

2022

*Adopted July 2022*



# Herriman City General Plan



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**Welcome to Herriman NEXT**, the official general plan for the City of Herriman! This plan is the product of extensive collaboration that welcomed input from every member of *our community* to identify *our values* and plan for *our future*. This plan aims to protect public health, promote economic growth, facilitate social mobility, and sustain a high quality of life for *all* residents and businesses in Herriman. Essentially, we seek to build “the better city” by creating and maintaining places worth caring about.

In concert with the broad purposes of a general plan, this document contains objectives and goals that reflect governmental requirements, expressed public will, and “best practices” in city planning. These objectives and goals are achieved through the proper administration of zoning regulations that balance the common good with individual rights.

It is also important to understand that Herriman NEXT is a dynamic vision—not a finished monument—that may be amended as new information enlightens conditions and reveals opportunities.

While finalizing this plan, I was impressed by a speech given by Brigham Young University Professor Amy Harris, Ph.D. in 2019 that included valuable and powerful perspectives relevant to this work:

*In a recent TED Talk, [futurist Ari Wallach] described “transgenerational thinking” as an ethic that thinks beyond one’s own comfort and considers how actions ripple into the future, long beyond an individual lifespan. [Wallach argues there] are two aspects of human instinct:*

*[First], the ability to think about, imagine, and plan for the future, and second, the impulse and capacity to think of strangers—to think beyond ourselves.*

*The ability to plan for the future and to think about how today’s actions will shape tomorrow is unique to humans. It is an ability that separates us from all other living creatures.*

*We have another distinguishing characteristic that has great power, though we don’t always use it powerfully or for good either: the ability to cooperate with strangers and to act in their best interest even in contradiction of our own interests.*

*And it isn’t just cooperation; humans have evolved a unique capacity to care about and have compassion for strangers—to take responsibility for strangers. We are built, in other words, to belong to one another.*

*In fact, without this ability, we could not form effective groups much larger than 150 people, but with this ability, we harness the power of millions and billions.*

In essence, we must understand that **transgenerational thinking** and **cooperating for the greater good** are essential characteristics in building a community worth belonging to. In closing, I quote a personal favorite and insightful author, whom I have spent decades reading, studying, and learning from:

**Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody.**

Jane Jacobs, *The Death and Life of Great American Cities* (1961)

It is my sincere desire that this and subsequent city plans will implement these ideals in **creating great communities**.

—Michael Maloy, AICP, Herriman City Planning Director

# Acknowledgements

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# 1: Introduction

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# Herriman NEXT







## 1.1 INTRODUCTION

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### **WELCOME TO HERRIMAN NEXT!**

Herriman NEXT is the City's General Plan. The General Plan is the primary policy and decision-making guide for future growth and change as well as capital improvements in Herriman City. The plan strives to communicate and map out the future of Herriman based on a collective vision of the community that is cognizant of the realities and changes of the surrounding regional context. The plan establishes a framework for the physical, social, and economic development of the City.

### **HERRIMAN: PLANNING CONTEXT**

With burgeoning regional growth and major transportation improvements that streamlined access to the City's edge, Herriman has been a hot spot for development in the last decade. Herriman has prided itself on being flexible and ready to respond to unique opportunities and larger-scaled residential development. This flexibility has resulted in bringing a range of strategic investments and development that set Herriman apart.

While the fast-paced growth has resulted in many opportunities, it has also led to many concerns about the impact on roads, schools, open spaces, and quality of life. A primary focus of the plan is balancing these concerns with the realities presented by the amount of development already approved and the emerging diversity in the housing and neighborhoods of the City.

# 1.2 PLANNING FOR STEWARDSHIP

## HERRIMAN MISSION: STEWARDSHIP

The desirable location at the base of the foothills, the open space, and the scenic views are commonly mentioned as reasons residents love living in Herriman.

With continuing development opportunities on the horizon, Herriman recognizes it is at a critical point to function as stewards of the features that make the City a beautiful, desirable, and prosperous place to live. Growth in Herriman is moving forward regardless, and Herriman is ready to take the driver's seat to ensure stewardship is considered with each decision.

The ability to manage growth strategically and proactively can only occur with an integrated approach to the various facets of what makes a City work. Herriman City recognizes that what we value largely governs what we do, why we do it, and how we do it. The Herriman General Plan articulates the vision and values of the community in order to provide guidance in terms of how the City will look, feel, and function, as well as how it will provide services and manage resources. The values we embrace are demonstrated in our daily actions, decision-making, and the policies and regulations we adopt.

## HERRIMAN: PLAN OUTCOME

The outcome of this General Plan is for it to be:

- Clear
- Meaningful
- Comprehensive and Integrated
- Cohesive
- Long-Term

### CLEAR

Herriman community members desire a clear understanding of the future vision for the City and for the City's regulatory process to be in line with that vision. Without a clear descriptive and visual representation of the vision, development may be proposed and approved that results in an outcome that differs from expectations.

### MEANINGFUL

To be of worth to the community, the City, and the region, this plan must be meaningful. It must be a critical, integrated, detailed component of the decision-making process in regard to land use, transportation, economic, and the social/cultural life of the City. The General Plan is more than the Future Land Use (FLU) Map, and it must be an established reference guide for making policy decisions and capital investments.

### COMPREHENSIVE AND INTEGRATED

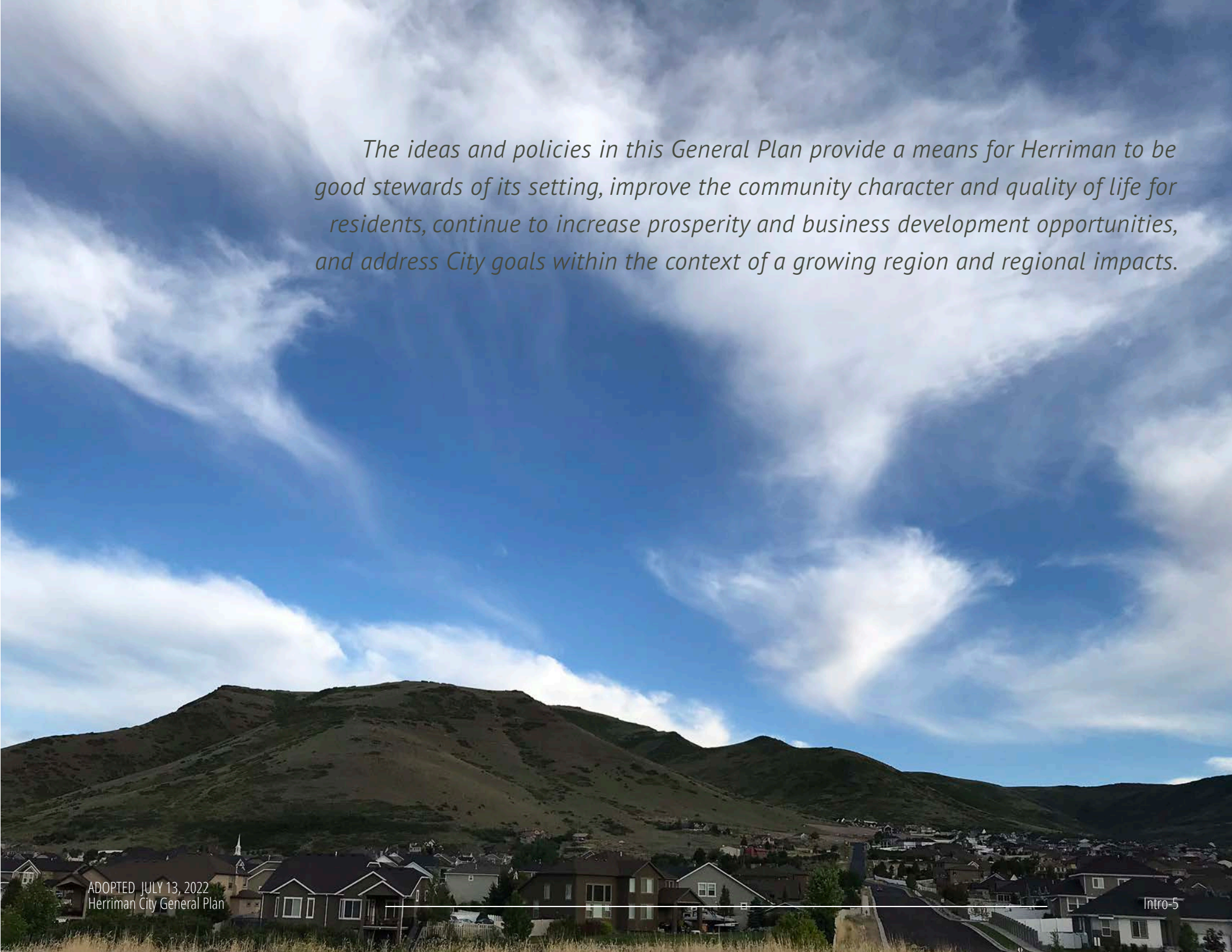
The plan considers the growth and future of the entire City in regard to housing, transportation, employment and office uses, retail, environmental stewardship, and social, cultural, and physical well-being, while also considering the character and function of the diverse neighborhoods in the City.

### COHESIVE

The planning for the City will not succeed if it continues to be a platform for the vision of other interests that may or may not integrate with one another. The City and the plan need to function as the mechanism for integrating incremental developments into a cohesive community.

### LONG-TERM

The plan functions as a framework for long-term development in Herriman. While the plan is long-range in nature, it considers short to mid-term planning and current development and market realities as well. Successful short- and mid-term outcomes function as a critical foundation for working toward the long-range vision. The thoughtful evaluation of shorter-term market realities in relation to the long-term vision will help to ensure these developments are consistent and compatible with the overall vision for Herriman's future and the community's values.



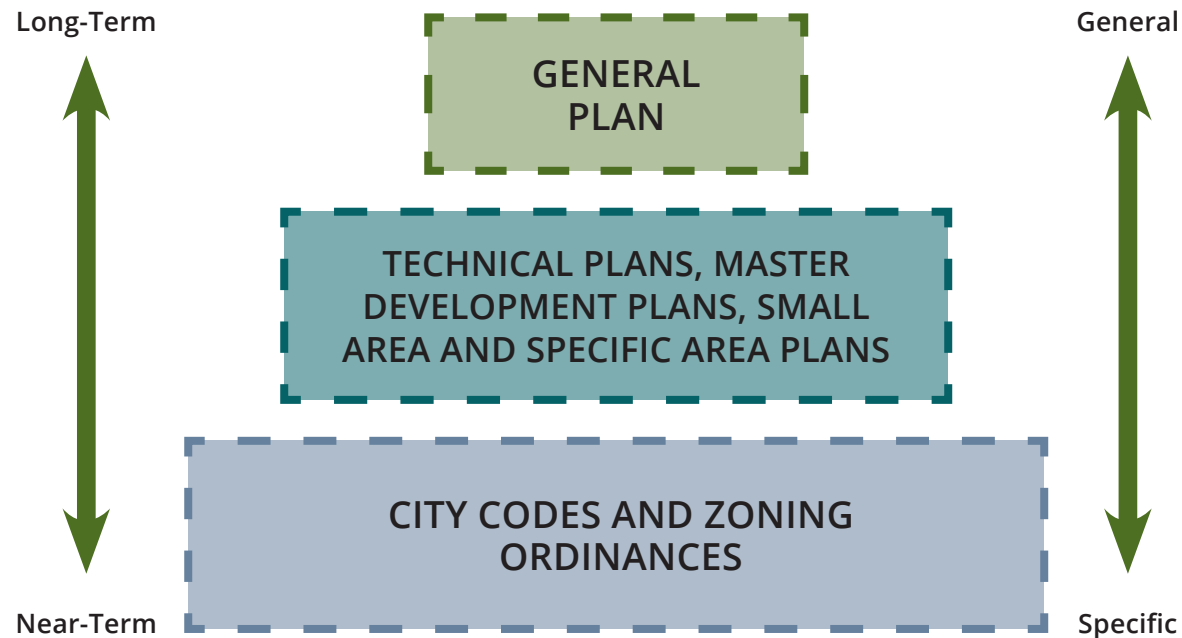
*The ideas and policies in this General Plan provide a means for Herriman to be good stewards of its setting, improve the community character and quality of life for residents, continue to increase prosperity and business development opportunities, and address City goals within the context of a growing region and regional impacts.*

# 1.3 THE PLAN PURPOSE

## WHY WE HAVE A GENERAL PLAN

In accordance with State Code, Herriman City exercises the authority to plan, zone, and regulate land use in promoting the community's health, safety, and welfare.

The General Plan is the City's blueprint for development. It serves as a general guideline for making decisions regarding the progress and growth of a City. The plan documents the City's long-range vision while establishing clear goals, policies, and action items to guide the community through years of change. Utah State Code requires the General Plan to address certain topics, including land use, moderate-income housing, and transportation. The General Plan can also address additional topics such as urban design, economic development, conservation, open space, safety, and sustainability. With each legislative session, the Utah Legislature may add new requirements and/or change existing requirements for General Plans. However, the focus and structure of the plan should reflect the community's unique vibe, physical features, priorities, and needs.



The General Plan is advisory in nature. Other actions, laws, and policies of the City, such as Master Development Agreements, subdivision requirements, and zoning ordinances, function as regulatory tools designed to implement the ideas and direction of the Plan. As such, these are subordinate to, and should be consistent with, the Plan. It is important to update ordinances to conform to the General Plan, or it is not a useful tool or process for cities to have.

The General Plan is proactive and lays the groundwork for future regulatory implementation and evaluation of Herriman's values, vision, and priorities in the decisions made by City staff, planning commissioners, and City council members.

### WHY IS THE CITY UPDATING ITS PLAN?

The City must update its General Plan periodically to keep up with the changing needs and conditions of the City and region, as well as reflect new local, regional, state, and federal laws. It is important to align the community's current conditions with the needs of tomorrow. [See sidebar regarding Utah's Land Use Development and Management Act (LUDMA) and Utah State Code requirements for General Plans.]

Herriman City last completed an update of its General Plan in 2014 (**Herriman 2025**). In the years since that General Plan was adopted, Herriman City has continued to experience significant changes in demographics and development patterns with an increasing population. With the expectation of future change, a comprehensive re-examination process ensures the plan accurately reflects the City's goals and priorities for the future based on the knowledge and understanding of the local and regional context.

This updated General Plan responds to the recent and rapid changes taking place in Herriman, serving as a guide for future development, economic development priorities, and protecting and enhancing our natural resources.

## UTAH STATE CODE: LAND USE DEVELOPMENT AND MANAGEMENT ACT (LUDMA)

In 2005, the Utah Legislature enacted the Land Use Development and Management Act (LUDMA), codified for municipalities in Chapter 9a of Title 10 of the Utah Code.

The purposes of LUDMA echo the police power objectives that have driven planning efforts and zoning ordinances since their inception. Primarily, to provide for the health, safety, and welfare of present and future inhabitants and businesses, while also promoting prosperity and protecting aspects each community values.

The Utah Legislature may add new requirements and/or change existing requirements for General Plans during each year's legislative session. As of 2022, the State of Utah's LUDMA states that each municipality shall "...prepare and adopt a comprehensive, long-range general plan for:

- (a) present and future needs of the municipality; and
- (b) growth and development of all or any part of the land within the municipality.

While the state does not dictate the format of the General Plan, it does require cities of Herriman's size to have at a minimum:

1. A land use element;
2. A transportation and traffic circulation element; and
3. A plan that provides a realistic opportunity to meet the need for additional moderate income housing.

"Moderate income housing" means housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the City is located.

In drafting the moderate income housing element, the planning commission shall consider the Legislature's determination that municipalities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing:

- (a) to meet the needs of people of various income levels living, working, or desiring to live or work in the community; and
- (b) to allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life;

Utah State Code additionally specifies that cities shall include "an analysis of how the municipality will provide a realistic opportunity for the development of moderate income housing within the next five years;" and shall include three or more of the strategies listed in 10-9a-403(3) for facilitating this opportunity. See Herriman's Moderate Income Housing Plan for more details.

## HERRIMAN NEXT: OUTREACH RECAP

The vision for Herriman's future was created through a multi-layered process of outreach events, meetings with City staff and elected and/or appointed officials, discussions with regional entities, detailed research and analysis, and four community online surveys.



## 1.4 CREATING THE PLAN

### COMMUNITY VOICES

Identifying community priorities and values are at the foundation of the vision for Herriman's future and the General Plan.

A thorough input process in the creation of the plan has resulted in a General Plan update that reflects a wide range of interests and perspectives. Residents were invited to collaborate in the process, as well as businesses, employees, community groups, developers, institutions, regional partners, schools, and many others. A range of methods, locations, and events helped take the General Plan process "to the community" rather than relying on formal open houses alone.

Feedback and opinions took the form of:

- Ideas
- Dots and/or Votes
- Comments and/or Concerns
- Discussions
- Questions
- Community Book Club Conversations
- Drawings and/or Map notations
- Strategies
- Recommendations
- Survey Responses – multiple choice; open-ended

The input gathered is a highly valued component of the process and the General Plan update aims to represent the many voices and ideas shared during the process.



**2** STATISTICALLY-VALID SURVEYS

COMMUNITY WELL-BEING SURVEYS: **2**



**11+** OUTREACH LOCATIONS

EVENT OPPORTUNITIES: **23+**



**3,200+** PEOPLE

OPINIONS:

**27,000+**



er \$400 in  
DIGITAL  
COUPONS.

Pop-up outreach events at commonly visited locations in the community, such as grocery stores and the recreation center, brought opportunities for to people to provide input as part of their regular routine.

**Do You Want to Know Your Thoughts About the Design of Spaces & Places?**  
Which Images in Each Row Catch YOUR Eye as a Good Fit for YOUR Neighborhood?

**of Activity & Engagement**  
Place Any Comments Here

**Social Gathering Spaces**  
Place Any Comments Here

**Peaceful & Relaxing Places**  
Place Any Comments Here

**Project Overview**  
What's NEXT for Herriman?

# 1.5 NAVIGATING THE PLAN

## THE PLAN STRUCTURE

The plan is designed to be user-friendly and provide clear links between the ideas and the policies and follow-up action items.

Much of the content of the plan is connected and inter-related. The plan layout is structured to show key relationships between the vision, the policies, and the action items.

The plan is structured to establish a framework for the City to make decisions based on a foundation of values and priorities, which are captured in four Key Initiatives (Chapter 3: Vision & Key Initiative). These values and priorities are linked with a set of goals and policies (Chapter 4: Policy Guide) and specific action items for continuing to plan and implement ideas (Chapter 5: Action Plan). The primary tool that reflects the plan's ideas and is used to guide decisions is the Future Land Use & Development Chapter (Chapter 6), which serves as the General Plan Land Use Element.

Linkages to other City plans are integrated into the ideas and framework of the General Plan.

## Quick Reference Guide: Navigating the Plan



*When This Icon is seen in the General Plan, there are Relevant Action Plan Items Related to the Content*

*The Relevant Action Plan Items will be listed below the icon*

### RELEVANT ACTION PLAN ITEMS:

Action Item: *Example Action Item #1*

Action Item: *Example Action Item #2*

Action Item: *Example Action Item #3*



*The Full Details of the Action Plan Items are found in Chapter 5: Action Plan*







Herriman residents take pride in their community and neighborhoods and are invested in the current and future success of the City.

# 1.6 USING THE PLAN

## WHO USES THE PLAN?

The General Plan is relevant to all who live, work and play in Herriman City. The Plan is designed and structured to be used by all members of the community as a decision-making framework for both public and private development projects and programs.

The General Plan provides a means for aligning the efforts of different City departments, boards, commissions, and the council toward achieving the overall vision for the City.

Herriman NEXT will guide Herriman forward with a community-based plan that reflects a long-term, strategic view to growth and change.

## INFORMED DECISIONS

How can the plan help the City make informed, evidence-based decisions?

No one likes to feel that decisions are made arbitrarily. The General Plan provides for consistency by establishing a framework for decision-making both in the short term and long-term. Making informed decisions that address day to day issues regarding growth and change from within this framework will lead the City toward its vision and provide needed transparency.

The plan serves to inform residents and property owners by providing an understanding of what goals the City is trying to achieve and the decisions that support the achievement of those goals.

In addition to the City's use of the plan, the General Plan provides guidance to land owners, business owners, and residents. An understanding of the long-term vision for the City is needed so people can make informed decisions regarding their land with confidence while also understanding the parameters of planning policies and why they are in place.

