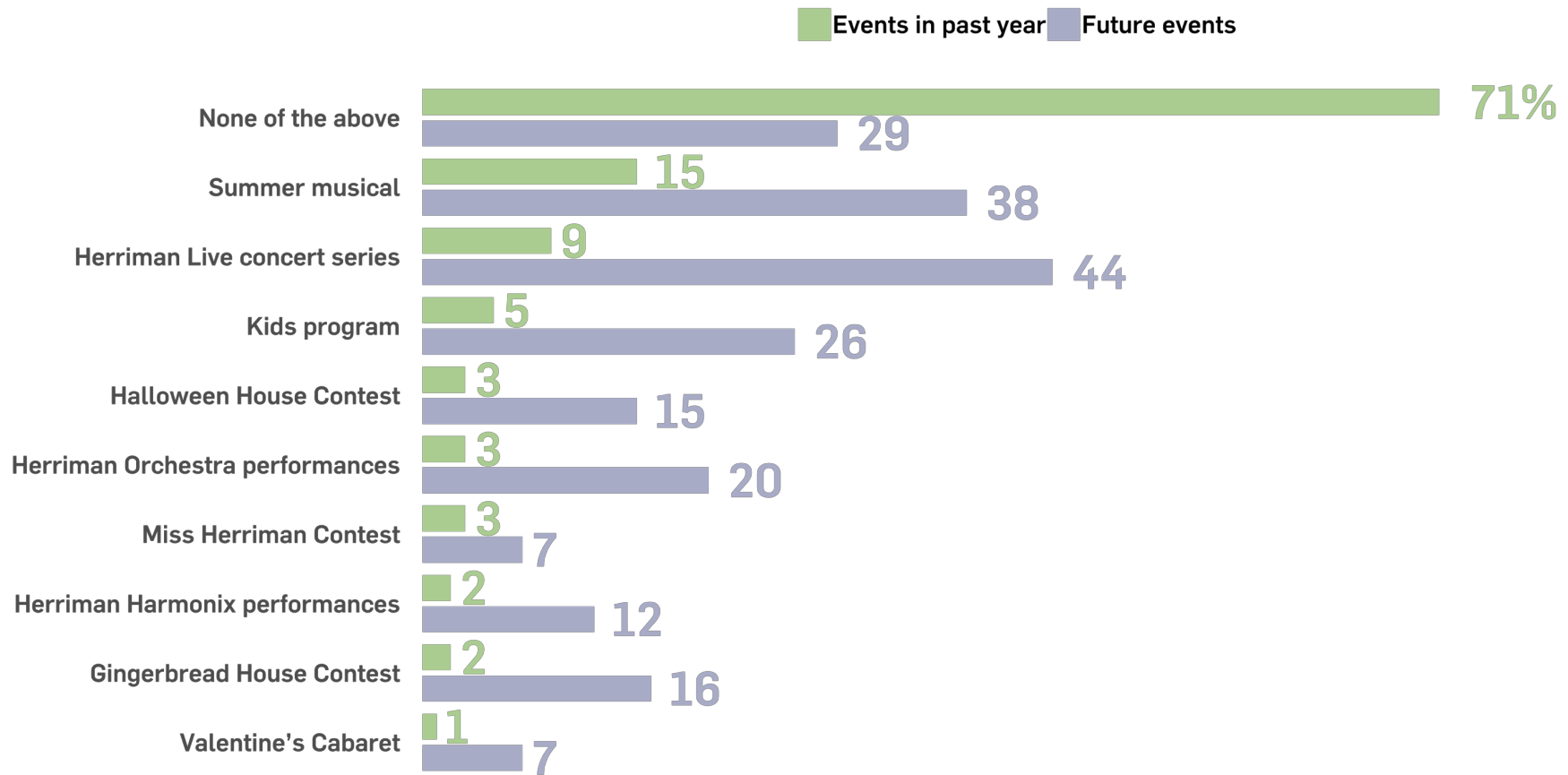


HERRIMAN ARTS COUNCIL EVENTS

Most residents have not attended any Arts Council events in the past year, but many are interested in attending the Herriman Live concert series or the summer musical in the future.



Which, if any, of the following Herriman City Arts Council events have you attended in the past year/are you interested in attending in the future? Select all that apply.