The General Plan is the go-to guide for policy decisions and also assists the City in prioritizing and balancing programs, projects, and capital investments.

## RELEVANT ACTION PLAN ITEMS (SEE CHAPTER 5 FOR DETAILS):

Action Item: Review Future Land Use Map  
Annually/Biannually

Action Item: Review Land Development Code  
(Subdivision, Zoning) Annually/Biannually

Action Item: Keep the Community Informed  
with Joint Meetings



# 2: Community Context

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# The Herriman Story





## 2.1 ABOUT HERRIMAN

Herriman is the gateway to the southwestern foothills and canyons of Salt Lake County. With the Oquirrh Mountains to the west and the Traverse Mountains to the south, Herriman residents enjoy an enviable proximity to open spaces, outdoor recreation, wildlife, and spectacular views of the Salt Lake Valley.

### **HERRIMAN: THEN**

Herriman began as an agricultural settlement named Butterfield for the pioneer-era family that established roots in 1851 near the base of the canyon known now as Butterfield Canyon. The Crump, Egbert, Harriman, Petty, and Stocking families were among those that moved to the area in 1853 to build an adobe fort to help protect the area during hostilities between the Mormon pioneers and Native Americans.

When Johnston's Army arrived in 1858 and the conflicts decreased the fort was evacuated and abandoned. Several families returned to continue living in the area and established a permanent town, which was named for Harriman. At some point, the spelling of the town changed to the current name of Herriman.

Herriman continued as a small, primarily agricultural settlement for the next century and a half, with moderate growth in the later part of the 20th century leading to a population of 1,523 by the 2000 Census.

The pressures of a growing regional population prompted residents to proactively incorporate in 1999 to help manage the fast growth as agricultural lands in the Herriman vicinity began being subdivided for residential lots.

With subdivisions and large-scale master developments occurring at a rapid pace, the population of Herriman expanded quickly, reaching 21,785 by the 2010 Census.

# HERRIMAN TIMELINE

The area is settled by the Butterfield, Harriman, Petty, and Stocking families and is known as Butterfield in 1851.

The Butterfield settlement is renamed Herriman for local noted resident Henry Harriman.

Twenty families relocate to the area and help construct the adobe Fort Herriman in 1854; the fort is abandoned in 1858 with the arrival of Johnston's Army.

The lands west of Herriman are subdivided and the Hi-Country Estates are established beginning in 1972.

The 1940 Census documents 160 residents.

The 1990 Census population is 885.

Southwest Community General Plan adopted (by Salt Lake County), which outlines policies for the scale and density of development that anchor Herriman today.

The 2000 Census records a population of 1,523 residents. Herriman is designated as a City.

With a growing population of nearly 1,000 residents, Herriman incorporates as a town in 1999.

The Rosecrest area is annexed into Herriman in 2009, adding more than 7.7 square miles of land to the City.

Herriman leads as a fast-growing City, documenting 21,785 residents for the 2010 Census.

Mountain View Corridor opens in 2012.

**Key events in Herriman's history have impacted the planning and development evolution of the City.**





## 2.2 HERRIMAN NOW

### HERRIMAN: THE PEOPLE & THE PLACE

Demographic characteristics greatly influence the current and future needs of a City. From housing, utilities, transportation, and emergency services to community recreation, social activities, and senior services, the amount, age, and composition of the population impact the decisions made in the short - and long-term. With a fast-growing City, documenting the characteristics of the population accurately is a challenging and moving target, and Herriman relies on multiple sources of data to provide a snapshot for its planning purposes.

The City's population was 885 in 1990, prior to incorporation, and 1,523 in 2000 according to the United States Census. However, the City experienced rapid growth to **21,785 people by the 2010 Census**. This population more than doubled over the next decade, with **Census 2020 documenting 55,144 people** residing in Herriman on Census Day (April 1, 2020).

The City's fast and variable growth makes projecting future population numbers particularly challenging. Given that population growth is tied directly to housing construction, Herriman City's use of building permit data to evaluate estimated population numbers and projected population is a valuable resource as it plans for the future.

Today, Herriman is **a city of approximately 60,000 people** and continuing to grow as the vested development rights in the City's approved Master Development Agreements are platted and constructed. These vested development rights for dwelling units indicate a future population of **over 108,000 people within Herriman City's current boundaries**.



## 2.3 HERRIMAN NEXT: PLANNING CONTEXT

### WHAT WE KNOW: LOCAL CONTEXT

The City has been working to update many of its technical and specific plans to reflect updated knowledge and preferences about the economy, open spaces, parks, utilities, and transportation. These recently completed technical plans are partners to the General Plan update, which helps tie things together under a "Big Picture" framework.

The January 2022 annexation of the Olympia area on the City's northwest edge adds 900+ acres to Herriman's boundaries. The master planned community is envisioned to provide a mix of housing, schools, higher education, and jobs.

### WHAT WE KNOW: REGIONAL CONTEXT

What is happening that influences Herriman's future? The region in which Herriman is located will continue to grow and change, having both direct and indirect impacts on Herriman – quality of life, opportunities, tax base, traffic, jobs, housing, education, retail, and services. The decisions of Herriman's nearest neighbors are especially relevant, and a snapshot of what is known is provided:

- **Daybreak West** (South Jordan City) is partially built and fully planned. The extension of this large-scale planned community will bring additional jobs, housing, amenities, and services.
- **Rio Tinto-Kennecott** is looking to develop its two "Lark" areas (Unincorporated Salt Lake County).

**Lark North** was previously included in Herriman's annexation extent as Light Industrial. An updated perspective on mixing uses for this location has been included in the plan update.

**Lark South** was not previously included in Herriman's annexation extent. Located at the mouth of Butterfield Canyon, this area is also indicated as a mixed use area of housing and employment.

### HERRIMAN TECHNICAL PLANS AND STUDIES

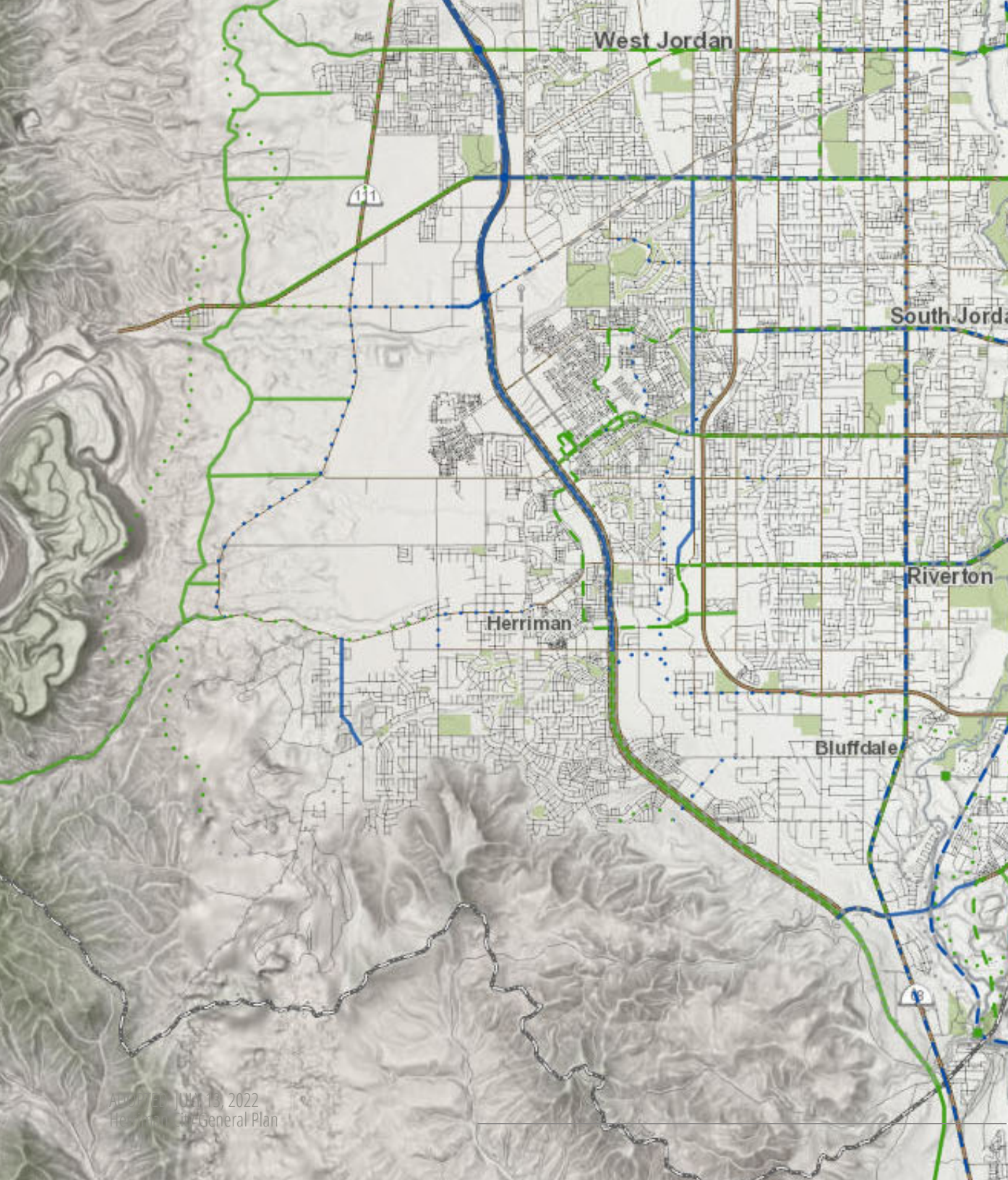


- Active Transportation Plan (2020)
- Transportation Master Plan (2020)
- Parks & Open Space Plan (2019/2020)
- Water Master Plan Update (2020)
- Economic Development Plan (2020)
- 2011 Bike Plan
- 2017 Economic Plan
- 2018 Balanced Economy
- 2019 Olympia Hills Impact Analysis Report
- 2019 Parks/Open Space Plan
- 2018 Herriman Hills Open Space Master Plan
- Previous General Plans (2008; 2014)
- Master Development Agreements
- City Zoning/Land Use Development Code

### REGIONAL PLANS/STUDIES



- WFRC WC2050 Vision Plan/Regional Long-Range Transportation Plan (2019-2050)
- Salt Lake County Oquirrh Hills Master Plan
- Southwest Visioning Study
- Camp Williams Joint Land Use Study (2014)



## REGIONAL CONTEXT: WASATCH CHOICE 2050 (WC2050)

Wasatch Choice 2050 (WC2050) represents the most significant update to the WC2040 Vision since Wasatch Front communities first established it over a decade ago.

WC2050 updates the regional vision looking out to 2050. It better articulates how to make the vision a reality through recommended implementation strategies. It builds on the dynamic changes happening in communities throughout the region, local efforts like Salt Lake County's The Future We Choose, and the Your Utah, Your Future statewide vision in which nearly 53,000 Utahns participated.

Four key strategies represent the overarching themes in the Wasatch Choice Regional Vision and help achieve the Regional Goals. The key strategies are as follows.

**Provide Transportation Choices:** Help us have real options in how we choose to get around and increase the number of easily reached destinations.

**Support Housing Options:** Support housing types and locations that we can both afford and work best for our lives.

**Preserve Open Space:** Preserve sufficient and easily accessible open lands that provide us with recreational opportunities.

**Link Economic Development with Transportation and Housing Decisions:** Create a synergy between these three key building blocks. Enable shorter and less expensive travel to afford us more time and money. Efficiently utilize infrastructure to save taxpayer dollars. Provide housing options and increase housing affordability. Improve the air we breathe by reducing auto emissions.

<https://wfr.org/vision-plans/wasatch-choice-2050/>



# 3: Community Vision

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# The Herriman Vision





## 3.1 INTRODUCTION

The vision for Herriman's future cannot be achieved with a singular focus. To ensure a healthy, happy, and prosperous future for the community, the General Plan is based on common values and priorities identified during the planning process. These common values and priorities are captured and reflected in Key Initiatives for guiding decisions the City makes regarding Herriman's future.

### HERRIMAN: THE COMMUNITY

Herriman is a community of diverse neighborhoods and ideas centered on a love and appreciation for:

- open spaces
- active lifestyles
- the outdoors
- recreation, and
- spectacular views

The love and appreciation for these features form the basis of Herriman's community values and are critical to personal and community well-being and achieving a high quality of life.

By balancing these values with the quest for becoming more fiscally resilient, Herriman will remain a desirable place to live, recreate, work, and play that offers amenities and services to its residents and visitors.

The community will collectively work to achieve this balanced strategy, with each neighborhood supporting and reflecting the values and priorities in its own way.



## 3.2 HERRIMAN'S VISION

### HERRIMAN: VISION FOR THE FUTURE

The vision for Herriman's future:

Amidst local and regional growth, celebrate and promote the history of the community and its agricultural and rural roots.

Expand and diversify the social and cultural amenities and services to support the range of demographics in the City.

Maximize and leverage Herriman's unique assets to create opportunities for investment and destination retail/uses/activities that will in turn enhance the Herriman "brand" and increase marketability and visibility in the marketplace.

Enrich the Herriman experience and carefully craft sense of place.

Foster the Towne Center as the civic and social hub of the City, making it diverse, welcoming, and inclusive.

Support residential development near existing and future centers of activity to match development densities with infrastructure, services, and amenities, including transportation access. This residential development will in turn enhance the environment of the Towne Center and other City activity centers and support success.

*The vision for Herriman's future fosters the Towne Center as the civic & social hub of the City.*



*The vision for Herriman's future celebrates the history of the community and its agricultural and rural roots.*

## 3.3 PRIORITIES & THEMES

### HERRIMAN PRIORITIES

Six priorities identified during the planning process provide the foundation for the General Plan. These are reflected in the key initiatives, goals, policies, strategies, and action items.

- Priority 1: Bringing in Economic Development Opportunities
- Priority 2: Preserving and Enhancing Community Character
- Priority 3: Providing Community Amenities
- Priority 4: Providing Safe Transportation Choices
- Priority 5: Facilitating Employment Opportunities
- Priority 6: Supporting & Maintaining a Mix of Housing Types

### COMMON THEMES

Herriman's values are clearly underscored in the community's identification of the most important aspects for each of the above priorities. Common themes related to these priorities:

- Adventure, Recreation, and/or Activity venues
- Natural open spaces
- Outdoor recreation features, generally
- Continue creating a connected road network with multiple routes through the City to and/or from regional destinations
- Attracting employment areas as a means for helping efforts to diversify Herriman's tax base
- Support the ability to live and stay in Herriman through various life stages



## 3.4 KEY INITIATIVES

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Herriman's community vision is reflected in four key initiatives that provide an overarching framework for the General Plan policies and action strategies.

### 1 Growing Wisely

Growing Wisely establishes a framework for creating a healthy and safe community with diverse, high quality neighborhoods. This key initiative is part of an integrated and clear decision-making process that considers and coordinates efforts to maximize quality open spaces and views, strengthen the fiscal sustainability of the City, and promote water and resource conservation.

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### 2 Optimizing Open Spaces

Optimizing Open Spaces establishes a framework for ensuring quality open spaces are provided for all of Herriman. This key initiative will evaluate the proximity of open spaces to residents to ensure ease of access, consider views of important vistas, and proactively identify areas to be protected and integrated with development.

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### 3 Maximizing Unique Fiscal Opportunities

Maximizing Unique Fiscal Opportunities establishes a framework to make decisions based on leveraging the City's inherent assets and desirable location. This key initiative will be part of a coordinated economic development strategy that continues to facilitate bringing non-typical uses and development to the community that value the location along Mountain View Corridor and access to natural and recreational amenities.

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### 4 Enhancing/Supporting Community & Culture

Enhancing and Supporting Community and Culture establishes a framework for accommodating a range of populations and demographics. This key initiative will address the different demands and desires of the whole population for community amenities and community character, recognizing differences may be based on age, length of residency, and household configuration.

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# 1 Growing Wisely

Growing Wisely means proactively planning for what we want – quality open spaces AND a diverse range of high quality, desirable neighborhoods. The Plan identifies a range of land use and development patterns, from lower density to town center complete neighborhoods, to assist the community in visualizing how Herriman will implement and/or maintain the common values of community character and quality of life over time. These land use patterns vary in the ratio and level of intensity of natural, built, and social components.

Growing Wisely will ensure the heart of Herriman – the Towne Center – will continue to evolve and become the community’s housing, employment, social, and civic center. By directing the majority of growth into areas of existing and planned infrastructure and services the City can preserve open spaces of natural and scenic value while also providing housing diversity, enhanced economic development, social/cultural amenities, and civic services.

Growing Wisely reflects a commitment to responsible growth by monitoring residential development, planning and building the right infrastructure and services, and bringing in economic and employment opportunities. By evaluating and understanding the fiscal impacts – the costs and the benefits – of each development proposal and/or modifications to existing agreements Herriman can help establish a better consistency with the community vision.

## ACTION PLAN ITEMS :

Action Item: Review Future Land Use Map Annually/  
Biannually

Action Item: Review Land Development Code  
(Subdivision, Zoning) Annually/Biannually

Action Item: Design Standards for New Development

Action Item: Establish a Conservation Design  
Ordinance/Zoning Category or Overlay

Action Item: Update Zoning Ordinances to Support Mix  
of Housing Types

Action Item: Accessory Dwelling Units

Action Item: Expand Existing City Standards to Establish  
Trail and Other Public ROW Standards

Action Item: Establish a Riparian Buffer Overlay Zone

Action Item: Enact Low Impact Design Standards for  
Development/Re-Development

Action Item: Establish an “Urban/Rural Reserve  
Boundary”

Action Item: Transfer of Development Rights

Action Item: Update Open Space Requirements

Action Item: Develop Neighborhood Plans

Action Item: Develop a Fiscal Impact Calculator

Action Item: Facilitate Connections to the Trail System/  
Expand the City Trail System

Action Item: Dual Purpose Detention/Retention Basins



## 2 Optimizing Open Spaces

Optimizing Open Spaces means identifying the open spaces that Herriman wants to protect and working to ensure these areas are preserved as development and growth continue to occur. Proactively identifying priority areas for open space will ensure a complete network of open spaces is easily available and accessible to all residents.

Optimizing Open Spaces will ensure the scenic views and open vistas that define the character of Herriman are retained. Herriman recognizes there are a diverse range of open space types that contribute to the character and quality of life in Herriman. From agricultural areas that reflect Herriman's rural heritage to foothills and riparian corridors, Herriman will continue to protect these resources through a range of strategies. Purchases of land, riparian overlay buffers, and increased requirements for percentage of open space in new developments are ways Herriman can achieve a network of quality open spaces.

Optimizing Open Spaces reflects a commitment to context-sensitive growth by planning for a diverse collection of neighborhood types with open space incorporated in varying amounts and approaches most appropriate to the type and context of the neighborhood. Lower open space percentages will be matched with low density residential on larger lots while higher density residential and mixed use residential will benefit from higher percentages of usable shared open space.

### ACTION PLAN ITEMS:



Action Item: Review Future Land Use Map Annually/Biannually

Action Item: Review Land Development Code (Subdivision, Zoning) Annually/Biannually

Action Item: Design Standards for New Development

Action Item: Establish a Conservation Design Ordinance and Zoning Category or Overlay

Action Item: Expand Existing City Standards to Establish Trail and Other Public ROW Standards

Action Item: Establish a Riparian Buffer Overlay Zone

Action Item: Enact Low Impact Design Standards for Development/Re-Development

Action Item: Establish an "Urban/Rural Reserve Boundary"

Action Item: Transfer of Development Rights

Action Item: Update Open Space Requirements

Action Item: Develop Neighborhood Plans

Action Item: Enhance Pedestrian Realm of Stable Neighborhoods

Action Item: Facilitate Connections to the Trail System/Expand the City Trail System

Action Item: Dual Purpose Detention/Retention Basins



# 3 Maximizing Unique Fiscal Opportunities

Maximizing Unique Fiscal Opportunities means identifying areas of Herriman where the ability to bring in unique opportunities exists. These opportunity areas may be based on available property size, location, proximity, accessibility and/or visibility. With larger areas of undeveloped lands still available, Herriman must be strategic about classifying areas to retain the ability to leverage future opportunities.

Maximizing Unique Fiscal Opportunities reflects a commitment to think outside the box in regard to economic development. While the amount of land designated as potential commercial may be larger than what the current and projected population is anticipated to support with local buying power, these areas are intended to attract unique opportunities looking for attractive areas that retain enough land to support destination developments.

Maximizing Unique Fiscal Opportunities is a framework for leveraging Herriman's natural assets in a creative and innovative manner. Herriman has an incredible wealth of natural resources that contribute to the quality of life for residents. With thoughtful planning and development approaches, Herriman's natural capital can generate revenue and help develop economic vibrancy.

## ACTION PLAN ITEMS:



Action Item: Review Future Land Use Map Annually/Biannually

Action Item: Review Land Development Code (Subdivision, Zoning) Annually/Biannually

Action Item: Develop a Fiscal Impact Calculator

Action Item: Define the City's Gateways & Different Neighborhoods with Unique and/or Desired Visual Features and Characteristics

Action Item: Transfer of Development Rights

Action Item: Develop Neighborhood Plans

Action Item: Enhance Pedestrian Realm of Stable Neighborhoods

Action Item: Facilitate Connections to the Trail System/Expand the City Trail System





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# 4 Enhancing/Supporting Community & Culture

Enhancing and Supporting Community & Culture means providing for the diverse range of people and households that call Herriman home. While very family friendly, Herriman is home to many different household types looking for different types of amenities and social/cultural opportunities. As Herriman’s population ages, amenities in neighborhoods should look for ways to be responsive to the maturing population.

Enhancing and Supporting Community & Culture will ensure the civic heart of Herriman – the Towne Center – will function as a true community center and incorporate uses and amenities that are attractive to a wide range of demographics and age groups. From seniors to tots, the Herriman Towne Center can evolve into a true community gathering place.

Enhancing and Supporting Community & Culture reflects awareness of the different priorities and needs for supporting both personal and community well-being. Neighborhood commercial nodes and mixed-use residential neighborhoods can be launching points for integrating cultural and social community uses into neighborhoods.

## ACTION PLAN ITEMS:



Action Item: Design Standards for New Development

Action Item: Establish an Overlay for Herriman Old Town

Action Item: Establish a Conservation Design Ordinance and Zoning Category or Overlay

Action Item: Update Zoning Ordinances to Support Mix of Housing Types

Action Item: Accessory Dwelling Units

Action Item: Expand Existing City Standards to Establish Trail and Other Public ROW Standards

Action Item: Define the City’s Gateways & Different Neighborhoods with Unique and/or Desired Visual Features and Characteristics

Action Item: Transfer of Development Rights

Action Item: Update Open Space Requirements

Action Item: Develop Neighborhood Plans

Action Item: Enhance Pedestrian Realm of Stable Neighborhoods

Action Item: Facilitate Connections to the Trail System/Expand the City Trail System

Action Item: Expand Programs for Youth, Young Adults, Seniors, and All Age Groups





# 4: Policy Guide

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# The Herriman Priorities





## 4.1 INTRODUCTION

Herriman strives to "Plan for the Unknowns" to the extent possible. This chapter outlines key goals, policies, and strategies for keeping Herriman's eye on planning for the future it wants, while expecting, anticipating, and staying aware of changing and/or new trends and understanding how they may affect the vision and ideas of the General Plan.

Organized by the key themes and priorities identified during the planning process, Herriman City and its development partners will refer to and rely on the policy guide to provide direction and clarity for decisions and the implementation of ideas.

The planning process outlined six key themes and priorities that provide the framework for the policy guide:

1. Bringing in **Economic Development Opportunities**
2. Preserving and Enhancing **Community Character**
3. Providing **Community Amenities**
4. Providing **Safe Transportation Choices**
5. Facilitating and Expanding **Employment Opportunities**
6. Supporting and Maintaining a **Mix of Housing Types**

As communities grow and change, their planning policies and guiding plans need to change as well. It is Herriman's policy to continue to implement programs and ideas developed by previous studies and plans that are compatible with the vision, values, and framework of the current plan. Where a conflict may be evident, the guidance of the current plan will take precedence.

## 4.2 OVERALL PLANNING AIMS & GOALS

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### 1 Economic Development Opportunities

Herriman aims to be a fiscally sustainable, resilient community with a diverse tax base and revenue source.

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### 2 Community Character

Herriman aims to enhance the public realm throughout the City and guide private development to frame the public realm and create neighborhoods of lasting value and beauty.

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### 3 Community Amenities

Herriman aims to offer exceptional amenities, including trails, recreation opportunities, improved public realm, social gathering places, and the services and resources for a healthy, happy life.

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### 4 Safe Transportation Choices

Herriman aims to create and maintain a well-connected and coordinated transportation system that allows for safe, multi-modal travel throughout Herriman and facilitates connections to the regional transportation system.

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### 5 Employment Opportunities

Herriman aims to attract, and diversify the types of, businesses and employment opportunities in the City, while acknowledging that it may not evolve into a conventional “office park” community or location.

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### 6 Mix of Housing

Herriman aims to develop a mix of complementary and compatible neighborhoods, with housing options that cater to different lifestyles and support the ability to live and stay in Herriman through various life stages.





## INTEGRATED PLANNING

The Policy Guide can be a key resource and reference for deciding how to respond to requests for changes to zoning or for implementing new ideas. The City can evaluate and establish if the requests are consistent with and meet the overall objectives of the General Plan.

The policy guide contains six sections that each represent an integrated planning topic and Herriman priority.

The policies and strategies are organized according to subtopics, which represent specific areas of focus. The integrated nature of planning means some ideas will support multiple topics and/or subtopics. As such, some of the policies and strategies can work to achieve multiple planning priorities that are articulated in the plan and are included in more than one section. When this occurs, these include a bracketed notation indicating the corresponding topic(s) and/or subtopic(s) [e.g., See also: CA-1 and CC-2].

# 1 Economic Development Opportunities

Being sustainable and offering a high quality of life depends upon a diverse tax base and convenient access to local services and amenities. As the community grows, the viability of commercial increases. With major regional retail centers already nearby, Herriman will work to target development of commercial centers designed to serve the community and create nodes at the neighborhood level.

The following overall goal, policies, and strategies capture Herriman's approach for addressing the issues and opportunities related to Economic Development Opportunities. The policies and strategies are organized according to five subtopics (ED-1 to ED-5), which represent specific areas of focus.

**Economic Development Opportunities Overall Goal: Herriman aims to be a fiscally sustainable, resilient community with a diverse tax base and revenue source.**

## ECONOMIC DEVELOPMENT OPPORTUNITIES POLICIES & STRATEGIES

### ED-1: Be Flexible and Respond to Shifting Trends, Needs, and Impacts

The retail environment continues to shift and evolve. Herriman will be flexible and ready to facilitate needs in the retail, office, technology, and warehouse environment related to new and shifting trends.

- Herriman will be prepared to support economic development and businesses in the City by offering flexibility in regard to the design and uses in commercial zones.
- Herriman will establish design and/or review standards for flex spaces and uses. These standards will bridge the difference between warehouse standards and commercial design standards.
- Herriman will consider using a Form-based Code approach for commercial/mixed-use nodes to allow for future flexibility of buildings/spaces to become commercial. [See also EMP-1]
- Herriman will consider how best to support the creation and location of smaller business spaces, which can help provide opportunities for local businesses to become established in the community. These smaller spaces can support flex space, co-working space, and smaller retail. [See also EMP-1]

## SUPPORTING PLANS/STUDIES:

Economic Development Plan

Better Cities Report/Study







### **ED-2: Link and Leverage Community Character and Assets to Facilitate and/or Recruit Unique Opportunities**

Herriman will be proactive and ready to facilitate bringing non-typical uses and development to the community that directly and indirectly leverage the community's unique assets. These assets include natural open spaces, trails, and the City's location along Mountain View Corridor.

- Herriman will value its gateways and destinations as important assets and character-defining features.
- Herriman will continue to expand and build features and facilities that are a good fit for the Herriman active and/or outdoor lifestyles, such as an indoor and/or outdoor climbing gym. [See also CA-2]
- Herriman will recruit adventure, recreation, and outdoor activity venues. [See also CA-2 and CC-2]
- Herriman will capitalize on the Outdoor and Active Lifestyle crowds that are drawn to Herriman.
- Herriman will develop strategies for expanding the use of the City's natural open spaces in different seasons throughout the year.

### **ED-3: Safeguard and Integrate Future Opportunities into Existing and Future Development Patterns**

Herriman will continue to be proactive in preserving key locations for commercial and/or mixed-use nodes to support easy and convenient access to services and amenities for residents and visitors.

- Herriman will facilitate discussions with schools - both public and charter - regarding the long-term plans for the City's commercial sites and the safety impacts of these sites for students compared to community/civic sites and/or sites within residential or mixed-use neighborhoods.
- Herriman will evaluate linking specific requirements to General Plan amendment requests for areas designated by a Mixed Use/Commercial Future Land Use (FLU) category.

- Herriman will continue to focus higher intensity commercial uses along Mountain View Corridor.
- Herriman will limit the conversion of commercially zoned areas to other uses and keep an intentional excess of these areas to attract unique businesses and employment opportunities. [See also EMP-5]

#### **ED-4: Support Community, Culture, and City Character with Economic Development**

Herriman will ensure new development is functional and an asset to the community.

- Herriman will update design guidelines to enhance the pedestrian experience of key commercial areas and support unstructured opportunities for socialization. [See also CA-3 and EMP-3]
- Herriman will work to update public spaces to ensure they are pedestrian friendly.
- Herriman will encourage interactive public art, wayfinding signage, unique furnishings, and placemaking. Herriman will encourage interactive public art, wayfinding signage, distinctive furnishings, and placemaking elements for new commercial and/or mixed-use developments to promote uniqueness and vibrancy. [See also CA-3]
- Herriman will consider and evaluate the impact drive-through businesses have on the surrounding context and street system at peak usage.

#### **ED-5 Leverage the Link between Economic Development and Employment Opportunities**

Herriman recognizes that increasing employment opportunities may offer a more diverse set of jobs available in the city to residents but can also attract a daytime population of non-residents. This daytime population, in conjunction with the resident population, will help to attract and support amenities and services in mixed-use areas and potentially make them feasible sooner. [See also EMP-3 and MH-2]

- Herriman supports attracting and diversifying the types of businesses and employment opportunities in the City.

# 2 Community Character

Community Character is cumulative and builds and matures over time. Herriman’s look and feel is represented by many elements, including the City’s residential development patterns and their landscaping (especially trees), amenities such as trails and parks, and the natural resources of open spaces and spectacular views. Herriman strives to help capture the elements that define the “Herriman Feel” and maintain that character as the community grows and continues to evolve. Some aspects of Herriman’s community character will develop in the future.

The following overall goal, policies, and strategies capture Herriman’s approach for addressing the issues and opportunities related to Community Character. The policies and strategies are organized according to five subtopics (CC-1 to CC-5), which represent specific areas of focus.

**Community Character Overall Goal: Herriman aims to enhance the public realm throughout the city and guide private development to frame the public realm and create neighborhoods of lasting value and beauty.**

## COMMUNITY CHARACTER POLICIES & STRATEGIES

### CC-1: Ensure Community Character is Reflected in Residential/Neighborhood Development Patterns.

Herriman will ensure development is cohesive and compatible with surrounding uses.

- Herriman will recognize the different types and character of Herriman’s neighborhoods and coordinate amenities that are tailored to be compatible. [See also CA-4; See also MH-1]
- Herriman will support a mix of development patterns and strategies to help blend the look and feel of older, conventional Herriman neighborhoods and subdivisions with the newer look and feel of Herriman in more compact neighborhoods and subdivisions.
- Herriman will support some larger homes and/or lot sizes, especially as the community grows west and away from the City’s center and infrastructure system. Larger homes and lots are an element of the community character of Herriman and its heritage and evolution.
- Herriman will ensure residential developments continue to reflect the character of Herriman by providing a mix of new and conventional development patterns, including equestrian properties. [See also CC-4]
- Herriman will work to achieve a balance of smaller lots and mid-size lots in new neighborhoods.
- Herriman will maintain flexibility for areas still evolving that will change as the community reaches a built-up stage, recognizing some aspects that define the community’s character are yet unknown.

## SUPPORTING PLANS/STUDIES:

Parks and Open Space Plan

Herriman Hills Plan







**CC-2: Herriman's Community Character is linked to an Outdoor and/or Active Lifestyle, which can be used to promote the City's image and leverage economic development and employment opportunities. [See also CA-2]**

Herriman will establish the City as a host for a wide range and diversity of regional events and offer amenities to serve these events.

- Herriman will locate compatible and complementary uses, such as hospitality, convenience stores, gas stations, restaurants, cafes, coffee shops, bike stores, agricultural supply stores, etc. near venues and destinations to serve residents and the visiting outdoor and active lifestyle population.
- Herriman will continue to support and expand the mountain bike trail system to offer additional resources to residents and establish Herriman as a regional mountain biking destination. [See also CA-2]
- Herriman will address the range of demands and desires of the whole population for community amenities and community character. Herriman recognizes differences in demands and desires may be based on age, length of residency, and household configuration. [See also CA-4]

**CC-3: Community Character is dependent on open spaces, views, and stewardship of the natural environment and ecosystems.**

Herriman will continue to preserve open spaces and views throughout Herriman using a range of tools and strategies.

- Herriman will proactively identify areas to be protected as open space and/or green space that is integrated with development.
- Herriman will coordinate efforts with public and private entities to maximize quality open spaces and views.
- Herriman will consider views of important vistas when evaluating the location and scale of development.
- Herriman will evaluate open space conservation subdivision standards for all areas outside the Towne Center and future Mixed-Use Centers. [See also MH-3]



**CC-4: Community Character is partially reflected by heritage, agriculture, and the equestrian lifestyle and neighborhoods.**

Herriman supports the preservation of an agricultural and equestrian presence in the community. Herriman will continue to allow and encourage agricultural and equestrian-friendly developments throughout the community.

- Herriman will support development of additional equestrian properties, including those where a smaller home with outbuildings is located on a larger lot. Equestrian lots should be located to have access to equestrian trails and/or horse arenas.
- Herriman will ensure fencing standards are appropriate for equestrian lots and that barns and/or accessory buildings are allowed and appropriate for equestrian uses.
- Herriman will update development standards regarding minimum home sizes for larger lots and re-evaluate any requirements that may lead developers to build larger homes to recoup the cost.
- Herriman will develop an overlay zone for large animal rights and working agricultural properties to support these on a range of lot sizes and housing types.
- Herriman will highlight key areas of the City, such as Old Town/Historic Herriman, where "old" Herriman can be easily visualized. Herriman will evaluate the purchase of historic landmark buildings to preserve.

**CC-5: Community Character is reflected by landscaping, trees, and improvements to the City's neighborhoods.**

Herriman is over 20 years old and some neighborhoods may need a fresh look and infusion of amenities to support the community's evolving/changing population. Long-term maintenance and enforcement is needed to support community character over time.

- Herriman will support existing neighborhoods with changes, improvements, and amenities that will help them as they evolve for the next generation of residents.
- Looking forward 20 years, one of the most important thing Herriman can do now to define its community character is to plant trees. Herriman will build the foundation for a future look and feel of Herriman as a community of tree-lined streets by planting trees in the public rights of way and ensuring private development is planting trees. Herriman will ensure improvements are made and that HOAs have the necessary resources to enforce landscaping requirements.
- Herriman will proactively and strategically plan, design, and locate amenities and landscaping in its major transportation corridors such that future planned changes and/or expansion of roadways does not necessitate the complete removal of street trees, landscaping, and pedestrian improvements. This will help maintain the landscaped look and feel of major transportation corridors as they evolve. [See also ST-2]

# 3 Community Amenities

Community Amenities are critical to personal and community well-being. Herriman will expect, anticipate, and plan for changes and trends in regard to amenities. What is trendy now might not be in one year, five years, or longer. Herriman will create a system of community spaces (including parks and open spaces) to provide buffers and accommodate the needs of the residents of its neighborhoods. Herriman aims to create opportunities for social interaction and support community well-being in each neighborhood of the City. [See also MH-4]

The following overall goal, policies, and strategies capture Herriman’s approach for addressing the issues and opportunities related to Community Amenities. The policies and strategies are organized according to four subtopics (CA-1 to CA-4), which represent specific areas of focus.

**Community Amenities Overall Goal: Herriman aims to offer exceptional amenities, including trails, recreation opportunities, improved public realm, social gathering places, and the services and resources for a healthy, happy life.**

## COMMUNITY AMENITIES POLICIES & STRATEGIES

**CA-1: Community Amenities are dependent on open spaces, views, and easy access to outdoor amenities and recreation.**

- Herriman will work with adjacent communities, the county, and regional partners to promote and connect residents to the regional trail and park system.
- Herriman will work to provide safe and convenient access to local and adjacent open spaces and/or green spaces via walking or biking. Herriman will strategically locate and build trailheads to support local access to open spaces via connecting trails and bicycle and pedestrian infrastructure, in order to allow access without a car.
- Herriman will build and/or coordinate shared parking for trailheads at nearby parks, schools, and churches to provide convenient automobile access to open space amenities while mitigating the impacts on local streets and neighborhoods.
- Herriman will continue to establish a trail and sidewalk system that conveniently and efficiently provides a means of alternate transportation between all neighborhoods, serves as a recreational resource, and connects to parks and open spaces City-wide. Herriman will preserve existing trail easements. [See also ST-1]

### SUPPORTING PLANS/STUDIES:

Better Cities Report/Study

Parks and Open Space Plan







- Herriman will develop design standards to enhance and improve street crossings for trails where they cross major roads (collectors and arterials). [See also ST-1 and ST-3]
- Herriman will design and implement consistent wayfinding signage and mapping of the trail system.

**CA-2: Community Amenities are linked to an Outdoor and/or Active Lifestyle, which can be used to promote Herriman’s image and leverage economic development and employment opportunities. [See also CC-2]**

- Herriman will continue to expand and build a range and diversity of outdoor recreation features and facilities, considering options such as an eco-friendly golf course, disc golf course, camping and/or glamping in Yellow Fork and Butterfield Canyons, indoor and/or outdoor climbing, and adventure parks.
- Herriman will ensure regulations are flexible to allow for adventure and/or active venues in areas such as flex/warehouse space, as these spaces can support transitions to other uses if trends shift and the venue wanes over time.
- Herriman will continue to support and expand the mountain bike trail system to offer additional resources to residents and establish Herriman as a regional mountain biking destination. [See also CC-2]

**CA-3: Community Amenities are reflected by a commitment to enhance the arts, culture, and social life of residents.**

Herriman will create active, vibrant, and unique destinations that encourage visitors to the City and provide socialization opportunities for residents with entertainment, art, local events, and celebrations throughout the City

- Herriman will update design guidelines to enhance the pedestrian experience of key commercial areas and support unstructured opportunities for socialization. [See also ED-4 and EMP-3]
- Herriman will encourage interactive public art, wayfinding signage, distinctive furnishings, and placemaking elements for new commercial and/or mixed-use developments to promote uniqueness and vibrancy. [See also ED-4]

- Herriman will support expansion and enhancement of the performing arts programs, which are enjoyed and supported by both the community and patrons from outside the City. Herriman will evaluate strategic locations for performing arts programs to ensure supporting services are nearby.

**CA-4: Herriman will respond to a range of people and needs.**

Herriman will address the range of demands and desires of the whole population for community amenities and community character. Accommodating a variety of different interests will support Herriman in the long-term. The trend to live in smaller homes and do more activities outdoors is a good fit for Herriman.

- Herriman recognizes differences in demands and desires may be based on age, length of residency, and household configuration. [See also CC-2]
- Herriman will recognize the different types and character of Herriman's neighborhoods and coordinate amenities that are tailored to be compatible. [See also CC-1; See also MH-1]
- Herriman will work to provide multiple recreation centers and venues, with diverse offerings and complementary amenities, to appeal to a wide range of active lifestyles. A primary focus is to add a recreation center on the south side of the City that can accommodate and support the growth for this area. This area/side of Herriman is missing some of the amenities that other areas enjoy.
- Herriman will be thoughtful before changing specific, unique features and amenities in neighborhoods (e.g., a horse arena), while being flexible with their programming and use in the meantime.
- Herriman will evaluate collaboration with local public and charter schools for use of their open spaces and recreation amenities outside of school hours (e.g., tennis courts).