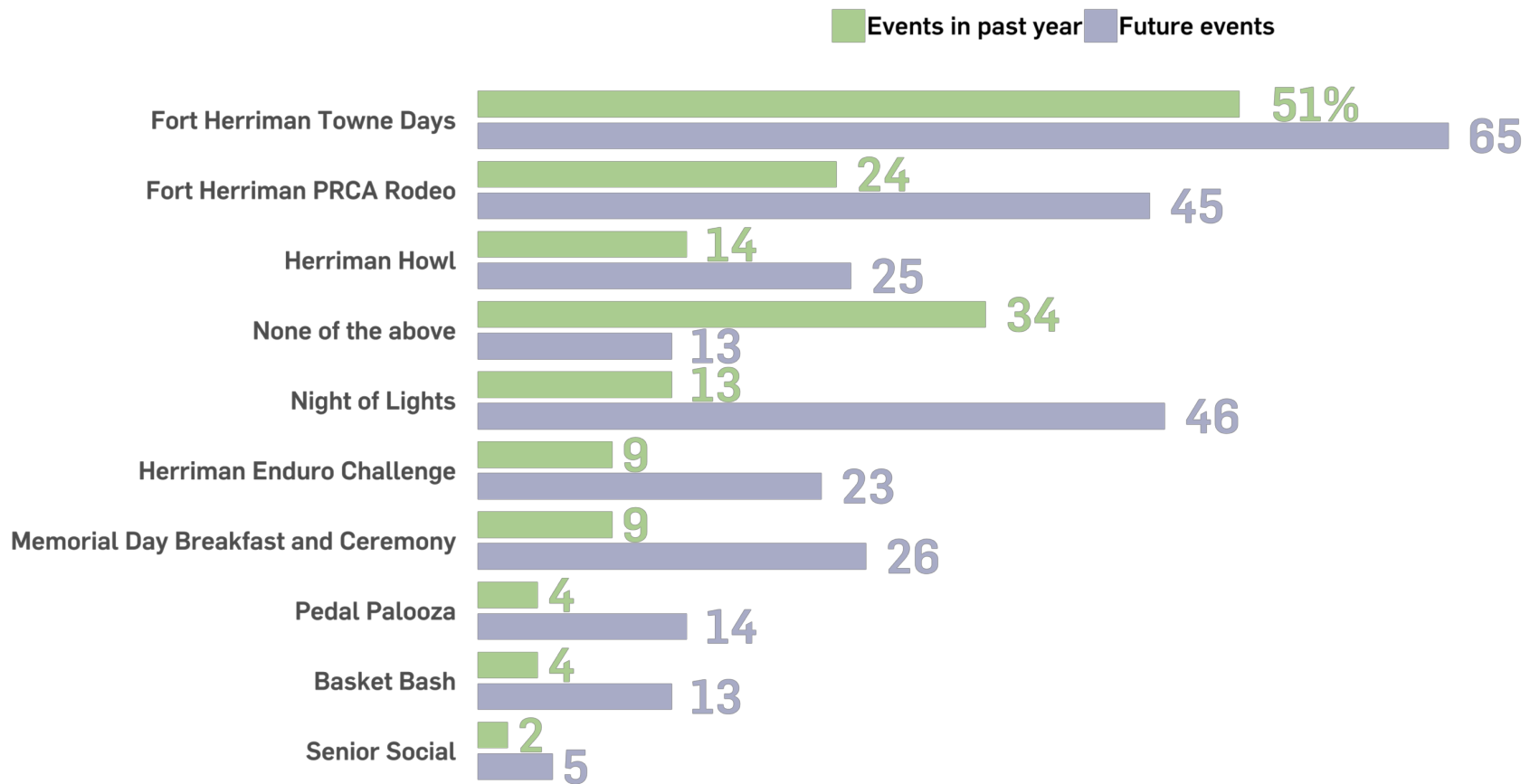


HERRIMAN CITY EVENTS

Fort Herriman Towne Days is currently the most attended city event overall, but residents are also interested in attending the PRCA Rodeo and the Night of Lights.



Which, if any, of the following Herriman City events have you attended in the past year/are you interested in attending in the future? Select all that apply.



COMMUNITY ARTS CENTER

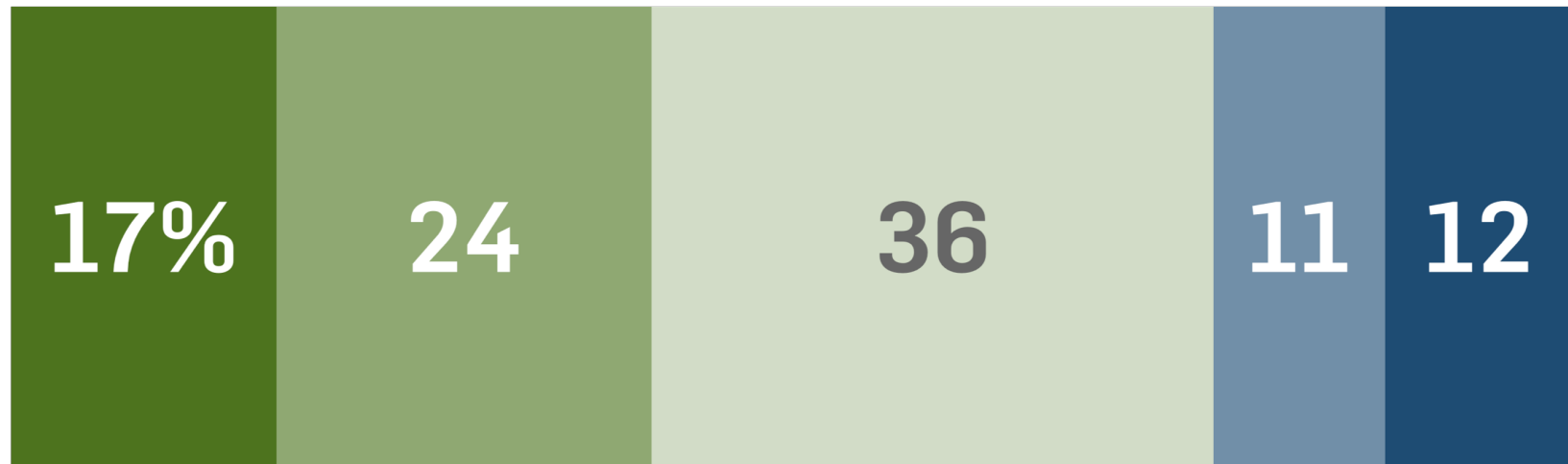
41% of residents agree that cultural and arts events in the city would be improved by having a dedicated community arts center, but more than a third express no opinion on the issue.



To what extent do you agree or disagree with the following statement?

Cultural and Art events in the City of Herriman would be improved by having a dedicated Community arts center.

Strongly agree Somewhat agree Neither agree nor disagree Somewhat disagree Strongly disagree



FOCUS GROUP MEETING NOTES

Herriman Parks, Recreation, Trails and Open Space Master Plan



NOTES

Focus Interview #1:

Arts Council, Historic Committee, Community Gardens Meeting

October 9, 2018, City Hall

IN ATTENDANCE:

James Crane	Arts Council
Stephanie B. Johnson	Historic Committee Chair
Bryn McCarty	Assistant City Planner
Gene Mendt	Community Garden
Tami Moody	Director of Communications
Kevin Schmidt	Events & Recreation Manager
Heidi Shegrud	Landscape Architect
Deb Taylor	Arts Council
Anthony Teuscher	Parks Manager
Blake Thomas	City Engineer
Wendy Thomas	Director of Parks & Events
Mark Vlasic	Landmark Design
Lisa Benson	Landmark Design
Madison Merrill	Landmark Design

SUMMARY

The meeting began with introductions and discussion of the project's purpose. This was followed by a discussion of the Arts Council, Historic Committee, and Community Gardens in the City, and their needs and desires as they relate to the master plan update. The notes from the meeting follow.

DISCUSSION/COMMENTS

Y2 will send survey questions, and have a meeting set up for next Wednesday at 10:30 am to review the survey.

ARTS

- Right now the big focus is on performance art – It's where they've landed at with their volunteers. They would love to represent all arts including visual arts across community.
- Doing what can to get by.
- Great support from City.
- Want to educate and expose residents to the arts, and provide learning how to make art, not just view art.

1

- Their main goal is an arts venue, but maybe not limit arts to one location. Locations throughout the community to do a variety of activities would be great.
- They're not formally trained - just passionate about what they do.
- Want the arts programs to grow.
- Activities
 - Summer musical at Butterfield Park pavilion
 - Children's workshop theater
 - Cabaret at City Hall
 - Acapella group
 - Herriman Live at band stand last year
 - Active orchestra
 - Visual arts show
 - Classes on arts and crafts
 - School arts show
 - Best dressed house contest
 - Gingerbread house/Christmas events
 - Partner with schools for holiday performance, kids performance, adult orchestra
- Use High school and Jr high - trying to move to Crane Park Pavilion for some performances. Can't do year round events except at schools.
- No venue for large concerts.
- Remember who we are, our roots, why? What makes us unique
- City has taken over some events. Very closely tied to city, want to maintain that relationship.
- No percent for arts yet.
- Try to involve kids in programs, but could be more, 100 kids, classes fill in one day.

HISTORY

- First book written on Herriman's history - a 15 year undertaking.
- City purchased small rock home across from Main Street - would like to restore, not a lot of room for parking.
- Several additional historic homes would like to buy. Would like to preserve homes still standing in the City.
- Old district has no curb and gutter. There are no standards for building in this area - development has been haphazard. Old and new homes mixed. There's not a recognizable district – no one can agree on the boundaries. Would at least like signage to indicate where it is.
- Keep spirit alive of small town beginning - keep Old Town "Rural". Transition has been so fast.
- Would like to maintain some of the homes and characteristics and offer self-guided tours.

2

- Old log cabins are located at the community gardens. Would like to weatherproof and set up with pioneer era learning centers. Educate residents and future generations on history - education has always been highly valued in Herriman.
- There's a great historical barn in town that they would love to buy.
- Options for preserving buildings include conservation districts and historic districts. Conservation districts are less restrictive.
- History, present to school kids.
- Embrace urban community, but have rural feel.
- Kids visit historic cabins at community garden.