# 4 Safe Transportation Choices

Safe Transportation Choices are critical to personal and community well-being. Herriman will anticipate and plan for changes and trends regarding transportation needs and modes.

The following overall goal, policies, and strategies capture Herriman’s approach for addressing the issues and opportunities related to Safe Transportation Choices. The policies and strategies are organized according to five subtopics (ST-1 to ST-5), which represent specific areas of focus.

**Safe Transportation Choices Overall Goal: Herriman aims to create and maintain a well-connected and coordinated transportation system that allows for safe, multi-modal travel throughout Herriman and facilitates connections to the regional transportation system.**

## SAFE TRANSPORTATION CHOICES POLICIES & STRATEGIES

### ST-1: Safe Transportation Choices means a connected multi-modal road network.

- Herriman will continue creating a connected road network at all scales, with multiple route choices through the City to facilitate mobility and accessibility between neighborhoods and to/from regional destinations.
- Herriman will ensure the spacing of north/south and east/west collector roads is designed to support the flow of traffic around and through Herriman.
- Herriman will continue to establish a trail and sidewalk system that conveniently and efficiently provides a means of alternate transportation between all neighborhoods, serves as a recreational resource, and connects to parks and open spaces City-wide. Herriman will preserve existing trail easements. [See also CA-1 and ST-3]
- Herriman will develop design standards to enhance and improve street crossings for trails where they cross major roads (collectors and arterials). [See also CA-1 and ST-3]
- Herriman will limit the use of cul-de-sacs and dead-end streets in future approved developments. Cul-de-sacs should be used only where it makes sense because of natural features and/or topography (e.g., along a ridge or creek bank).

## SUPPORTING PLANS/STUDIES:

Transportation Master Plan

Active Transportation Master Plan

Regional Transportation Plan







**ST -2: Safe Transportation Choices means planning ahead and being flexible.**

- Herriman will evaluate and implement interim and/or transitional uses for existing and future transit corridors that benefit and support the land use patterns, which were developed in anticipation of transit service. This may include use of the corridor for alternate transportation modes, such as bicycle, pedestrian, and/or autonomous vehicle transit.
- Herriman will proactively and strategically plan, design, and locate amenities and landscaping in its major transportation corridors such that future planned changes and/or expansion of roadways does not necessitate the complete removal of street trees, landscaping, and pedestrian improvements. This will help maintain the landscaped look and feel of major transportation corridors as they evolve. [See also CC-5]

**ST -3: Safe Transportation Choices is linked to providing access to outdoor amenities.**

- Herriman will continue to establish a trail and sidewalk system that conveniently and efficiently provides a means of alternate transportation between all neighborhoods, serves as a recreational resource, and connects to parks and open spaces City-wide. Herriman will preserve existing trail easements. [See also CA-1 and ST-1]
- Herriman will enhance and expand the bicycle and pedestrian infrastructure of Herriman to ensure a safe, well-connected network.
- Herriman will work with adjacent communities, the county, and regional partners to promote and connect residents to the regional trail and park system.
- Herriman will develop design standards to enhance and improve street crossings for trails where they cross major roads (collectors and arterials). [See also CA-1 and ST-1]



**ST-4: Safe Transportation Choices means connecting to the regional system.**

- Herriman will evaluate options and lead discussions with regional partners about facilitating access to the regional transit infrastructure. Options may include park and ride lots access the existing TRAX station in Daybreak, a local shuttle service, and/or micro-transit.
- Herriman will work to take advantage of existing infrastructure surrounding Herriman in the event that planned regional transit expansion to Herriman does not happen or changes modes from what has been planned for and expected.
- Herriman will ensure smooth connections via multiple modes to reach key connector points in the regional system (e.g., light rail, commuter rail, and express bus/BRT stations).
- Herriman will ensure higher intensity areas have good support for travel flow in and out of the City. The City will work to develop options for more direct routes vs. weaving through lower intensity residential areas.

**ST-5: Safe Transportation Choices means coordinating and understanding the timing and impacts of infrastructure and development.**

- Herriman will work with regional and state agencies to proactively coordinate the planning and implementation of infrastructure and services to serve the growing population as development continues.
- Herriman will establish guidelines and understand the infrastructure impacts of development. Guidelines will address what development is allowed before infrastructure is built and/or what the timeframe is between development and transportation improvements. Herriman will seek to have discussions regarding transportation infrastructure issues sooner in the development proposal process.
- Herriman will link the development approval process and decision making to the funding phases of the Regional Transportation Plan (RTP). If development is proposed to occur in an area where transportation improvements are not earmarked for Phase 1 (generally the first 10 years following adoption of the RTP) then the city will pause and/or coordinate with regional agencies to try and modify the funding timing for relevant transportation improvements.

# 5 Employment Opportunities

With its location and visibility from Mountain View Corridor, Herriman has the opportunity to attract and support a range of employment opportunities. Local employment options will help contribute to a reduction in commuter congestion by reducing the number of people commuting out of Herriman on the major roadways to reach their jobs.

The following overall goal, policies, and strategies capture Herriman’s approach for addressing the issues and opportunities related to Employment Opportunities. The policies and strategies are organized according to five subtopics (EMP-1 to EMP-5), which represent specific areas of focus.

**Employment Opportunities Overall Goal: Herriman aims to attract, and diversify the types of, businesses and employment opportunities in the City, while acknowledging that it may not evolve into a conventional “office park” community or location.**

## EMPLOYMENT OPPORTUNITIES POLICIES & STRATEGIES

### EMP-1: Support Jobs/Housing Balance.

- Herriman will bring in more jobs and help shift the jobs/housing balance of Herriman.
- Herriman will encourage new types of businesses, while still supporting home-based business opportunities.
- Herriman will consider using a Form-based Code approach for commercial/mixed-use nodes to allow for future flexibility of buildings/spaces to become commercial. [See also ED-1]
- Herriman will consider how best to support the creation and location of smaller business spaces, which can help provide opportunities for local businesses to become established in the community. These smaller spaces can support flex space, co-working space, and smaller retail. [See also ED-1]

### SUPPORTING PLANS/STUDIES:

Economic Development Plans

Better Cities Report/Study







### **EMP-2: Employment/Transportation/Circulation**

- Herriman will support getting people to local jobs by having good local circulation and connectivity, facilitating travel to and from work/employment nodes within Herriman without needing to use the same routes as people commuting out of the City to work.
- Herriman will evaluate solutions to transportation issues related to new patterns of working from home, such as access, parking, and drop-offs/pick-ups.
- Herriman will evaluate solutions for better facilitating home-based businesses, such as day care or instructional learning, in areas where access and parking is more limited making drop-offs/pick-ups challenging (e.g., in some higher density residential and/or mixed-use neighborhoods).

### **EMP-3: Employment/Economic Development/Community Amenities**

- Herriman supports attracting and diversifying the types of businesses and employment opportunities in the City. Herriman recognizes that increasing employment opportunities may offer a more diverse set of jobs to residents, but also attract a daytime population. This daytime population, in conjunction with the resident population, will help to attract and support amenities and services in mixed-use areas and potentially make them feasible sooner. [See also ED-5 and MH-2]
- Herriman will strive to create lively workshare mixed use centers.
- Herriman will update design guidelines to enhance the pedestrian experience of key commercial areas and support unstructured opportunities for socialization. [See also ED-4 and CA-3]
- Herriman will support opportunities for entrepreneur spaces and start-ups by encouraging live/work units in mixed use areas.
- Herriman will evaluate the costs for fast-tracking installation of fiber throughout the City, which may help attract employers and businesses to Herriman as well as facilitating residents who are working from home or using workshare spaces closer to home.

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#### **EMP-4 Establish the Herriman Employment Typology**

- Herriman will work to understand what types of businesses and companies will be attracted to Herriman. Warehouse businesses, such as Bullfrog Spas, and distribution warehouses are good fits for Herriman. Businesses and companies looking for flex space in business park areas may also be a good fit.

#### **EMP-5: Be Flexible and Forward-Thinking**

- Herriman will limit the conversion of commercially zoned areas to other uses and keep an intentional excess of these areas to attract unique businesses and employment opportunities. [See also ED-3]

# 6 Mix of Housing

Housing and neighborhoods are the heart of Herriman. Ensuring the community can continue offering a mix of housing types, City-wide and within neighborhoods, will support a range of different demographics now and in the future as housing needs change and evolve.

The following overall goal, policies, and strategies capture Herriman’s approach for addressing the issues and opportunities related to a Mix of Housing. The policies and strategies are organized according to five subtopics (MH-1 to MH-5), which represent specific areas of focus.

**Mix of Housing Overall Goal: Herriman aims to develop a mix of complementary and compatible neighborhoods, with housing options that cater to different lifestyles and support the ability to live and stay in Herriman through various life stages.**

## MIX OF HOUSING POLICIES & STRATEGIES

### MH-1: A Mix of Housing Types will allow Herriman to respond to changes in trends and market demands

- Herriman will be flexible with the uses, types, and mixes of housing within different neighborhoods and across the City as a whole.
- Herriman aims to create and/or enhance the City’s neighborhoods to provide a safe environment with a mix of housing, amenities, and services that are tailored to the context of the area. [See also CA-4 and CC-1]
- Herriman will monitor the types of housing in the City, including lots sizes and dwelling unit sizes, to show where gaps are in the range of housing types. This will help identify what the “missing” home types are for Herriman.
- Herriman will work to identify and enforce target percentages for the mix of housing types and/or lot sizes within a zone or Future Land Use (FLU) category (e.g., 60% max of target net density lot size; 20% larger than target lot size, 20% smaller than target lot size). Relying on a density range (based on lot size) has been ineffective in creating a mix of housing since development has trended toward building only lot sizes at the higher end of the density range rather than providing a mix.

## SUPPORTING PLANS/STUDIES:

Moderate Income Housing Plan

Annual Moderate Income Housing Reports







### **MH-2: A Mix of Housing Types to help make Herriman attractive to employers and businesses**

- Herriman will support entrepreneur space and start-ups by encouraging live/work units in mixed-use areas.
- Herriman will continue to build new, and enhance existing, mixed-use areas with a range of housing types that help provide the population needed to attract and support amenities and services that serve a daytime population of employees and the surrounding residents. [See also ED-5 and EMP-3]

### **MH-3: A Mix of Housing Types that value Herriman's assets and natural resources**

- Herriman will evaluate open space conservation subdivision standards for all areas outside the Towne Center and future Mixed-Use Centers. [See also CC-3]
- Herriman will work to attract more horse owners, which helps to support Community Character and Herriman's heritage.
- Herriman will continue shifting to lower density residential for areas that are further away from the main transportation corridors, including the southwest areas near Butterfield Canyon and Yellow Fork Canyon, and by the south foothills.



#### **MH-4 A Mix of Housing Types to Support Community Well-Being**

- Herriman aims to create opportunities for social interaction and support community well-being in each neighborhood of the City. [See also Community Amenities]
- Herriman will enhance the pedestrian experience of neighborhoods by requiring sidewalks and street trees and establishing standards for small streets in new developments and neighborhoods.
- Herriman will evaluate how regulations can be updated to help provide opportunities for formal and informal socialization and connection to the community and people around you. For example, porches, yards, and sidewalks are places for people to interact with each other.
- Herriman will evaluate targeting groups of attached row homes that collectively have larger side setbacks and yard space instead of separate, detached dwellings with minimal side setbacks and no yards in some residential areas.
- Herriman will support smaller homes on small lot sizes to create more yard space between homes built as detached dwellings.

#### **MH-5 A Mix of Housing Types that offer Affordability/Flexibility**

- Herriman will support external detached and attached Accessory Dwelling Units (ADUs) in all residential zones where the lot is large enough to support the additional unit (perhaps a minimum lot size of .25 acres or .20 acres) and off-street parking is required and provided. ADUs should be targeted for longer-term leases rather than short-term rentals.
- Herriman will ensure adequate parking is accounted for while working to meet state standards regarding housing affordability, such as allowing internal ADUs (also known as Mother-in-Law apartments).



# 5: Action Plan

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# Making it Happen





## 5.1 IMPLEMENTATION ACTION PLAN

### HERRIMAN: ACHIEVING THE FUTURE WE WANT

What is next for Herriman? Plan. Then do.

Without a follow-up framework for implementing the ideas and direction of the General Plan it remains a reference guide only. The Action Plan represents a detailed and specific set of strategic action items Herriman City will use to achieve the vision outlined in the General Plan. Each strategy includes a description and key points.

The four Key Initiatives are linked with the strategies in the Action Plan to illustrate the connections and inter-related nature of the General Plan.

The Action Plan items are generally organized into three sections:

- Process and Planning
- Standards and Requirements
- Programs and Investments

## 5.2 PROCESS & PLANNING ACTIONS

### **ACTION ITEM: REVIEW FUTURE LAND USE MAP ANNUALLY OR BIANNUALLY**

Herriman City recognizes that as growth continues in the City and surrounding region, changes to the Future Land Use (FLU) Map may be needed to respond to opportunities, new trends and/or conditions, or unforeseen issues.

Rather than waiting for these issues to accelerate and/or intensify, the City will establish a specific timeframe for review of the Future Land Use map on either an annual or biannual basis (biannual in times of high development applications). For example, this review can help the City ensure it is right-sizing the amount of land designated for non-residential development. By committing to this consistent and predictable review process, the City will continue to ensure close coordination with City's technical master plans to support the timing and planning of infrastructure investments.

Outside requests for changes to the FLU map will be considered and acted upon at the designated review timeframe.

### **ACTION ITEM: REVIEW LAND DEVELOPMENT CODE (SUBDIVISION, ZONING) ANNUALLY OR BIANNUALLY**

In coordination with the review of the Future Land Use Map, Herriman City will review the Land Development Code (either before or after review of the FLU) to ensure compatibility between the vision and the regulations. This will also help the City continue to ensure close coordination with City's technical master plans to support the timing and planning of infrastructure investments.

### PROCESS AND PLANNING ACTION PLAN ITEMS:



Action Item: Review Future Land Use Map Annually/Biannually

Action Item: Review Land Development Code (Subdivision, Zoning) Annually/Biannually

Action Item: Develop Neighborhood Plans

Action Item: Develop a Fiscal Impact Calculator

Action Item: Keep the Community Informed with Joint Meetings





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### **ACTION ITEM: DEVELOP NEIGHBORHOOD PLANS**

Herriman City recognizes the varying character and composition of its neighborhoods. To support a closer evaluation of the opportunities and challenges for each neighborhood, Herriman will begin to create Neighborhood Plans for smaller sub-areas of the City. These will operate under the overarching vision and framework of the General Plan while expanding goals and strategies to implement context-sensitive solutions.

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### **ACTION ITEM: DEVELOP A FISCAL IMPACT CALCULATOR**

Herriman City understands the overall nature of fiscal impacts to the City from different types of development. However, to provide a clear picture of the impact of each and every development, the City will work with a consultant to develop a fiscal impact calculator for assessing and evaluating the costs and benefits of each development proposal to the City. This will allow the City to objectively evaluate and understand the fiscal impacts – cost and benefits – of each development proposal, master development agreement, and/or modification to existing MDAs.

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### **ACTION ITEM: KEEP THE COMMUNITY INFORMED WITH JOINT MEETINGS**

Herriman City is committed to keeping the community informed and providing a platform for input regarding development. The establishment of the Community Outreach districts and liaisons was an important step in this effort. While these meetings are currently held to respond to specific development applications, the City can work to host an annual community outreach meeting with partner entities such as the Jordan Valley Water District, the Jordan School District, SLCC, USU (potentially), UTA, UDOT, WFRC, and others to keep the community informed about what is happening and what is coming up. This may be in the form of an “Information Fair” where each entity provides materials and information for the community to access in one place. The City can consider pairing this effort with a community event that draws people out for more than one reason.

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## 5.3 STANDARDS & REQUIREMENTS ACTIONS

### ACTION ITEM: ESTABLISH A RIPARIAN BUFFER OVERLAY ZONE

Herriman City values its environmental resources and ecosystems. With multiple waterways in the community, the City supports efforts to ensure development highlights and protects the sensitive natural environment of riparian corridors. To protect these as development and growth continues in the area, Herriman will create a riparian buffer overlay ordinance to protect these valuable ecological resources.

A riparian buffer ordinance requires a landscaped setback to be created or persevered adjacent to waterways in order to intercept, reduce, and naturally attenuate stormwater runoff before it reaches the waterway. Intercepting stormwater runoff before it reaches a stream can reduce pollution by attenuating pollutant loads through plant uptake or by chemical processes after infiltration into soils. If vegetated, the buffer strip can also reduce runoff flow and discharge rates, reducing flood risks (since runoff discharge to the stream will be slowed by vegetation and part will be converted to groundwater baseflow, contributing to the stream long after a storm event has passed, instead of at the storm peak).

With limitations to structures, including fencing, in floodplain zones the landscape specifications of the buffer will also benefit adjacent development when setbacks are located in floodplains.

### STANDARDS AND REQUIREMENTS ACTION PLAN ITEMS:



Action Item: Establish a Riparian Buffer Overlay Zone

Action Item: Enact Low Impact Design Standards for Development/Re-Development

Action Item: Design Standards for New Development

Action Item: Update Zoning Ordinances to Support a Mix of Housing Types

Action Item: Transfer of Development Rights

Action Item: Establish a Conservation Design Ordinance/Zoning Category or Overlay

Action Item: Establish an "Urban/Rural Reserve Boundary"

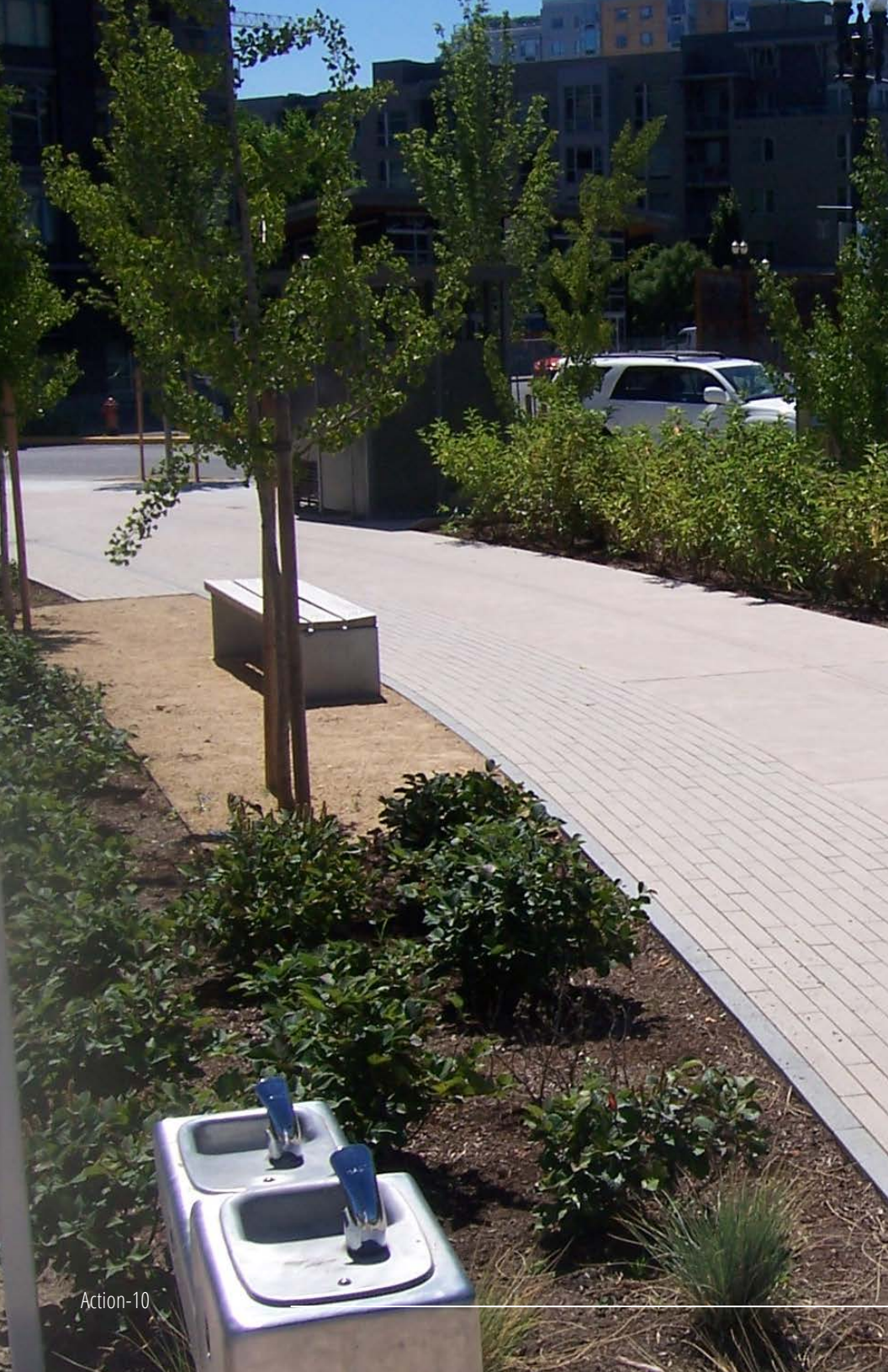
Action Item: Accessory Dwelling Units

Action Item: Expand Existing City Standards to Establish Trail and Other Public ROW Standards

Action Item: Establish an Overlay for Old Town Herriman

Action Item: Update Open Space Requirements





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### **ACTION ITEM: ENACT LOW IMPACT DESIGN STANDARDS FOR DEVELOPMENT AND RE-DEVELOPMENT**

Herriman City supports efforts to limit the impacts of development on the natural environment and ecosystems the community values. Conventional infrastructure design can negatively impact the natural ecosystem. The City will be proactive and go beyond the new requirements by the State of Utah for green infrastructure standards.