GARDEN

- Community plots, 50 plots with over 30 gardeners.
- By old Herriman Fort 6000 West 13000 South.
- Plot size is 15 x 25 – entire garden is only one or two acres.
- Have poor soil.
- People from all densities of housing, but mostly single family.
- Not a huge demand for more plots right now.
- Water is a challenge, run out of water half way through season.
- Flood irrigate with a gate system - lost water late June/early July this year.
- Donated harvest from one section to the food bank – about 1,200 lbs. of produce.
- City has been great partner.
- Have landscape architect on staff, which is helpful.
- Old rail barn could be a good place for City greenhouse - city could grow own plants.
- Thinking about the experience like Tuacahn, tied into historical aspect, gardens, flowers, produce, old farm - focus on citizens that help.
- Use to be a rose/flower club - garden was center block between church and school.
- Classes, 4H/FFA come to gardens but timing is challenging.
- 4H used to be over summer / county fair.
- Garden is locked, cabins are not always open and accessible.



NOTES

*Focus Interview #2:
Neighborhood Facilitators & Sports*

October 30, 2018, City Hall

IN ATTENDANCE:

Robert Bradfield	Facilitator - Zone 2
Kevin Schmidt	Herriman Events Manager
Tami Moody	Herriman/Gov. Affairs
Kourtney Fitzgerald	All Abilities/Special Needs
Kyle Walton	Facilitator - Zone 5
Preston Oberg	Facilitator - Zone 6/7
Mike Allen	Utah Soccer Alliance
James Webb	Herriman Baseball
Anthony Teuscher	Herriman City Parks
Heidi Schegrud	Herriman City Parks
Wendy Thomas	Herriman City
Gordan Haight	Herriman City
Tom Jager	Herriman Youth Football
Jeff Wilson	Herriman Rugby
Blake Thomas	Herriman Engineering
David Hale	Facilitator- Zone 3
Madison Merrill	Landmark Design
Lisa Benson	Landmark Design
Mark Vlasic	Landmark Design

SUMMARY

The meeting began with introductions and discussion of the project's purpose. This was followed by a discussion of neighborhoods and sport organizations in the City, and their needs and desires as they relate to the master plan update. The notes from the meeting follow.

DISCUSSION/COMMENTS

- Unique area with foothills and trails
 - More interconnected trails – local to foothills
- Families want smaller parks
- Herriman has a strong athletic history
- 20% open space requirements
- Look at numbers not just public survey
- Smaller developments result in small parks with 20% requirement
 - Need policy for big parks. Too many small parks

- Herriman City is a great partner
- Need space for bigger events
- Need vision – don't focus on money
- Nontraditional activities
- Mountain biking
 - Look at upper and lower end of standards
- Trail users: horse, OHV/ATV, bike, hike
- Change out equipment – needs change in neighborhoods over time
 - Should be a policy for neighborhoods to say what they want
 - Rotating fund
- Fast growth – trying to pull back growth/density
- Space matters – people want uses that take more land
- Golf courses going away – New golf course by business hub on Porter Rockwell?
 - Partner with corporations
- Water parks – closest one is Boondocks
 - Need for water park on West side
- Horse facilities – Five Mile Pass
- Proposed shooting range south of Providence Hall (needs different location)
- Secured foothills is core to vision
- Bacchus Highway – used by runner and cyclists – Needs to be safer
 - Connect to another destination
- Partner with Kennecott
- Needs for outdoor pool & indoor ice rink
- Draper – Dimple Dell
- SLCC – 90 acres – play at Real
 - University of Utah may joint locate with SLCC
- USU – colleges at two ends of the city – “College Town”
 - Includes classes, connection center, technology, agricultural center (possibly housing)
 - Ensure good connectivity
 - Share facilities with USU
- High Country – 2-5 acre lots
- On street bike trails

ADA

- Few ADA or all abilities parks in county
 - Parks become destinations for families
- Herriman has large ADA community
- Paved trails are important
- Fundraising events held at ADA parks
- No woodchips -smooth surfaces
- Need ramps to play

2

- Community partners can help fund
- ADA parks are for all abilities
- Percent of parks should be ADA
- Integrating sports with the disabled
- Remodel existing parks for ADA
- Should all new parks be ADA?
- Retrofitting – make sure all parks are awesome

SPORTS

- RAC can accommodate many sports (football, lacrosse, rugby, soccer, etc.)
- Lacrosse, rugby, and football can share fields
- Need space for tournaments
 - Field complex
- Herriman could be nationally known as sports destination
- Clubs want to work with city to use Umbria & Rosecrest
- Teton Ranch Development – large park planned
 - Sports want field & baseball diamonds (smaller Butterfield park)
 - Concerned who will pay for it
 - Impact fees will not cover cost
 - Can leagues contribute?
 - City provide fields & sports bring in revenue
- How many field hours are needed? Number of fields needed? What is active component needed to quantify this?
- Sports bring revenue to City (parks as economic development)
 - Biggest football destination in U.S.

Utah Soccer Alliance (USA)

- 1200 players, 80 teams
- Want RAC – 16-24
- Athlos & High School – 30 acres – would like 2 full sized soccer fields

Herriman Baseball

- 1000 players?
- Main facility: Butterfield Park
- Plays locally – SW end of valley formed its own alliance
- Would like another 4 or 5 plex

Herriman Rugby

- 250-300 players
- Warriors practice in Lehi but play in Herriman
- High School National Rugby championships must held in SLC facilities

3

Herriman Football

- 700 players?
- Currently uses 11 fields

Herriman Parks, Recreation, Trails and Open Space Master Plan



NOTES

Focus Interview #3:

Trails, Rodeo, Equestrian & OHV

November 1, 2018, City Hall

IN ATTENDANCE:

Karen Nukaya	Herriman City
Kevin Schmidt	Herriman Events Manager
Tami Moody	Herriman/Gov. Affairs
Dee Oakeson	Rodeo
Ronnie Gunn	Rodeo
Craig Romrell	UTV Utah
Chris Berbert	City Planning Commission
Jo Darton	Herriman Trails Committee
Anthony Teuscher	Herriman City Parks
Heidi Schegrud	Herriman City Parks
Wendy Thomas	Herriman City
Brad Jensen	Herriman Trails Committee
David Watts	Herriman City Council
Kami Jones	Herriman Trails Committee
Gordan Haight	Herriman Trails Committee
Lisa Benson	Landmark Design
Mark Vlastic	Landmark Design

SUMMARY

The meeting began with introductions and discussion of the project's purpose. This was followed by a discussion of trails, equestrian facilities, rodeo, and OHV and the needs and desires as they relate to the master plan update. The notes from the meeting follow.

DISCUSSION/COMMENTS

- Along Mountain View Corridor – take trail from 118th then along Bacchus for a loop
- Need more program space for baseball, lacrosse & rugby
 - Enough for soccer
- Seniors play pickleball
- City is Annexing Dansie piece, which is why we are doing all these studies
 - Look at potential annexation areas
 -

Equestrian Community

- Separate equestrian, OHV, and hiking trails

- South side – horse specific trails and off road activities are popular
- Separate uses as much as possible
- Have enough property to accommodate all users
- Mountain bikers are the biggest challenge for shared trails with equestrians
- Equestrians love the trails, and think all user groups can get along
- The arena at Butterfield is awesome and gets used April to Labor Day. It is as good as any in the state.
 - The equestrian community helps with the rodeo, and volunteer a lot in general.
 - Camper/trailer hookups didn't get installed initially. They would help the City attract bigger events. They already have the space, but not the hookups.
 - Camping is allowed for some events like the endure and rodeo – about 24 groups camp.
 - Need better access control – white vinyl doesn't work.
 - High School has a rodeo, riding clubs, 4H, etc.

Motorized Trails

- Camp Williams is proposing a motorized and equestrian trail that will circumnavigate the base. There will be a trailhead at Porter Rockwell Drive.
 - Concerned that if this becomes the only place for OHV/UTV use in the valley, the trails and trailheads will be overused.
 - Trailhead placement is key – can't have them close to residential areas.
- Look at Tooele & Utah County for OHV trails – Herriman and Salt Lake County are gaps
- Jeep trail is gated off
- Grants for OHV trails

Backcountry Trails and Foothills/Open Space

- Cross county, lacrosse and football use foothill trails for training
- There are four high school mountain bike teams that use the HHOS trails regularly.
 - They like Eric's trail because it has rocks to practice on, and switchbacks.
 - High School teams have helped finish the trail, saving the City a lot of money.
- Need trails for all ages – younger kids and newer riders have a hard time mixing with advanced mountain bikers. Also have kids on foot too in neighborhoods and on foothills trails.
- Bonneville Shoreline Trail
 - Bluffdale alignment for BST comes to Herriman border
 - A true urban interface
 - All development in foothills should accommodate the BST
 - To Yellowfork and beyond, Kennecott and beyond – Rio Tinto is asking for maps
 - Focus on south segments first, then west
 - One mile segment needs approval of HOA in High Country Development
 - County must approve then BLM

2

- Ranchers
- Look at Herriman Hills Open Space Master Plan
- Accessibility – ADA routes to a few destinations
- HHOS Ideas
 - Camping – out of the city
 - Flat beautiful trail in middle of Eric's
 - Winter camping
 - 1 acre, 25 spots on Benson property
 - Truck pull-up camping
 - Pavilion and gathering area at a minimum, maybe an amphitheater
 - Winter activities – snowshoeing, hiking, hand gliding, skiing, tubing, fat tire biking
 - Cross country skiing – training that can be modified for Olympic Games
 - 300' zone
 - Have had requests for hang gliding off of foothills
 - Have enough trailheads, parking, restrooms (not all need restrooms)
 - Rock scramble – rock climbing
 - Mud races
 - Incline – challenge staircase like Denver has
 - Potential camping areas in higher grounds in foothills
 - Need something like Provo Trail up Butterfield / Yellowfork Canyons
 - Would love pump track / flow track
 - How to connect these elements
 - Give kids off-road options
- Camp Williams is installing waterline for fine mitigation – could be for restrooms etc.