Herriman will implement alternative storm water solutions to reduce runoff and impacts on the infrastructure system and consider soil permeability and the recharge of aquifers. Herriman will promote the use of on-site natural processes to attenuate pollution, manage hydrology, and provide quality open space for development projects. Natural landscaping can improve the function of open space and promote the infiltration of runoff. By managing hydrology and pollution on-site, a developer can reduce the impact on stormwater sewers and the need for detention basins.

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## **ACTION ITEM: CREATE DESIGN STANDARDS FOR NEW DEVELOPMENT**

Herriman City will develop and maintain a set of design standard frameworks to proactively identify the character of its diverse neighborhoods and ensure this character is carried forward with new development and master development agreements. These design standards will implement a design framework for the development patterns and intensities identified in the underlying Future Land Use & Development categories.

Design Standards will prioritize:

- The form of development and buildings over specific architectural materials
  - Connectivity and mobility for multiple modes – appropriate infrastructure for safe and efficient travel for cars, bicycles, pedestrians, and equestrians depending on the context.
  - Relationships and connectivity and/or separation between adjacent developments
  - Quality active and passive open spaces
  - Identification of target locations for well-designed and managed gathering areas and/or plazas
  - Diversity in building types and features
  - Anticipation of future trends in non-residential and residential development
  - Varying design standards for areas to highlight their unique character and maintain high levels of design quality
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## **ACTION ITEM: UPDATE ZONING ORDINANCES TO SUPPORT A MIX OF HOUSING TYPES**

Herriman City supports the ability for a mixture of housing types to occur in parameters appropriate to each neighborhood as identified by the development patterns and intensity ranges in the Future Land Use & Development categories. The City will evaluate and update zoning categories where a mix of housing types is desired to achieve the following objectives:

- Addition and expansion of “missing middle” housing types that are under-represented in Herriman neighborhoods, such as smaller to medium lot single-family detached (e.g. around .10 to .20 acre lots).
- Inclusion of senior and empty nester housing types as part of mixed housing neighborhoods and/or developments such that opportunities exist to age in place, rather than clustering or grouping all senior housing types together. Examples of housing types may include attached single-family dwellings, duplexes, 4-plexes, or condos that fit into the visual standard of a neighborhood.
- Facilitate zoning districts that allow for multiple housing types to occur (within a specified mix %), such that various combinations of Multi-Family, Detached Single-Family, Attached Single-Family, Condos, and Senior Housing can occur in an integrated development rather than being separated into clusters of like housing.

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### **ACTION ITEM: ESTABLISH TRANSFER OF DEVELOPMENT RIGHTS**

Herriman City recognizes that proposed and pending changes to its Land Use and Development system (both the General Plan and City Ordinances) may impact the development potential of areas under private ownership. To support the objectives and initiatives related to protecting natural and rural resources, Herriman City will establish the mechanism for Transferring Development Rights. The establishment of a Transfer of Development Rights (TDR) ordinance will allow for the development potential from areas outside the “Urban Reserve Line” to be applied to targeted areas in the core of the City (e.g. by SLCC or RSL, or Towne Center) where higher intensity can be accommodated (due to proximity to transportation, services, and/or amenities).

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### **ACTION ITEM: ESTABLISH A CONSERVATION DESIGN ORDINANCE AND ZONING CATEGORY OR OVERLAY**

Herriman City values its scenic views and access to quality open spaces while supporting a mix of development styles and intensities. While the City will continue to support a range of future land use and development patterns, including larger residential lots, it recognizes that Conservation Design principles can support the protection of and access to quality open spaces.

Conservation Design Subdivision ordinances allow communities to preserve the overall density of development while protecting quality open spaces and important natural and cultural resources. Typically, the lot sizes for the zoning district the land is in determines the overall density, but actual lots are some fraction, 1/2, for example, of that base zoning lot size. Requirements are often placed on what part of the property is preserved as well, with priority given to important local natural or cultural features to ensure preservation of quality open space and not just areas that would already be un-buildable (such as steep slopes).

Conservation design developments tend to be far more effective in preserving natural features and open space than conventional subdivisions, while being less expensive to develop (because their higher densities result in lower paving and infrastructure costs) and more affordable to buyers (since lot sizes are smaller).

Herriman recognizes that Conservation Design principles may vary based on the context and that an overlay method may help identify areas where the approach is best suited. The City understands that many people choose to live in Herriman to have more individual yard space while also having access to adjacent public open spaces and amenities. Conservation design principles may not reflect the market demand for all neighborhoods in Herriman, which is why the City will be strategic and specific in identifying where and when the overlay may be applied.



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### **ACTION ITEM: ESTABLISH AN “URBAN/RURAL RESERVE BOUNDARY”**

Herriman City is mindful of the recreational and scenic value of the community’s location at the base of the foothills. The City has employed a range of tools to support the preservation and protection of these resources, including the purchase of open space through the ACUB grant program and identifying lower impact future land uses for the foothills. An additional tool for the City to implement is the identification of an “Urban/Rural Reserve Boundary Line”. This tool can help demarcate cohesive areas of the City more suitable for accommodating future growth and development and those areas of high value as natural open spaces or rural uses that should be protected from urbanization. This may include areas in the foothills as well as rural pockets such as Herriman Old Town.

This designation can help provide greater clarity regarding the long-term expectations for the land, allowing public and private landowners to make more informed long-term investments. Areas on the rural side of the line will be compatible with agricultural, rural, forestry recreation, resort recreation, and open space land uses. Areas on the urban side of the line are more compatible with residential and commercial development, but may also include agricultural, resort recreation, and open space uses. [See related Action Item: Transfer of Development Rights]

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### **ACTION ITEM: REASSESS ACCESSORY DWELLING UNITS**

Reassess the City's Accessory Dwelling Unit (ADU) regulations to allow detached ADUs in a broader range of residential zones to support affordable rentals and affordable home ownership (ADUs can provide home owners with extra income to apply to mortgage payments).

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**ACTION ITEM: EXPAND EXISTING CITY STANDARDS TO ESTABLISH TRAIL AND OTHER PUBLIC ROW STANDARDS (GREENWAYS, TRAILS, LINEAR PARKS, ETC.)**

The Herriman City Engineering Department maintains standards for the construction of roads and sidewalks within the City. To promote consistency between different and disparate developments and create a quality trail network, the City will develop a trail typology and establish standards for different types of trails (urban/paved, urban/unpaved, connectors, mountain/unpaved single and double track; equestrian). Additionally, the City recognizes the need to support access to its trail network while reducing the impact on adjacent neighborhoods. Standards will be developed for trailheads, including parking, signage, and access points.

Beyond the trail network, public Right of Way standards will be established for greenways and linear parks, which provide important linkages within and between Herriman City neighborhoods.

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### **ACTION ITEM: ESTABLISH AN OVERLAY FOR HERRIMAN OLD TOWN**

The urban form and development pattern of Herriman Old Town represents a tangible link to the City's historic roots and agricultural past. Herriman City values the community's heritage and supports methods that will retain and leverage the assets of Herriman Old Town. Supporting the uniqueness of Old Town plays an important role in the City's effort to maintain a unique character and identity as the area continues to grow and evolve.

While some historic buildings remain, part of the look and feel of the area is reflected in the urban form, represented by the historic pioneer grid street network and the street cross section. These differences can be highlighted and maintained by implementing alternative development standards as part of the overlay rather than requiring upgrades to conventional standards if and/or when areas subdivide or develop.

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### **ACTION ITEM: UPDATE OPEN SPACE REQUIREMENTS**

Herriman City is committed to creating quality open spaces as development occurs. To create these spaces, the City will evaluate changes to the current standard requirements for open space. Updated standards and requirements will reflect context-appropriate percentages that result in the creation of quality open spaces and support the City's mission of stewardship to the natural environment.

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## 5.4 PROGRAMS & INVESTMENTS ACTIONS

### **ACTION ITEM: FACILITATE CONNECTIONS TO THE TRAIL SYSTEM AND EXPAND THE CITY TRAIL SYSTEM**

Herriman City prides itself on the community's proximity to nearby open space for recreation and scenic views. To support access to these resources without needing to get in a car, Herriman City will continue to facilitate connections to and expansion of the City's trail system.

Herriman will establish standards to ensure all new residential developments extend and/or expand the trail system or provide linkages and connections to the trail system using bike lanes, paths, or dual-purpose sidewalks. The goal will be for each neighborhood to ideally have trails within 1/8 mile and/or safe means for accessing trails on foot or bike. Certain areas of Herriman will also have standards for extending and/or expanding the equestrian trail network.

Herriman will also work to build trailheads and support local access with connecting trails and bike and/or pedestrian infrastructure to support and encourage access without a car. Recognizing not all users will arrive by foot or on bike, Herriman will facilitate trailhead parking by creating parking partnerships to share space with nearby churches, parks, or community uses to help mitigate impacts on local streets and provide convenient access to trails and open space amenities.

Herriman will prioritize actions that work to achieve the following:

- Establish a trail system that conveniently and efficiently provides a means of alternate transportation and serves as a recreational resource with access that is safe and convenient to parks and open space in every neighborhood.
- Provide and strategically locate trail heads
- Design and implement wayfinding signage and mapping of the trail system
- Develop design standards for enhance street crossing where trails cross major roads
- Collaborate with adjacent communities to connect regional inter-City trails
- Grow the network of parks and trails to support access to and between neighborhoods; offer exceptional trail amenities
- Promote regional trail and park connections – work with adjacent cities and Salt Lake County
- Connect residents to the regional transit system as a pedestrian and/or bicyclist

### PROGRAMS AND INVESTMENTS ACTION PLAN ITEMS:



Action Item: Facilitate Connections to the Trail System/Expand the City Trail System

Action Item: Install Dual Purpose Detention/Retention Basins

Action Item: Expand Programs for Youth, Young Adults, Seniors, and All Age Groups

Action Item: Enhance Pedestrian Realm of Stable Neighborhoods

Action Item: Define the City's Gateways & Different Neighborhoods with Unique and/or Desired Visual Features and Characteristics





## **ACTION ITEM: INSTALL DUAL PURPOSE DETENTION AND/OR RETENTION BASINS**

While low impact design standards should reduce the amount of detention and/or retention ponds needed for stormwater, Herriman City will maximize these spaces by establishing standards for dual use. Any future detention and/or retention ponds will be designed to function as usable spaces, including parks, fields, rain gardens, and/or gathering spaces.

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## **ACTION ITEM: EXPAND PROGRAMS FOR YOUTH, YOUNG ADULTS, SENIORS, AND ALL AGE GROUPS**

Herriman City recognizes the current and future diversity of its community and the need for providing social gathering spaces and amenities for ALL ages. The City strives to understand and adapt to changing needs, recognizing that neighborhoods and their amenities will need to grow and change as families and kids grow and change. A tot lot will be outdated in a few years if no new families move in. Kids will need amenities that grow with them in the neighborhood. As kids age, the access to amenities can be a bit further – e.g. tot lots are more frequent so they are very close to homes; parks with amenities for kids 5 to 12 years are close; amenities for tweens and teens can be spaced further apart.

Herriman will prioritize the following efforts to provide a range of amenities and/or activities:

- Expand adult and youth sport options
- Expand senior citizen programs, events, and activities
- Identify a transition plan for phasing in equipment to meet changing demographics of users
- Develop teen-friendly amenities such as an additional skate park, or parkour features and elements in parks
- Encourage unstructured recreation at public parks with amenities such as plazas, benches, and places to sit and linger
- Support City and/or community investments that benefit a broader neighborhood by providing amenities vs. relying on Homeowner Associations (HOAs) to provide amenities that are small and less appealing. HOA fees can then be reduced accordingly. Don't rely on HOAs for neighborhood and/or City amenities.
- Activities for teens
- Activities for young adults without children



## **ACTION ITEM: ENHANCE THE PEDESTRIAN REALM OF STABLE NEIGHBORHOODS**

Herriman City supports safe mobility for pedestrians in all neighborhoods while recognizing the methods for providing safe travel will vary by the context of the area. Many neighborhoods in Herriman will remain stable in regard to development and land use. However, some of these stable neighborhoods may currently lack features that facilitate a safe travel environment for pedestrians and/or bicyclists. Other stable neighborhoods may currently have a safe environment for pedestrians, but this may be impacted by adjacent development.

To implement improvements to the pedestrian realm of stable neighborhoods, Herriman City will explore funding mechanisms to support enhancements that may include:

- adding and/or widening sidewalks
- incorporating bike lanes
- enhanced street lighting
- including traffic calming

The specific approach and/or method for improvements will be selected to ensure compatibility with the development pattern of the neighborhood. An Active Transportation Plan for Herriman will provide the means to identify various details and design considerations for the community as a whole and for individual neighborhoods where infrastructure is lacking.



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**ACTION ITEM: DEFINE THE CITY'S GATEWAYS & DIFFERENT NEIGHBORHOODS WITH UNIQUE AND/OR DESIRED VISUAL FEATURES AND CHARACTERISTICS**

Herriman City recognizes the importance of distinguishing its neighborhoods and clearly defining its key gateways. Herriman City will implement a design framework of visual features that capture and reflect the different neighborhoods and gateways into the City.

Herriman will support neighborhood identity by encouraging the use of tree species, landscape design, and other urban design features to distinguish different neighborhoods. Additionally, park amenities and activities can create a framework for neighborhood identity while providing recreational activities. Current examples in Herriman include the Blackridge Reservoir neighborhood and the community surrounding Butterfield Park and the rodeo grounds.

To support enhancement of the City's gateways, Herriman City will reassess the fencing and street wall requirements on major streets. As a starting point, Herriman City will recommend land uses along existing and planned arterials that can facilitate development types more compatible to an arterial street orientation. Where existing and/or planned residential development is along major streets, Herriman City will develop landscaping standards to enhance the streetscape side of the fencing and street walls used to buffer residential development.

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# 6: Future Use & Development Pattern

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## HERRIMAN LAND USE ELEMENT

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# The Herriman Way





## 6.1 INTRODUCTION

### HERRIMAN: NEIGHBORHOODS

Herriman is a community of diverse neighborhoods with a range of housing types, amenities, services, shopping areas, and employment opportunities. Regardless of differences in the uses and development patterns, there remains a shared love and appreciation for the outdoors, open spaces, active lifestyles, and the spectacular views that define Herriman.

As a City, Herriman strives to remain a desirable place to live, recreate, work, and play while offering the amenities and services its residents want and need. These quality of life aspirations also help to draw in employers, businesses, and visitors.

Every neighborhood in Herriman will not embody ALL aspects of life: live, recreate and/or play, work and/or school, and shopping and/or services. However, each neighborhood will be designed and planned to include at least TWO of these, with the one constant being recreate and/or play. This reflects and supports the common shared values of the community and the aspirations to remain good stewards while leveraging assets to become more fiscally resilient.

### HERRIMAN: FUTURE LAND USE DECISIONS

At the core of the General Plan are the categories the City relies on when making land use decisions. These Future Land Use categories must be both flexible and specific to achieve a utility of use. Three general categories comprise the Future Land Use tool. Each category plays a role in creating the balanced and desirable community Herriman strives to be.

**Residential & Neighborhood** - the foundation of the Herriman community.

**Mixed Use & Commercial** - the fiscal fuel that keeps the Herriman community economically sustainable and resilient.

**Civic & Community** - the critical connections/connectors that link the community together.

## 6.2 FUTURE USE & DEVELOPMENT CATEGORIES

All land within Herriman's boundaries is assigned a designation within one of the three FLU categories. The estimated representation of both developable land and all land (including open space and sensitive lands) by each category is outlined below.

### RESIDENTIAL & NEIGHBORHOOD

Herriman's residential neighborhoods are the foundation of the community. Future Use designations in this category represent approximately 65% of the developable land within the City and potential future annexation boundaries, and 55% of all land (including open space and sensitive lands). This category of future use and development types is expected to remain the forefront of Herriman's future development pattern.

### MIXED USE & COMMERCIAL

Herriman's commercial and mixed-use areas are the economic fuel for keeping the City fiscally sustainable and providing services and amenities for the people that live, work, and recreate in the City. Future Use designations in this category represent approximately 30% of the developable land within City and potential future annexation boundaries, and 25% of all land (including open space and sensitive lands). This category of use and development types provides a diversity of uses to support the City.

### CIVIC & COMMUNITY

Herriman's civic and community areas are the connecting links for the City. Future Use designations in this category represent approximately 5% of the developable land within the City and potential future annexation boundaries, and 20% of all land (including open space and sensitive lands). This category of use and development types will provide spaces and land to keep residents healthy and engaged with their community.

### FUTURE LAND USE & ZONING

Herriman's Future Use categories and designations within these categories correspond to the zones in Herriman's Land Development code. See Tables 6.2.1 and 6.2.2 for an overview of FLU categories to their corresponding zones. Civic and Community FLU categories correspond to all zones and are thus not represented in these two tables. A reference table that reflects how the FLU categories of this updated General Plan correspond to categories from previous plans can be found in the Appendix (see Table Appendix 1.1).





Table 6.2.1: FLU Categories & Corresponding Agricultural, Residential, & Recreation Zones

## RESIDENTIAL & NEIGHBORHOOD FLU CATEGORIES

### Mountain & Canyon Residential

Rural/remote homes of varying sizes on large lots that fit into the canyons and mountains surrounding Herriman's traditional neighborhoods

### Forest Residential & Recreational Resort

Homes of varying sizes on larger forest residential lots that fit into Herriman's foothills; This also supports low-impact recreational resorts in the foothills

### Agricultural & Hillside Residential

Larger, estate lots and/or agricultural lots with homes of varying sizes that fit alongside Herriman's other neighborhoods

### Neighborhood Residential One

Options for housing on small to mid-sized lots throughout Herriman

### Neighborhood Residential Two

Housing on smaller lots with detached or attached homes that fill the gap between conventional suburban homes and multi-family homes

### Mixed Use Neighborhood One

Detached and attached homes that blend single family and multi-family units in a neighborhood

### Mixed Use Neighborhood Two

Specific areas of Herriman where multi-family units are supported by a mixed-use neighborhood

Residential & Neighborhood Zones			Residential & Neighborhood FLU Categories						
			Mountain/Canyon Residential	Recreational Resort/ Forest Residential	Agricultural & Hillside	Neighborhood One	Neighborhood Two	Mixed Use Neighborhood One	Mixed Use Neighborhood Two
	DU/AC*	Minimum Lot size							
A-1-43 Agricultural Single Family	1.0	43,560 sq. ft.							
A-1-21 Agricultural Single Family	2.0	21,780 sq. ft.							
A-1-10 Agricultural Single Family	1.8 to 2.5	10,000 sq. ft.							
R-1-43 Residential Single Family	1.0	43,560 sq. ft.							
R-1-21 Residential Single Family	2.0	21,780 sq. ft.							
R-1-15 Residential Single Family	2.9	15,000 sq. ft.							
R-1-10 Residential Single Family	4.4	10,000 sq. ft.							
R-2-15 Low/Medium Density Residential	5.8	none							
R-2-10 Low/Medium Density Residential	8.0	none							
R-20-43 High Density Residential	9.0 to 20	none							
FR-20 Forestry Recreation	0.05	20 acres							
FR-10 Forestry Recreation	0.1	10 acres							
FR-5 Forestry Recreation	0.2	5 acres							
FR-2.5 Forestry Recreation	0.4	2.5 acres							
FR-1 Forestry Recreation	1.0	1 acre							
RC Resort Community	0.4	none							

\*Dwelling Units Per Acre numbers reflect either a maximum density or density range for each zone, or reflect an average density based on Minimum Lot Sizes.