Road Biking

- Bacchus is so busy – could connect up Butterfield Canyon.
 - Could get developer to do make a nice trail instead of sidewalk (like Hamilton Tams, road base, w wood chips beside too)
 - Look at Draper and other regionally for standards
- Mountain View Corridor trailhead for road biking at Smith's

OHV

- OHV along Camp Williams – connect to Porter Rockwell Trail?
- Wendy is meeting with State, County OHV
- Have other areas right now if only place for OHV – this will become over used
- Firebreak Trail – critical where trailheads are
 - Like trailhead on Porter Rockwell – not residential areas

3

EQUESTRIAN / RODEO

- For equestrians, mountain bikes are the biggest danger, trails are awesome, can get along
- Arena is awesome April to Labor Day – help with rodeo, volunteer a ton
 - As good and any arena in the State
- Camper / trailer hookup – didn't get put in initially – could host larger events
- Do allow camping
 - About 24 the camp for endure & rodeo
- Fencing – need better access control – white vinyl doesn't work
- High school rodeo, riding clubs, 4H groups

WISH LIST

- Shooting Range
- 3D archery range
- Indoor equestrian space – nice but not necessary
- Private indoor arena – upper hills
 - Can be used for other things
- Add a policy about event frequency – number of events per month
 - Special events permit process
- Outdoor swimming pool
- Disc golf
 - Need a location (Goblin Valley is cool)

PUBLIC SCOPING MEETING NOTES

Herriman Parks, Recreation, Open Space and Trails Master Plan



NOTES

Public Scoping Meeting

November 5, 2018, 1:00 pm, City Hall

ATTENDANCE: 9 signed in

SUMMARY

The meeting began with a Visual Preference Survey, where attendees were asked to score 50 images based on personal preference. The results are available on the project webpage (www.ldi-ut.com/herriman-parks) under documents. The survey was followed by a discussion about what the public's needs and desires for Parks, Recreation, Open Space and Trails. The notes from the meeting follow.

DISCUSSION/COMMENTS

EXISTING

- Love trails – hiking, biking, running, ATV trails
 - Trailheads adequate
- Changing demographic in Herriman – still young but aging
 - High density areas will always have young children
- Need bathrooms at trailheads (even if portables)
- Park restrooms are ok
- Blackridge is awesome
 - Very popular but has issues
 - Change parking to charge non-residents?
 - Water shared with another city – cannot make decisions alone
- Trails not as well maintained / don't have as many amenities as South Jordan
 - Like bike repair stations in South Jordan
- Southeast area in Herriman is crowded – needs more open space
 - Rosecrest neighborhood
- Like ATV trails and foothills
- Kids need more outdoor activities
- Open space brings a sense of community
- Beautiful views
- Many spots with no city parks close to home
- Crane Park is great – love ice skating
- Like sledding in detention basins
- Travel outside of Herriman for skiing, HOV, indoor ice rink, dog park, indoor rock climbing

1

- Not enough soccer fields
 - Had to travel outside city for practice for the past 25 years
- Like outdoor amphitheater
 - More concerts
- Some detention basins are uses for open space, other not – need to differentiate
- Developers need to be held to higher accountability to provide quality parks, trails, and open space

DESIRES / IDEAS

- Mountain biking and Hiking trails – Priority
- Outdoor pool – priority
 - Big & fun
 - Like Draper
- More areas for outdoor activities
- Sports fields
- No to paved trails/roads on hillside – like it undeveloped
- Outdoor park like Olympic Park in Park City
 - Zipline, rope course, rock climbing wall, huge trampoline
- BMX dirt park
- Outdoor amphitheater for concerts and family movies
 - Like Draper
- Food Truck night
 - Like Daybreak
- All abilities park
 - Particularly for disabled and young children
 - Ramps not ladders
 - Parks should be mom approved before implemented
 - Different developmental stages need to be considered
- More accessible ATV trails
 - Like Heber / Cascade Springs
 - Something small (couple miles) but accessible from home
 - Where are possible trailhead locations?
 - Connect to adjacent cities (such as Eagle Mountain and Saratoga)
 - Funding from State Parks?
- More play options for older children (12+)
 - Like Park City
 - More danger
- Activities for all ages
- Heritage is important

2

- “town vs. city” – like small town feel (horses, ATVs, Open space, etc.)
- Need to know our “roots”
- Preserved agricultural / horse history & life style (more open space, gardening, bees, etc.)
- More parks with special amenities
 - Like Blackridge (water, trailhead, concessions, park)
- Arts less important – don’t want to take away from amenities



NOTES

Public Scoping Meeting

November 7, 2018, 6:00 pm; City Hall

IN ATTENDANCE: 21 signed in

SUMMARY

The meeting began with a Visual Preference Survey, where attendees were asked to score 50 images based on personal preference. The results are available on the project webpage (www.ldi-ut.com/herriman-parks) under documents. The survey was followed by a discussion about what the public’s needs and desires for Parks, Recreation, Open Space and Trails. The notes from the meeting follow.

DISCUSSION/COMMENTS

EXISTING

- No shade around playground at Crane park
 - Trees too young – need temporary shade while trees develop
- Arts is essential to Herriman’s culture
 - Arts is important to civilization
 - Moved here for the arts
 - Arts is investing in the community
 - Herriman has lost some of its arts identity in recent years
- “What trail system?”
 - Trails disconnected
 - Concentrated in certain areas – hasn’t kept up with growth
 - Little wayfinding and maps
 - Poor management
 - Goat heads – flat tires
- Parks within short distances are not always walkable – some roads are unsafe for pedestrians
 - Herriman was not developed as a walkable community
 - Busy streets are major barriers
- Not enough visible open space – development too thick
- Like taking dogs/horse up Yellowfork
- Have the land to support all types of play
- Herriman has a personality
 - Residents are committed, passionate, and invest in the community – we need to reflect those passions

- Never enough space for sports

DESIRES / IDEAS

- Hiking and biking trails – priority
 - 100 kids on high school mountain biking team – not enough trails
 - Enough space for an amazing trails community
 - Minimize steep slope – trails that are accessible to all
- Commercial street – pedestrians only
- Better, more interactive playgrounds
- Maintenance
 - Grease spinning ball
 - Weeds on trails
- Better security
 - Skate park closed frequently
 - Prevent vandalism
- More community gathering places
 - Sports complex, arts building, open space, playgrounds
- Golf course
- Pickleball
- Rugby field with goal posts
 - Currently practice in detention basin next to skate park
 - Win State championships every year – second place in nationals last year
- Sand volleyball league/tournaments at Butterfield Park
- No ATV trails around neighborhoods
 - Concerned about noise, safety, and fire danger
- Arts needs practice/performance/storage facility
 - Orchestra growing at a rapid rate – cannot secure a practice location
 - What is financially viable for Herriman?
 - People will travel for quality productions/venue
 - Facility can be used by many (dancers, musicians, artists, other communities, etc.)
 - Outdoor amphitheater only functional seasonally
- Establish an identity and vision
 - “We are the play place”
 - Keep equestrian feel
 - Entertainment and sports hub
- More advertising for outdoor amenities
 - Attract people to Herriman

2

- Better wayfinding
 - Trail signage
- People will pay for awesome amenities
 - Need major attractions to bring people to support the community
- Focus on amenities that can be used in all seasons and can be enjoyed by the majority
 - Maximize accessibility
 - Greenbelt in Boise
- Outdoor pool
 - Desired by many
 - Already have an indoor pool
 - Too expensive
- Indoor/outdoor pool
 - Like hotels
 - Too expensive
- Large, visible areas of open space
 - Why people moved to Herriman
- Don’t want development on hillside
- Partnerships with schools to share amenities
 - Daybreak school + rec center
 - Canyon School District + Sandy City Arts
 - School buildings are always booked
- Strict development agreements are essential
 - Hard to provide open space after an area is already developed

3

Appendix B: Open Space Acquisition Tools

The following are options for acquiring agricultural land in perpetuity, which could help broaden and enrich the Herriman open space system.

OPEN SPACE DESIGN STANDARDS/CLUSTERED DEVELOPMENT

Open Space Design Standards (OSDS) can be used to preserve agricultural land, wildlife habitat and open spaces while allowing an equal or higher level of development on a smaller area of land. OSDS's may establish the preservation of sites such as sensitive lands, farmlands, stream corridors, rural road buffers, view corridors and other open space identified by the community as important. OSDS's generally require the "clustering" of development as part of Conservation Subdivisions, helping to preserve open space and protect property rights. Open space preservation in new development areas can be encouraged through incentives, such as allowing full density with clustering or reduced density without clustering.

These mechanisms are not considered a "taking" because there is still reasonable and beneficial use of the property. They do not regulate density per se, just the pattern of development. To encourage and facilitate Conservation Subdivision development, it is important to: 1) treat cluster developments equally with conventional subdivisions in the development review process; 2) favor clustering in special areas; and 3) encourage cluster development as a standard, specifically for the preservation of open space. As a general rule, OSDS's are part of an overlay or special district.