## MIXED USE & COMMERCIAL FLU CATEGORIES

### Neighborhood Commercial

Smaller-scaled commercial uses that are accessed via walking, biking, or driving; provides services, amenities, and social interactions

### General Retail

Development that draws customers City-wide and from the surrounding regional context

### Employment Center

Business, technology, creative services, craft industry, start-up/entrepreneur space, and light industry-focused development

### Office Mixed Use

Business, technology/flex, & professional office uses compatible with adjacent residential neighborhoods, civic & commercial areas

### Educational Campus/Village

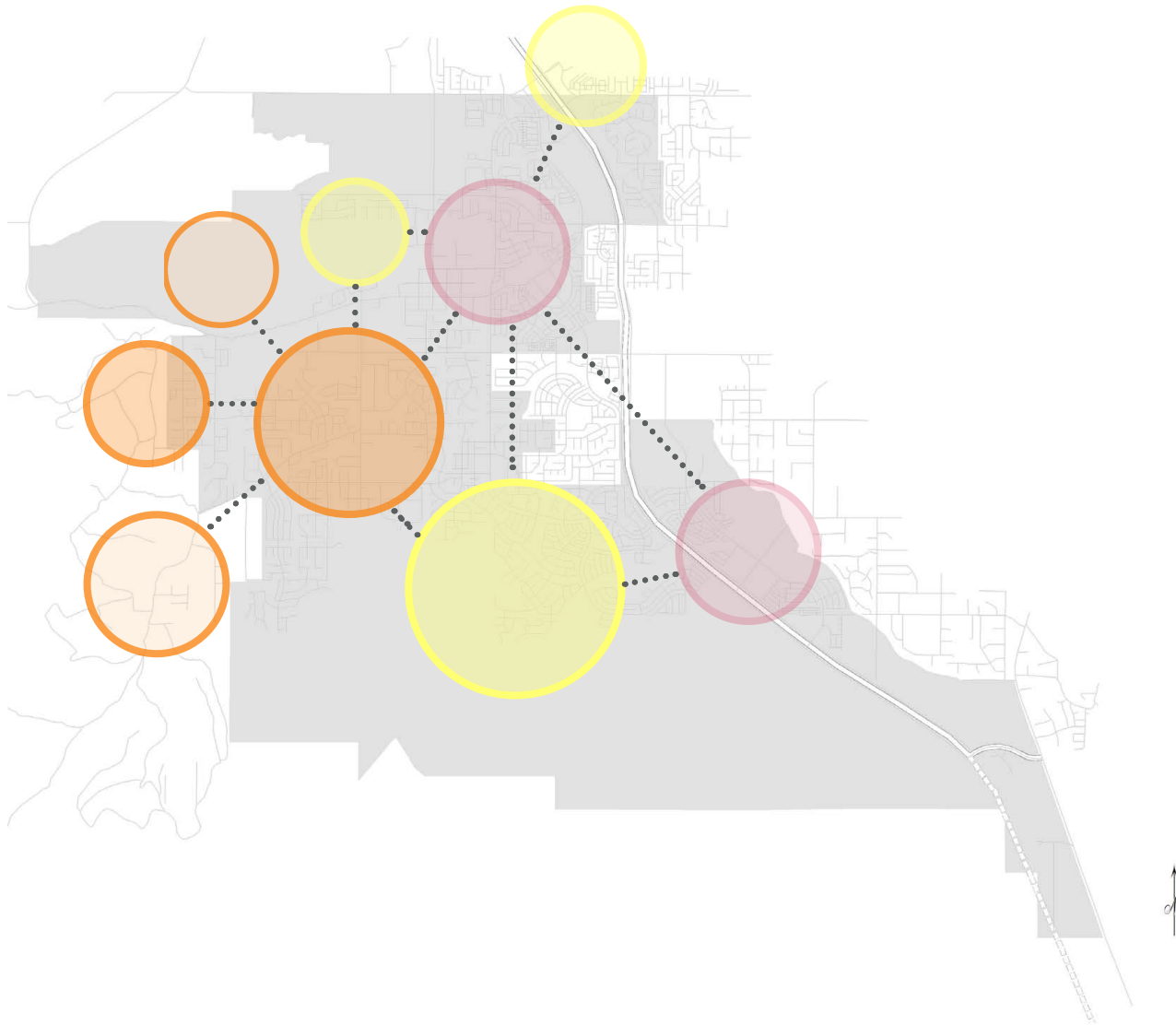
A campus/mixed use neighborhood that offers a blend of residential, shopping, office, open spaces, recreation, and academic/research uses

Table 6.2.2: FLU Categories & Corresponding Mixed Use, Commercial, & Manufacturing Zones

Mixed Use & Commercial Zones	Residential & Neighborhood FLU Categories							Mixed Use & Commercial FLU Categories				
	Mountain/Canyon Residential	Recreational Resort/ Forest Residential	Agricultural & Hillside	Neighborhood One	Neighborhood Two	Mixed Use Neighborhood One	Mixed Use Neighborhood Two	Neighborhood Commercial	General Retail	Employment Campus	Office Mixed Use	Education Village
	DU/AC*	Minimum Lot size										
C-1 Neighborhood Commercial (update recommended)	n/a	none										
C-2 Community Commercial	n/a	none										
OP Business Office	n/a	none										
T-M Technological/Manufacturing	n/a	none										
M-1 Light Manufacturing	n/a	none										
M-2 Large Area Manufacturing	n/a	none										
MU Mixed Use**	10 to 15	none										
MU-2 Mixed Use**	10 to 15	none										

\*Dwelling Units Per Acre numbers reflect the density range for the Mixed Use zones; \*\*Neighborhood Commercial nodes may be included as part of the acreage for a MU or MU-2 project area.

# RESIDENTIAL/NEIGHBORHOOD

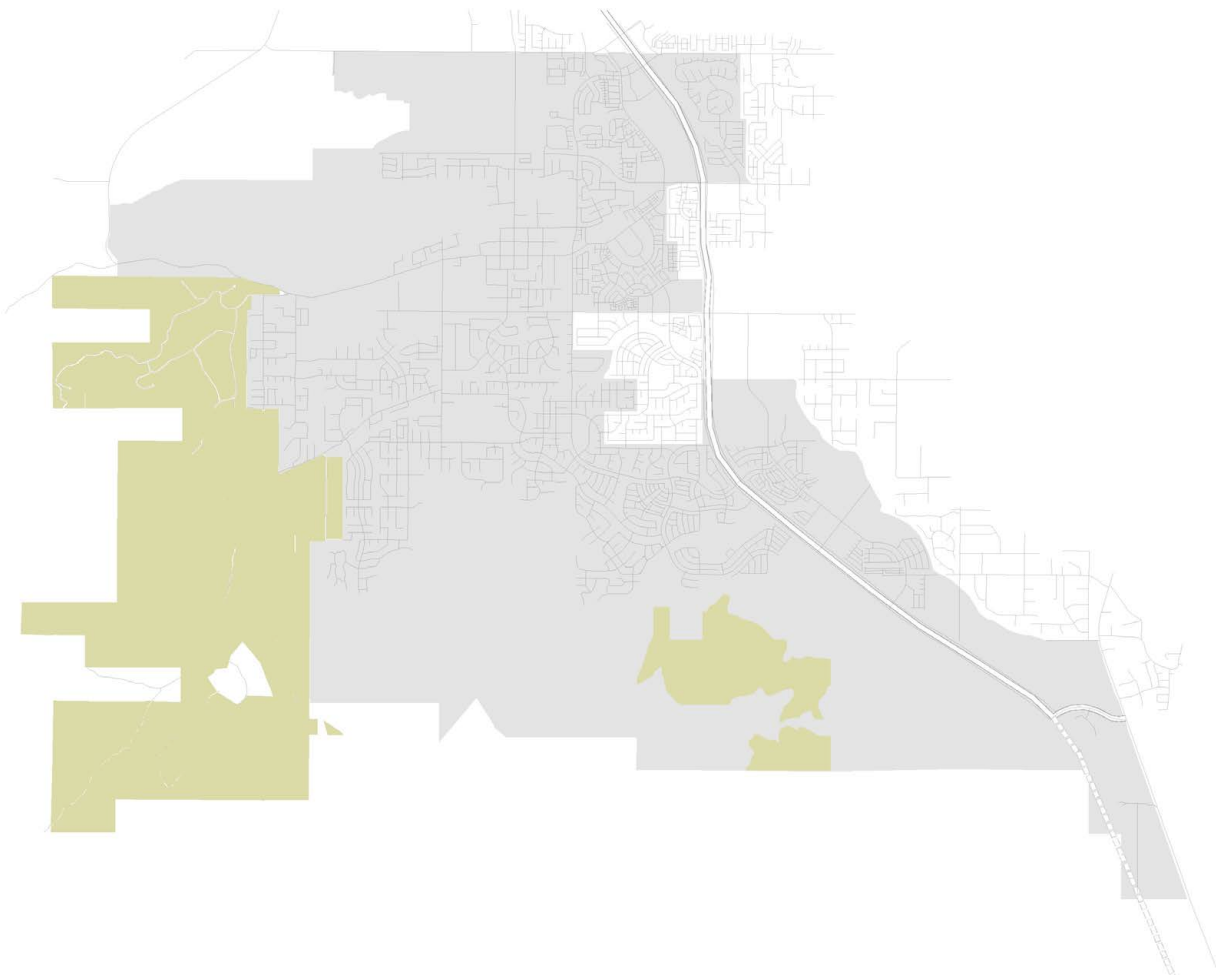


- *Mountain/Canyon Residential*
- *Forest Residential/Recreational Resort*
- *Hillside/Agricultural Residential*
- *Neighborhood Residential One*
- *Neighborhood Residential Two*
- *Mixed Use Neighborhood One*
- *Mixed Use Neighborhood Two*



# MOUNTAIN/CANYON RESIDENTIAL

The mountain and canyon residential areas of Herriman offer opportunities for large, rural lots that can help protect and buffer sensitive areas, allow animal rights, and thoughtfully integrate remote residential opportunities into the mountains and canyons of the Herriman vicinity while protecting scenic views and buffering open space areas. This category reflects the City's stewardship of the mountains, canyons, and adjacent open spaces and the commitment to limiting visual impacts on its desirable location nestled in the foothills of the Oquirrh Mountains.



## OVERVIEW & KEY ELEMENTS

### WHY IS THIS CATEGORY USED?

Herriman takes the stewardship of the canyons, foothills, and mountains in its vicinity very seriously and will ensure the impact of development on these areas are minimized. Additionally, housing diversity and choice includes offering opportunities for more rural and remote homes that fit into the canyons and hillsides surrounding Herriman's traditional neighborhoods. These very low-density residential areas can provide a buffer between the desirable open spaces, recreational areas, and/or environmentally sensitive lands of Herriman and the City's residential neighborhoods or mixed-use areas.

### WHERE IS THIS CATEGORY USED?

These areas are predominantly used in the west central and south sections of the City and within the foothills and canyons, both in the current City boundaries and future annexation areas. Areas are away from main transportation and transit corridors and are serviced by a more rural infrastructure. Nearby services are outdoor amenities, primarily natural open spaces.

### DEVELOPMENT PATTERN

Max gross density: 0.15 DU/AC  
Typical lot size: 5.0 acres  
Building form: 1 to 2 stories  
Outbuildings: Detached, supportive  
ADU's: detached or attached

### CORRESPONDING ZONES

Agricultural  
A-1-43

Recreational  
FR-2.5; FR-5; FR-10; FR-20

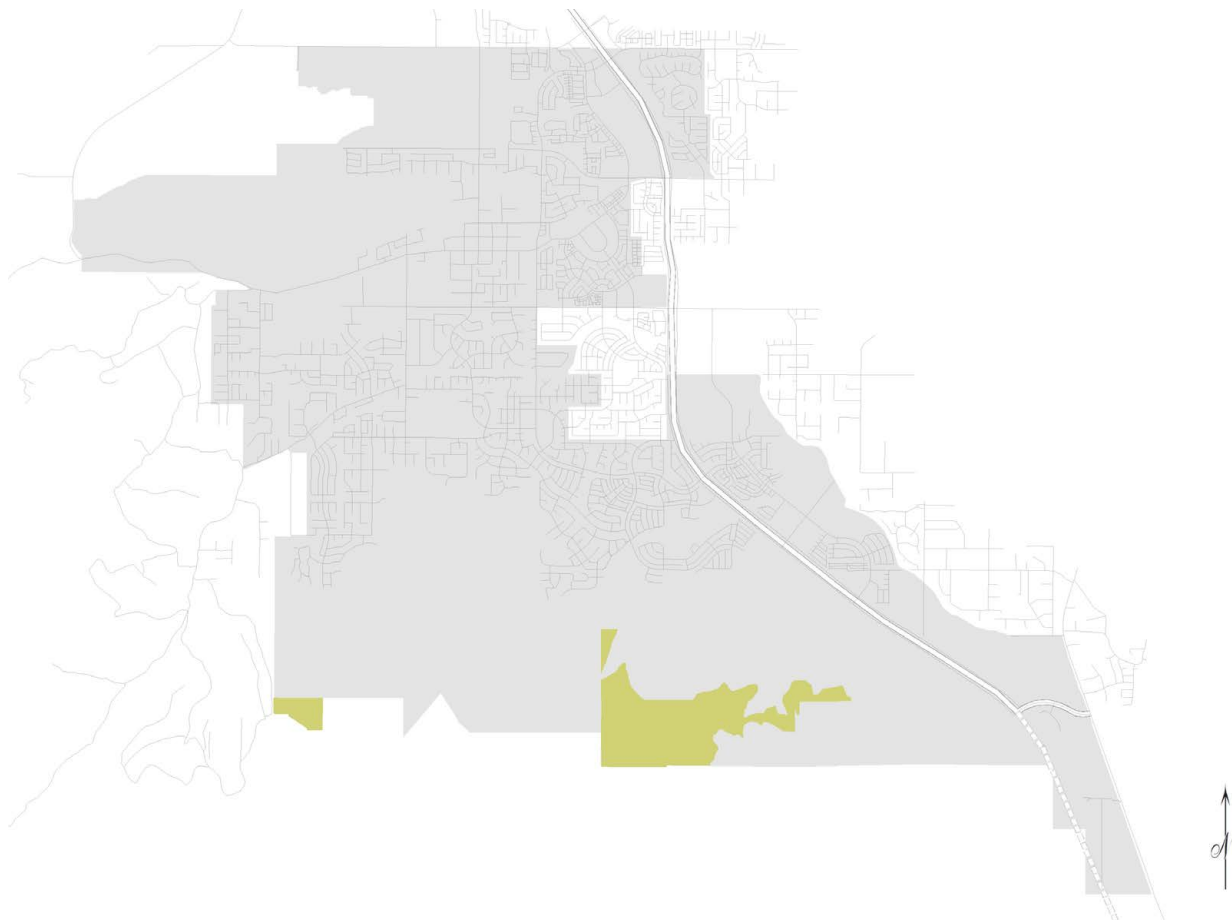


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# FOREST RESIDENTIAL/RECREATIONAL RESORT

The Forest Residential and Recreational Resort areas of Herriman offer opportunities for homes of varying sizes on larger forest residential lots that fit into Herriman's foothills. This designation also supports low-impact recreational resorts in the foothills, which may include residential, businesses, and community uses centered on recreation, entertainment, and the outdoors with accessory and/or auxiliary uses to support them. Forest Residential and Recreational Resort areas can include a mix of community, commercial, and hospitality uses commonly found in resort and activity centers. These areas may range in scale, with smaller-scaled resorts integrated with or adjacent to Lower Density Residential Neighborhoods or dedicated Open Space areas. The development in Forest Residential and Recreational Resort areas covers a broad range and will have varying access and visibility needs. Development will be designed to best integrate with the context of its location, which may vary from remote foothill locations to areas nearer to major transportation corridors and networks. Connections and urban design considerations will thus be evaluated on a case by case basis.



## OVERVIEW & KEY ELEMENTS

### WHY IS THIS CATEGORY USED?

With an enviable location at the foot of the Lake and Oquirrh Mountains, Herriman has ready access to incredible open spaces and outdoor recreation opportunities. Coupled with the City's location along Mountain View corridor and available land, Herriman is well-positioned to capture unique opportunities for active and leisure uses and provide recreational opportunities for the growing Southwest region of the county. The Forest Residential and Recreational Resort areas will bring in jobs and revenue via property tax and sales tax through associated retail uses. Forest Residential and Recreational Resort areas are important economic resources for Herriman City.

### WHERE IS THIS CATEGORY USED?

The best locations of the Forest Residential and Recreational Resort areas will vary widely. The category should be utilized to provide for a range of different uses that can capitalize on and leverage the surrounding context. For some uses, users and employees, both local and regional, should be provided with safe, convenient connections from transit and transportation corridors. For other uses, remote locations and more challenging access are associated with the nature of the development. Unique opportunities to consider include locations in the upper foothills where access to vast amounts of protected open space support the resort nature of the business, and locations adjacent to designated community or utility support service areas.

### DEVELOPMENT PATTERN

Max Residential gross density: 0.4 DU/AC  
Typical Residential Lot Size: 2.5 Acres  
Typical Building Footprint: Varies  
Building form: 1 to 3 stories  
Service Area: 1 to 20 miles  
Primary Access Modes: Driving, Biking, Transit  
Secondary Access Mode: Walking

### CORRESPONDING ZONES

Recreational  
RC; FR-2.5; FR-5

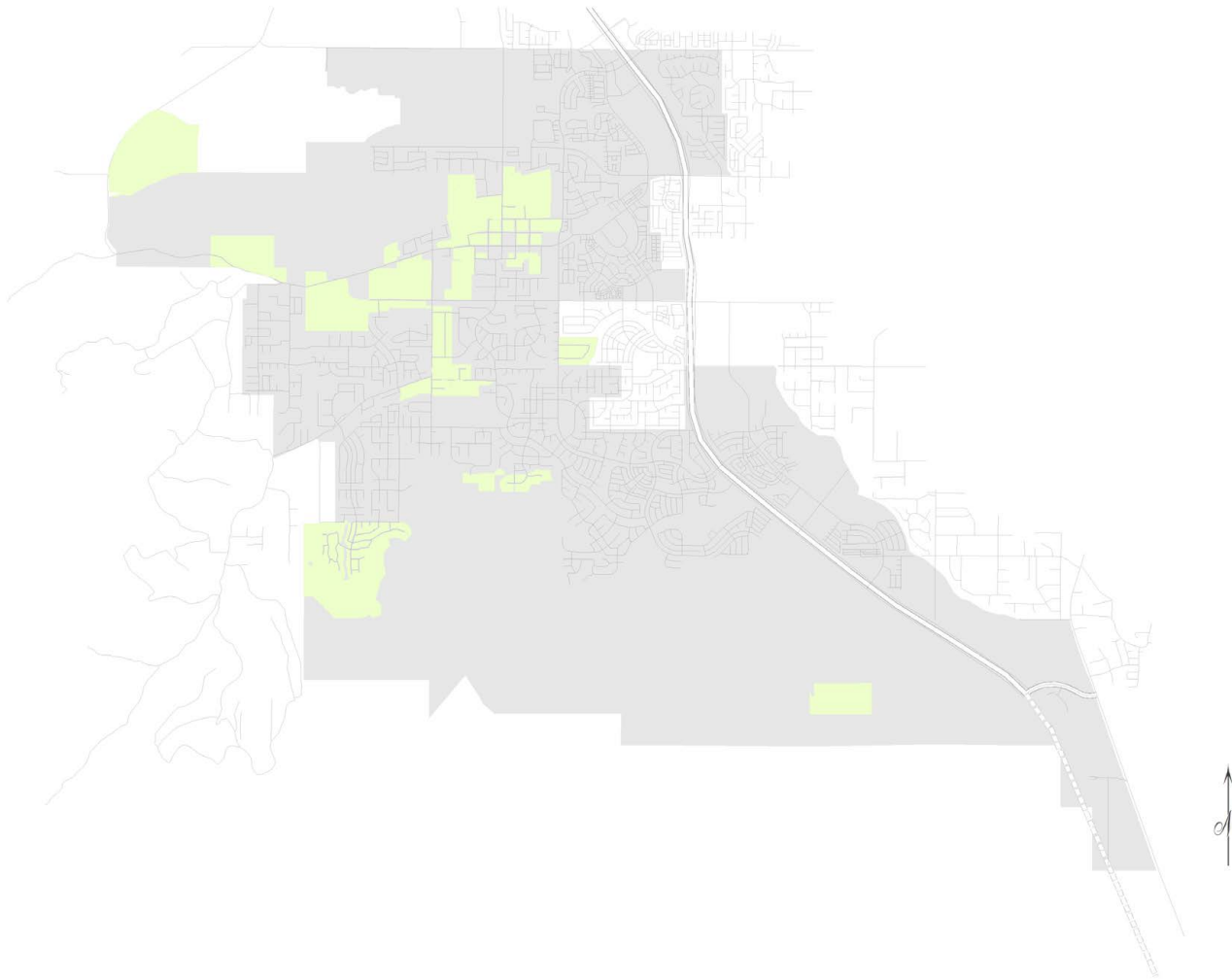


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# HILLSIDE/AGRICULTURAL RESIDENTIAL

The Hillside/Agricultural Residential areas of Herriman offer opportunities for larger lots that can support homes of a range of sizes – from small to grand. This designation can help protect sensitive areas and can allow animal rights, honoring the City's agricultural roots and highlighting the desirable location nestled in the foothills of the Oquirrh Mountains.