As described below, Open Space Design Standards have several advantages over other means of preserving open space.

- They do not require public expenditure of funds, such as the purchase of property;
- They do not depend on landowner charity or benevolence, such as land or easement donations;
- They do not need a high-end market to be affordable;
- They do not involve complicated regulations for transfer of development rights; and
- They do not depend on cooperation between two or more adjoining property owners.

Open Space Design Standards and Clustered Development can simulate a transfer of development rights (see TDR discussion later in this section) by allowing the transfer of development density between non-adjacent parcels.

Most cluster subdivision ordinances specify that multiple parcels may participate in a clustered development, provided the parcels are adjacent to each other. This allows the transfer of density from one or more parcels onto a single parcel or portion of a single parcel. Similarly, non-adjacent parcels could be allowed to combine density and transfer it onto a concentrated site where services, such as sewer and culinary water, may be available. This technique allows land owners to seek development partnerships that may not have otherwise been available, encourages the free market to preserve more continuous greenbelts of open space, and concentrates development of new homes and businesses into a more compact growth pattern. The advantages of this development pattern include reduced costs to service growth, greater opportunities for farming or wildlife habitat activities, and larger, more contiguous open space areas.

ZONING AND DEVELOPMENT RESTRICTIONS: SENSITIVE LANDS OVERLAY

This tool requires additional regulation on underlying zoning districts, with special restrictions on unique resources, hazards or sensitive lands. However, a Sensitive Lands Overlay does not provide complete control of the land. Such overlays might be applied over core habitats, grazing land, stream and river corridors and other sensitive lands described in a corresponding Sensitive Lands Overlay Zone. Specific measures are then created to protect these areas. Within each category of protected land, specific regulations can be devised to treat specific density, open space, site design and building design requirements.

FEE SIMPLE (OUTRIGHT PURCHASE)

Desirable open space properties (recreational or agricultural) may be purchased and held by a responsible agency or organization for that purpose. Because of the potential for a very high cost of acquisition, fee simple acquisition should be reserved for highly important, critical parcels for which no other strategy can feasibly be used. Although fee simple title or out-right purchase can be the most expensive option, there are other opportunities that are available to help recover some of the initial investment.

PURCHASE AND SELLBACK OR LEASEBACK

Purchase and Sellback enables a government agency to purchase a piece of land, along with all the rights inherent in full ownership, then sell the same piece of land without certain development rights, depending on the preservation objective related to that parcel of land. The restrictions placed on development can range from no development to requiring clustered development. Purchase and Leaseback is similar, although instead of selling the land, the agency leases it with restrictions in place. In this manner the agency is able to recoup some of its investment in the form of rent.

CONSERVATION EASEMENTS

Conservation Easements have gained favor and popularity with property owners and preservation groups in recent years. These easements remove the right to develop from the usual bundle of property rights. This separation of development rights is accomplished in three ways:

Donations: The property owner willingly donates the development value of the property to a land trust or other organization and agrees that the property will never be developed. Tax incentives are available for such donations.

Purchases: The property owner sells the right to develop the property to a land trust or other organization, which agrees that the property will never be developed.

Transfers: The property owner transfers or trades the right to develop the property to another entity. The owner may then use that right on another property agreed upon by the jurisdiction administering the trade.

Conservation Agreements prevent alterations to a designated piece of land. Most land uses are prohibited, although certain uses such as farming, nature conservation, passive recreation and other “open space” uses may be allowed. Of the three methods (donations, purchases and transfers), transfers are the most complicated.

The conservation easement “runs” with the land and is recorded with the deed. Typically, the easement is granted to a land trust, land conservancy, or a government entity. The easement is typically agreed upon with the property owner who retains ownership of the property but gives up the right to develop it or to use it in ways that are incompatible with the open space goal. The entity receiving the development rights agrees to hold the development rights in order to maintain the area as open space. Often there are IRS tax advantages to the benefactor for the value of the donated development rights.

LAND BANKING

Local governments have used this option only rarely as a means for preserving land, primarily due to its often-prohibitive costs. This tool involves the purchase of land and holding it for possible future development. Often the land is purchased and leased back to the original owners so as to continue its immediate use, such as agricultural production. Agencies interested in this option should have the ability to purchase and condemn land, hold and lease land, and to obtain debt financing for its purchase.

TRANSFER OF DEVELOPMENT RIGHTS (TDRS)

This is a type of zoning control that allows owners of property zoned for low-density development or conservation uses to sell development rights to other property owners. For example, suppose two adjacent landowners, A and B, are each allowed to build a three-story office building on their own property. Using TDRs, landowner A could sell his development rights to landowner B, allowing B to build six stories high provided that A leaves his land as-is. This is a market-based tool, thus there must be sufficient demand for increased density for it to work. The goal of a TDR strategy is to maintain fairness between landowners, while allowing a governing authority to manage land use and preserve sensitive lands.