## OVERVIEW & KEY ELEMENTS

### WHY IS THIS CATEGORY USED?

Housing diversity and choice includes offering opportunities for larger, estate home development. These low-density residential areas can provide a buffer between higher density residential and open spaces and/or environmentally sensitive lands.

### WHERE IS THIS CATEGORY USED?

These areas are predominantly used in the west central and south sections of the City and adjacent to the foothills. Areas are further away from main transportation and transit corridors. Nearby services are primarily outdoor amenities, including parks and natural open spaces.

### DEVELOPMENT PATTERN

Max gross density: 0.8 DU/AC  
Typical lot size: 1 acre or larger  
Building form: 1 to 2 stories  
Outbuildings: Detached, supportive  
ADU's: detached or attached

### CORRESPONDING ZONES

Agricultural  
A-1-43

Recreational  
FR-1; FR-2.5; FR-5

Residential  
R-1-43



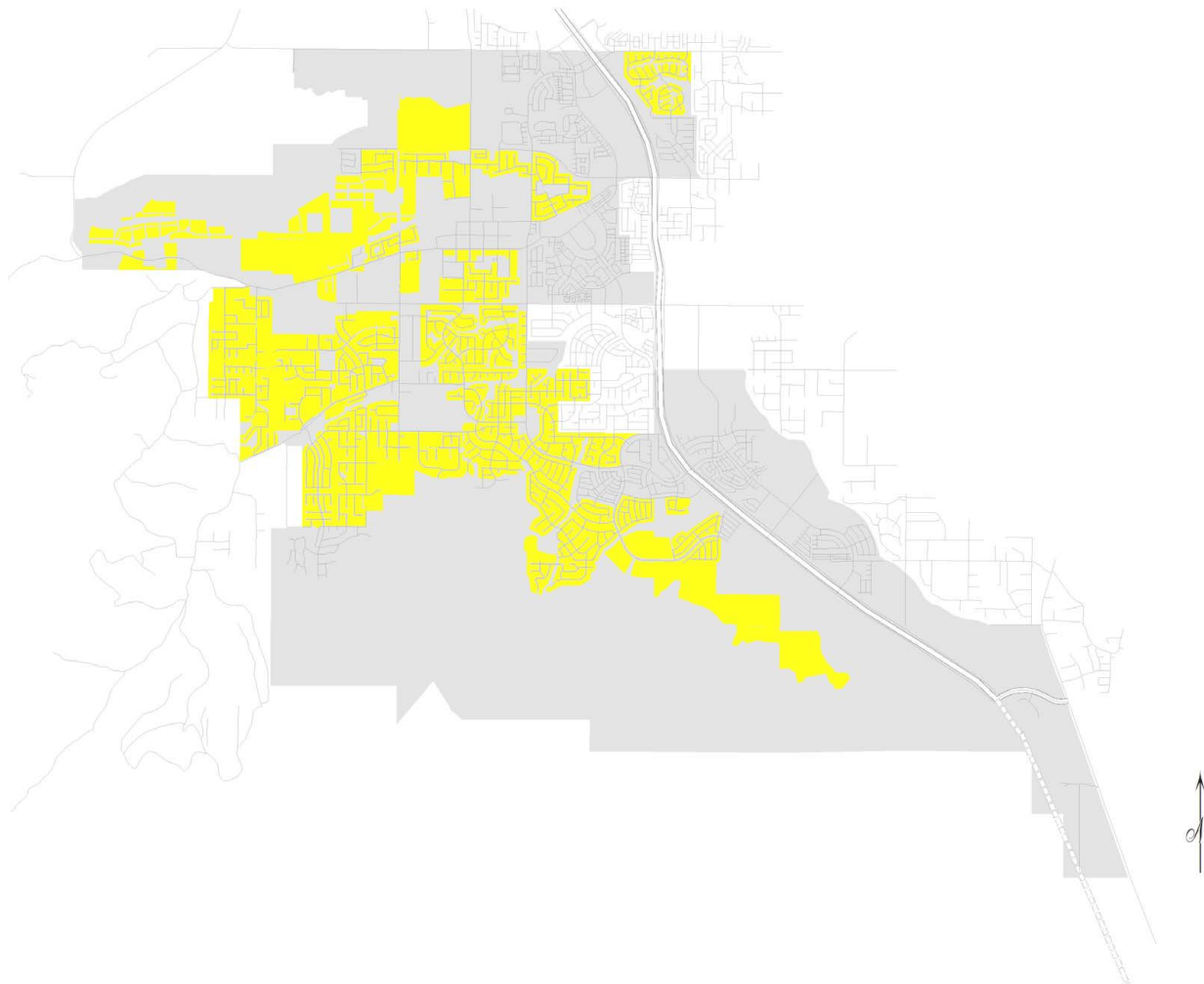


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# NEIGHBORHOOD RESIDENTIAL ONE

The Neighborhood One residential areas of Herriman offer opportunities for a mix of residential lots that support a range of home sizes, styles, and types throughout the community. These areas represent the conventional suburban neighborhood subdivisions as well as clustered development that helps protect sensitive areas and offer shared open spaces. Some animal rights are allowed.



## OVERVIEW & KEY ELEMENTS

### WHY IS THIS CATEGORY USED?

Housing diversity choice includes offering a range of housing on small to mid-sized lots in order to provide opportunities throughout Herriman for upsizing from a townhome or condo or downsizing from an agricultural context or larger, estate home. Neighborhood One areas can provide a buffer between higher density residential and open spaces and/or environmentally sensitive lands.

### WHERE IS THIS CATEGORY USED?

These areas are located throughout Herriman and represent the primary residential neighborhood type in the community. Predominantly used in the west and south quadrants of the City and adjacent to the foothills along the southeast portion of the City. Areas are located near or adjacent to main transportation and transit corridors, with convenient access to the network of major roadways. Nearby services are community services and amenities, including schools, parks, natural open spaces, and neighborhood-scaled commercial services and amenities.

### DEVELOPMENT PATTERN

Max gross density: 2.4 DU/AC

Typical lot size: .33 acres

Building form: 1 to 2 stories

Outbuildings: Detached, supportive

ADU's: detached or attached

### CORRESPONDING ZONES

Agricultural

A-1-21; A-1-10

Residential

R-1-43; R-1-21; R-1-15; R-1-10

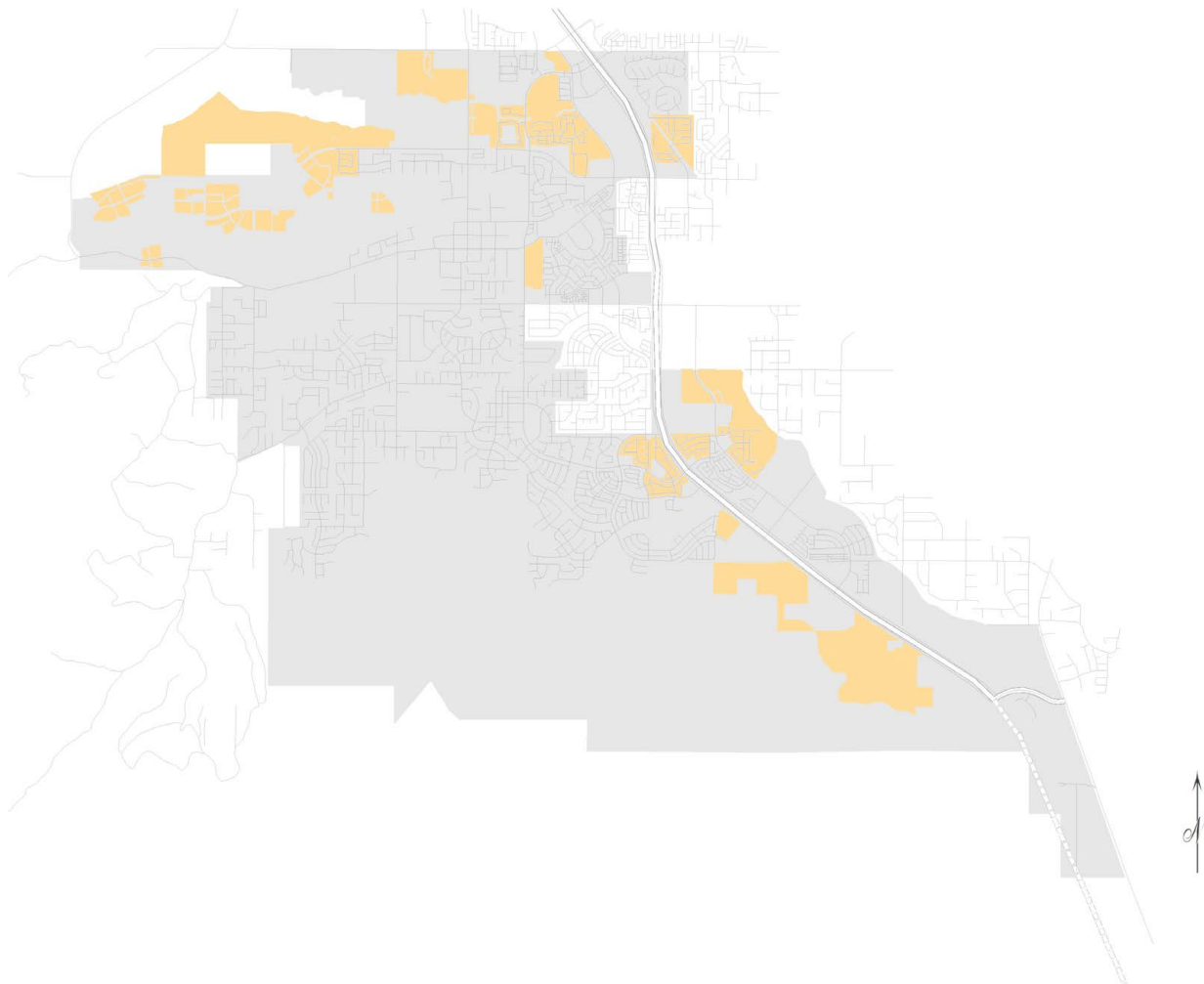


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# NEIGHBORHOOD RESIDENTIAL TWO

The Neighborhood Two residential areas of Herriman offer expanded opportunities for a mix of residential lots that support a range of home sizes, styles, and types throughout the community. These areas represent a traditional neighborhood design, with smaller yards and houses. Neighborhoods may utilize clustered development patterns to help protect sensitive areas, scenic resources, and offer shared open spaces. Some animal rights are allowed.



## OVERVIEW & KEY ELEMENTS

### WHY IS THIS CATEGORY USED?

Housing diversity choice includes offering a range of housing on smaller lots in order to provide opportunities throughout Herriman for detached and attached homes that fill the gap between conventional suburban homes and multi-family homes. Housing styles will primarily be detached single-family units and duplexes, but may include tri-plexes, four-plexes, and townhomes. Neighborhood Two areas may be integrated amid lower density residential areas but can also provide a buffer between lower density residential areas and commercial, office, and mixed-use areas.

### WHERE IS THIS CATEGORY USED?

These areas are located throughout Herriman and represent a secondary residential neighborhood type in the community. Predominantly used in the north, central, and south quadrants of the City and adjacent to key activity areas and educational/employment campuses. Areas must be located near or adjacent to main transportation and transit corridors, with convenient access to the regional transportation system. Nearby services are mixed-use areas with a range of amenities, as well as community services and amenities, including schools, parks, natural open spaces and neighborhood-scaled commercial services and amenities.

### DEVELOPMENT PATTERN

Max gross density: 8.0 DU/AC

Typical lot size: 0.15 acres

Building form: 1 to 3 stories

Outbuildings: Detached, supportive

ADU's: detached or attached

### CORRESPONDING ZONES

Residential

R-1-15; R-1-10; R-2-15, R-2-10

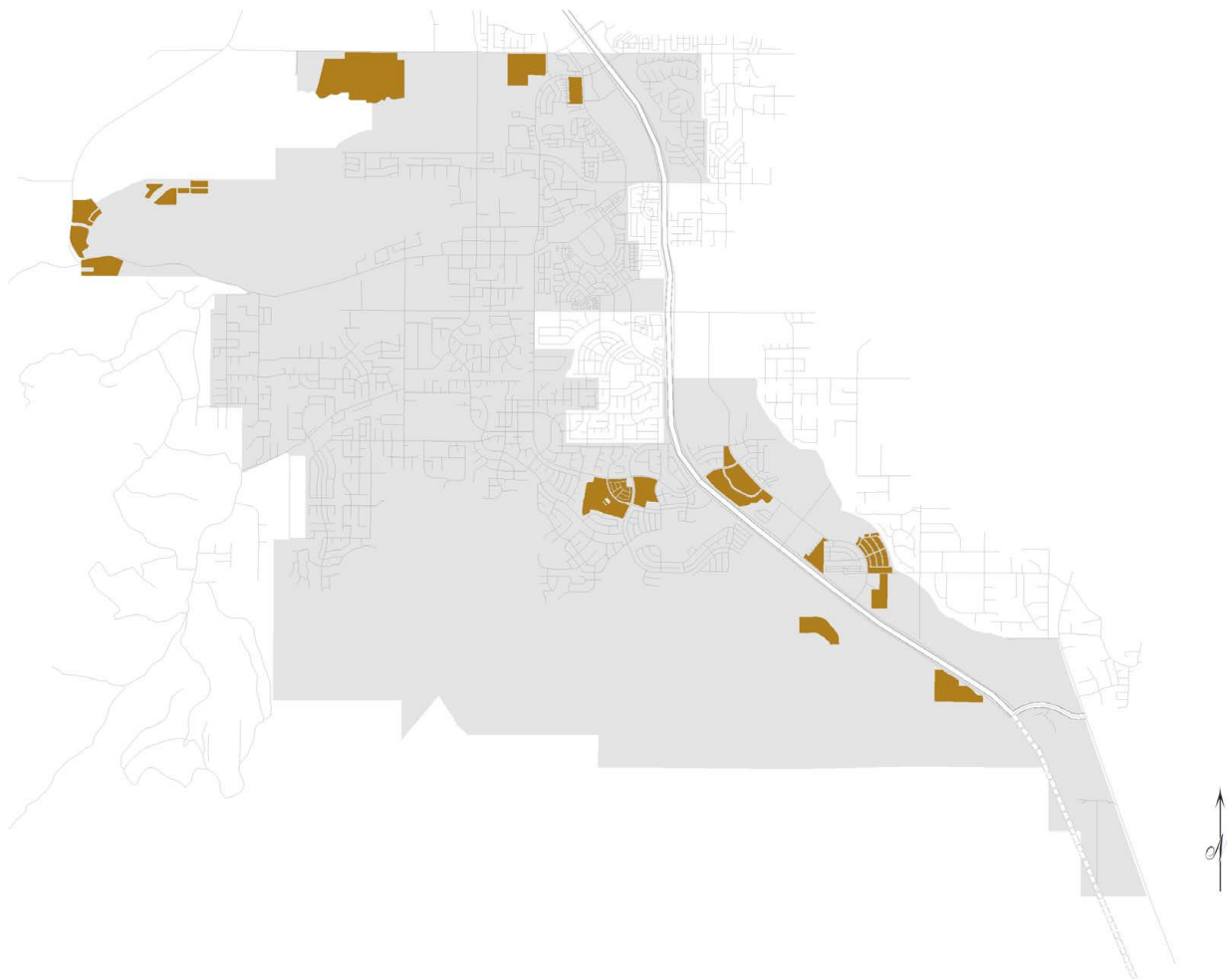


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# MIXED USE NEIGHBORHOOD ONE

The Mixed Use Neighborhood areas of Herriman offer opportunities for a mix of primarily residential lots and developments that support a range of dwelling unit sizes and types throughout the community. These areas represent a suburban mixed-use pattern that integrates community, commercial, employment, and educational uses in a vertical or horizontal format at a neighborhood-scale. Development may be clustered to help protect sensitive areas, scenic resources, and offer shared open spaces. Animal rights are only allowed in an animal and/or agricultural overlay area and if yard and/or common space size requirements are met.



## OVERVIEW & KEY ELEMENTS

### WHY IS THIS CATEGORY USED?

Housing diversity choice includes offering a range of housing on smaller lots and in complexes in order to provide opportunities throughout Herriman for detached and attached homes that blend single family and multi-family units in a neighborhood. Housing styles will primarily be attached single-family units including duplexes, tri-plexes, four-plexes, and townhomes with some detached single-family homes on small lots and smaller apartment complexes. Mixed-Use Neighborhood areas may be integrated amid neighborhood residential areas but can also provide a buffer between these areas and commercial, office, and higher intensity mixed-use areas.

### WHERE IS THIS CATEGORY USED?

These areas represent the primary mixed-use neighborhood type in the community and strategically located in certain parts of Herriman to complement adjacent uses and support transportation infrastructure investments. Predominantly used in the east and central quadrants of the City and adjacent to key activity areas, commercial development, and educational and/or employment campuses. Areas must be located near or adjacent to main transportation and transit corridors, with convenient access to the regional transportation system. Nearby services are commercial and mixed-use areas with a range of amenities, as well as community services and amenities, including schools, parks, natural open spaces and neighborhood-scaled commercial services and amenities.

### DEVELOPMENT PATTERN

Max gross density: 12.0 DU/AC

Typical lot size: 0.10 acres

Building form: 1 to 3 stories

Outbuildings: Attached/Detached, supportive

ADU's: N/A

Mixed-Use Form: Horizontal or Vertical, minimum of 5 to 10% of gross area

### CORRESPONDING ZONES

Residential

R-1-10, R-2-15, R-2-10

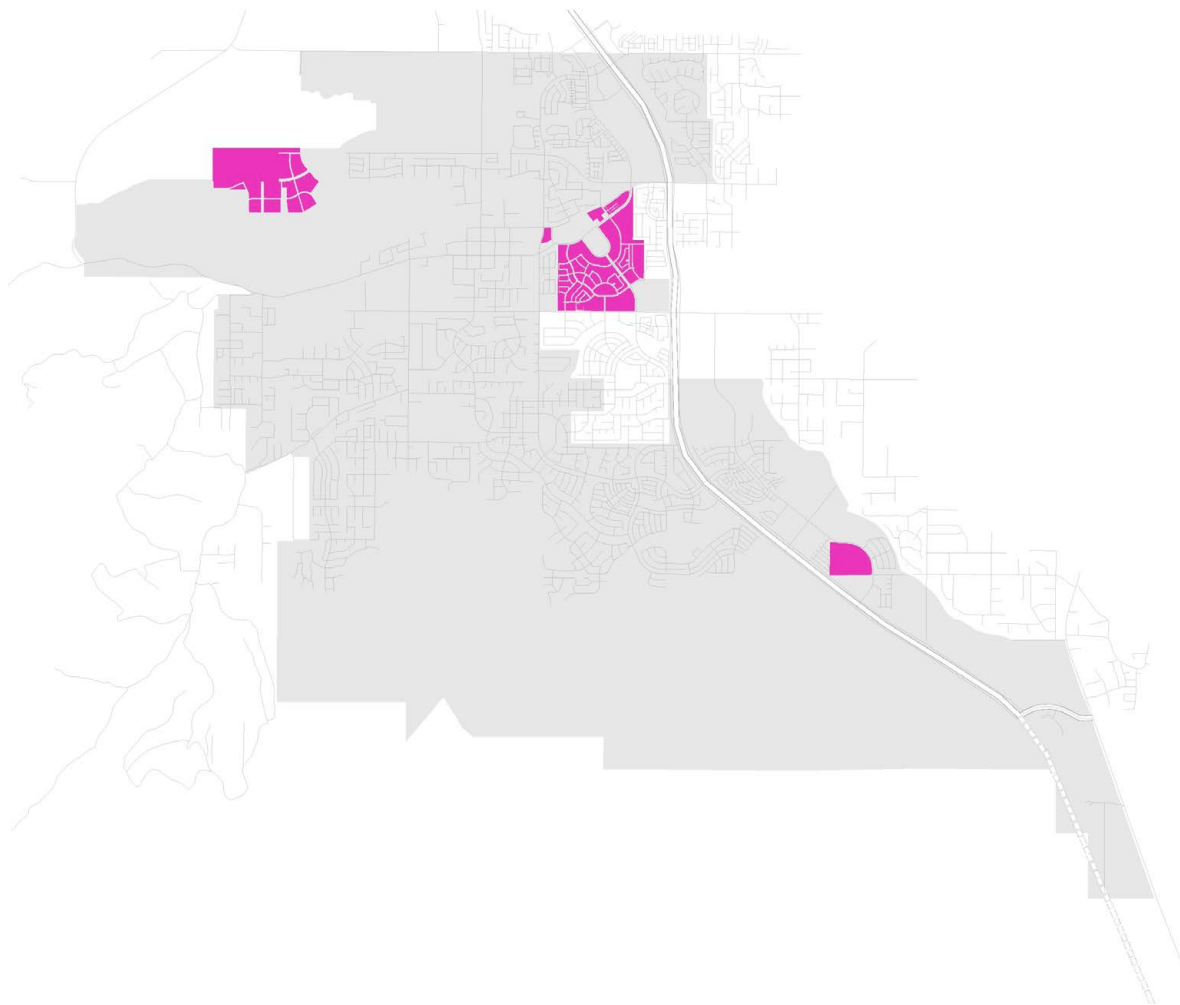
Mixed Use

MU



# MIXED USE NEIGHBORHOOD TWO

The Mixed-Use Neighborhood Two areas of Herriman offer opportunities for higher intensity residential integrated or adjacent to a mix of community, commercial, employment, and educational uses in a vertical or horizontal format at a town center scale. These areas represent an intensity of development that is intended to support existing and future centers of activity. Development will be balanced with the provision of amenities, open spaces, and connections to Herriman's trails and scenic resources via a fine-grained multi-modal network. Animal rights are generally not allowed or limited to identified animal and/or agricultural overlay areas if yard and/or common space size requirements are met.



## OVERVIEW & KEY ELEMENTS

### WHY IS THIS CATEGORY USED?

Housing diversity includes offering a mix of multi-family housing types to provide opportunities in specific areas of Herriman where multi-family units are supported by a mixed-use neighborhood. Housing styles will primarily be attached townhomes, four-plexes, eight-plexes, and medium sized apartment complexes. Mixed-Use Neighborhood Two areas may be adjacent to or integrated with other Mixed-Use Neighborhoods, and can provide a buffer between commercial, employment, and education areas and nearby residential neighborhoods.

### WHERE IS THIS CATEGORY USED?

These areas represent the most intense mixed-use neighborhood type and are strategically located in specific areas of Herriman to support transportation investments and education or employment developments. Predominantly used for the Towne Center and future development in key areas of the City. Areas must be located near/adjacent to main transportation and transit station areas, with convenient access to the regional transportation system, to reduce impacts from the higher intensity of units. Locating areas near or integrated with services, amenities, and employment opportunities helps reduce the impacts on the transportation infrastructure. Nearby services are pedestrian-supportive commercial uses, as well as community services and amenities, including schools, parks, natural open spaces and town center-scaled commercial services and amenities.

### DEVELOPMENT PATTERN

Max gross density: 16.0 DU/AC  
Typical lot size: 0.08 acres  
Building form: 2 to 4 stories  
Outbuildings: Attached/Detached, supportive  
ADU's: N/A  
Mixed-Use Form: Horizontal or Vertical, minimum of 10 to 25% of gross area

### CORRESPONDING ZONES

Residential  
R-2-15, R-2-10; R-20-43

Mixed Use  
MU-2

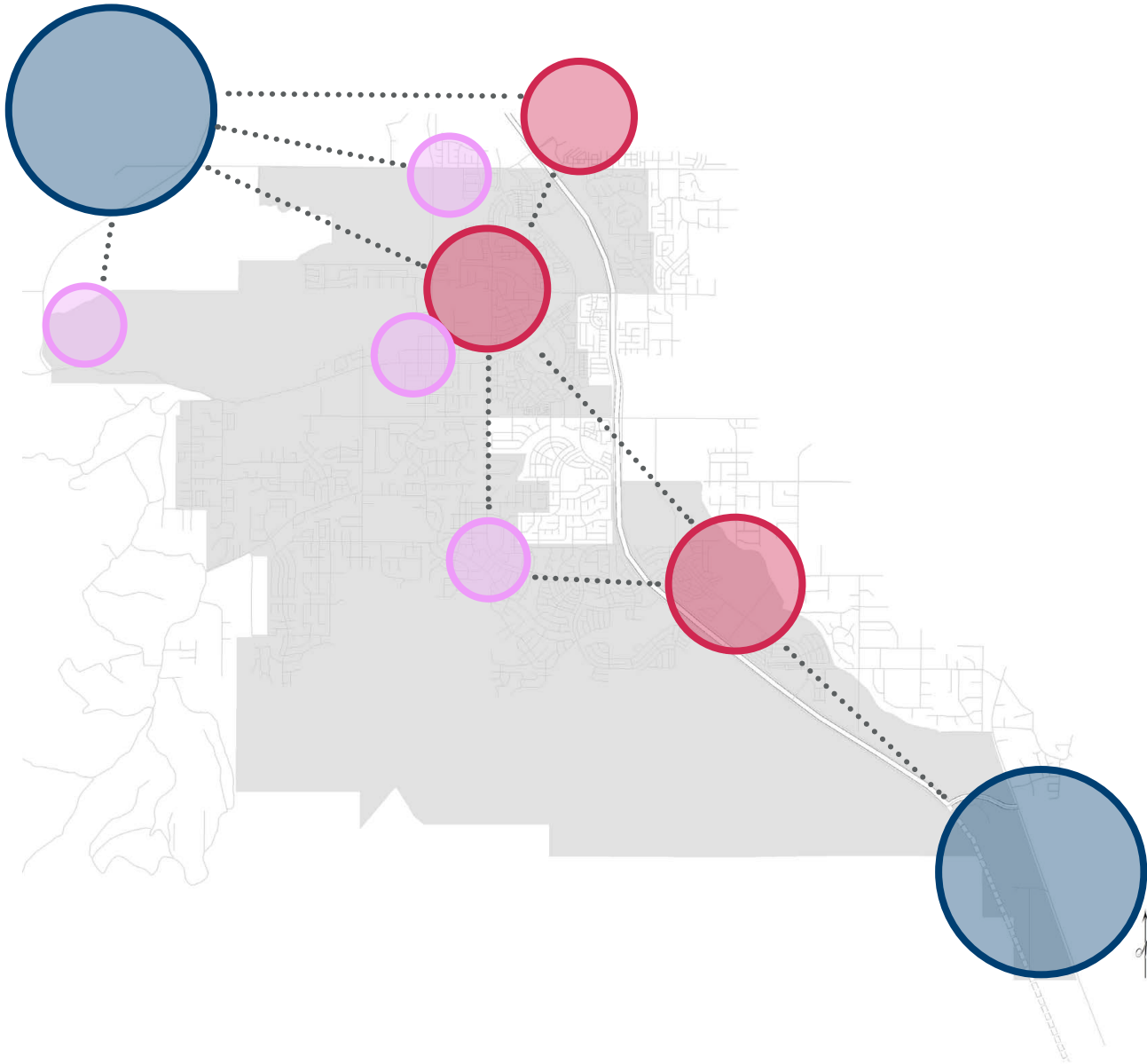




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# MIXED USE & COMMERCIAL

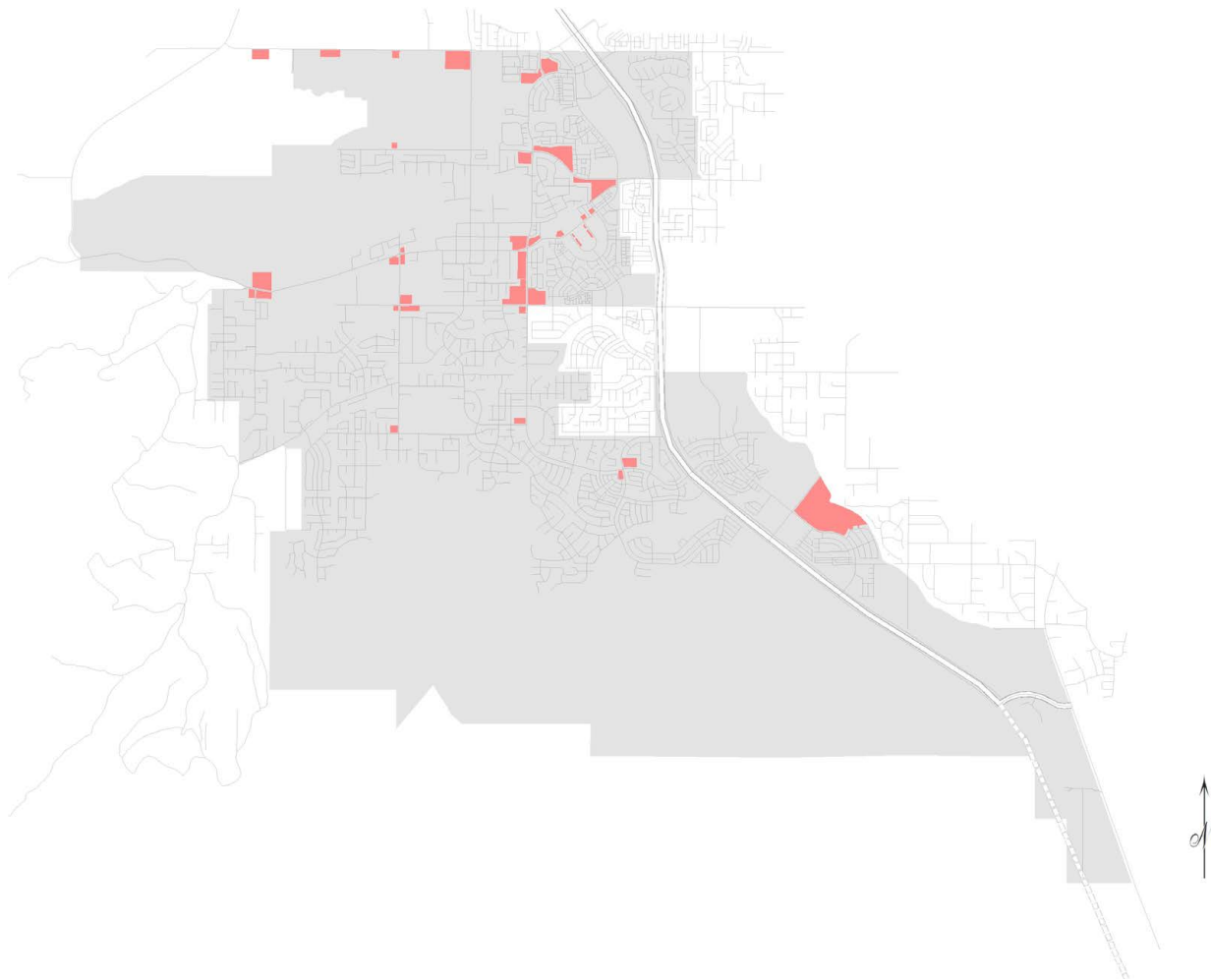


- *Neighborhood Commercial Node*
- *General Retail*
- *Employment Campus/ Business Park*
- *Office Mixed Use*
- *Educational Campus/ Village*



# NEIGHBORHOOD COMMERCIAL NODE

The Neighborhood Commercial Nodes of Herriman offer opportunities for smaller-scaled commercial uses that are accessed via walking, biking, or driving. These areas may be integrated with or adjacent to Residential Neighborhoods, Mixed-Use Neighborhoods, and Employment or Educational Campuses. These areas represent an intensity of development that is intended to draw customers from the surrounding neighborhood context. Development will be designed with connections to multi-modal networks and parking amounts and location will be calibrated to the context. Areas will be designed with pedestrian access and urban design considerations to create an attractive and functional transition between the uses.



## OVERVIEW & KEY ELEMENTS

### WHY IS THIS CATEGORY USED?

Neighborhood Commercial Nodes will help provide nearby services, amenities, and opportunities for social interactions to Herriman's neighborhoods and campus areas. These areas will help to diversify Herriman's tax base with smaller-scaled spaces that support employment and destination activities as well as residential neighborhood. Strategically locating these areas will place Herriman in a position to capture residents and visitors alike, as well as future daytime population.

### WHERE IS THIS CATEGORY USED?

These areas represent the more traditional neighborhood commercial that has good visibility and easy access from the immediate surrounding context. Locating these areas at key intersections or adjacent to well-population uses, such as parks, educational facilities, and employment nodes will leverage their benefits while minimizing any impacts on the surrounding neighborhood context.

### DEVELOPMENT PATTERN

Typical lot size: < 1 acre  
Typical Building Footprint: < 10,000 sq. ft.  
Building form: 1 to 2 stories  
Service Area: 1 to 3 miles  
Primary Access Mode: Biking, Walking  
Secondary Access Mode: Driving, Transit

### CORRESPONDING ZONES

Commercial & Office  
C-1\*  
OP

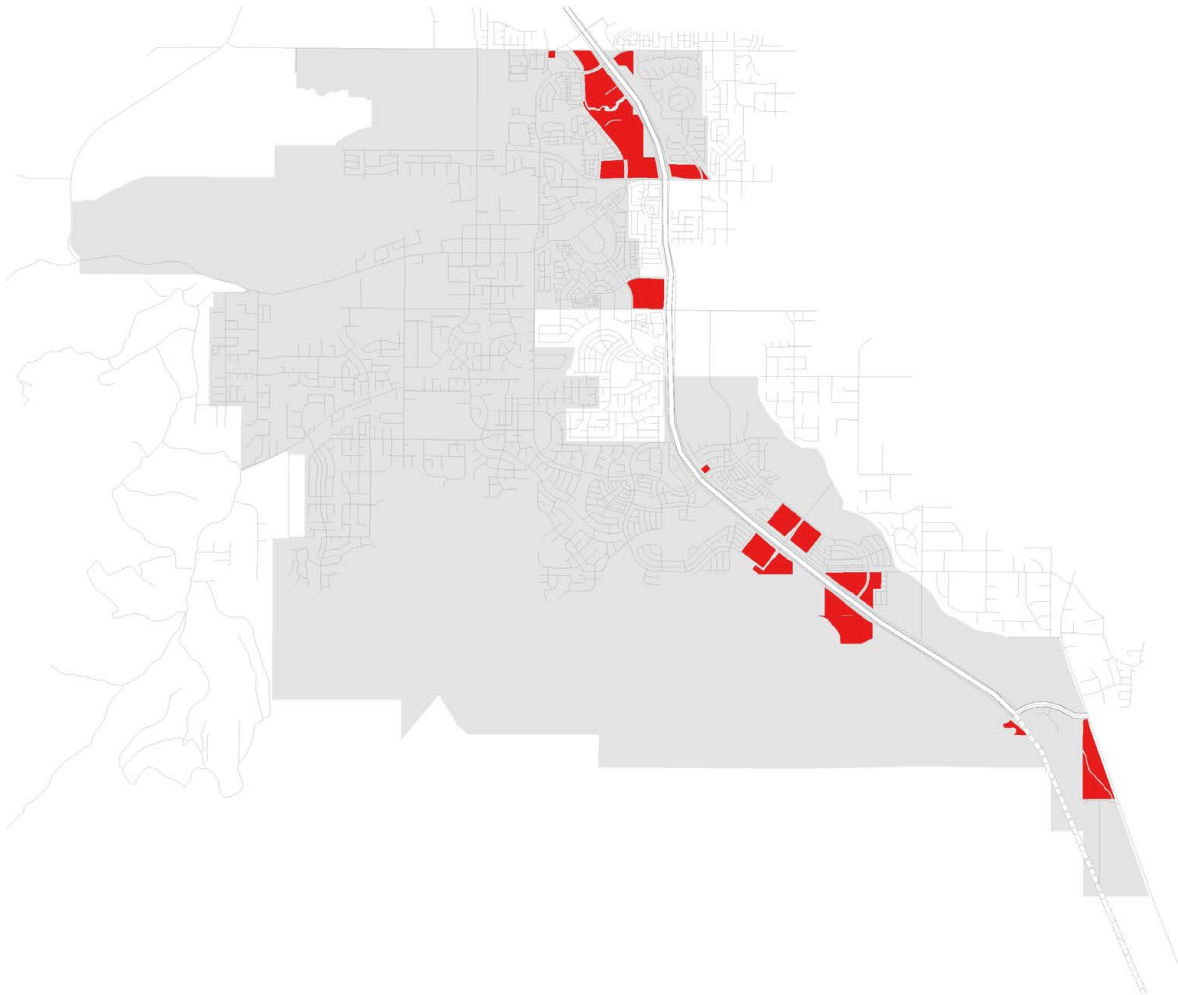
Mixed Use  
MU; MU-2\*\*

*\*Either an update to C-1 to better correspond with this category is recommended, and/or creation of a new Neighborhood Commercial zone*  
*\*\*Neighborhood Commercial Node FLU areas may be included as part of the acreage for a larger MU or MU-2 project area*



# GENERAL RETAIL

The General Retail areas of Herriman offer opportunities for larger-scaled commercial uses that are primarily accessed via automobile. These areas may be adjacent to the mixed-use neighborhoods or higher density residential areas, or community uses. These areas represent an intensity of development that is intended to draw customers City-wide and from the surrounding regional context. Development will be balanced with the provision of amenities and connections to a multi-modal network. Areas adjacent to residential or mixed-use neighborhoods will be designed with pedestrian access and urban design considerations to create an attractive and functional transition between the uses and minimize conflicts between modes of access. Commercial strip corridors are not desired and general retail areas should be designed as an activity center with supporting and complementary uses in the surrounding context.



## OVERVIEW & KEY ELEMENTS

### WHY IS THIS CATEGORY USED?

General Retail areas will help provide necessary services and amenities to Herriman residents. These revenue-generating opportunities will help to diversify Herriman's tax base. Strategically locating these areas will place Herriman in a position to capture future commercial development looking for visibility and easy access from major transportation corridors. While many communities set aside more land for retail than can be absorbed, Herriman is positioned to capture unique opportunities and/or destination retail. The General Retail areas can be assigned to larger areas that may provide a framework for those opportunities.

### WHERE IS THIS CATEGORY USED?

These areas represent the more conventional suburban commercial types of uses and are strategically located to be supported by transportation networks, employment and education campuses, and nearby residential neighborhoods. Predominantly used along the Mountain View Corridor and future intersections of major roadways in the north, south, and eastern sections of the City. Locating these areas near or integrated with services, amenities, and employment opportunities helps to further reduce the impacts on the transportation infrastructure.

### DEVELOPMENT PATTERN

Typical lot size: > 1 acre  
Typical Building Footprint: > 10,000 sq. ft.  
Building form: 1 to 2 stories  
Service Area: 3 to 5 miles  
Primary Access Mode: Driving, Transit  
Secondary Access Mode: Biking, Walking

### CORRESPONDING ZONES

Commercial & Office  
C-2; OP

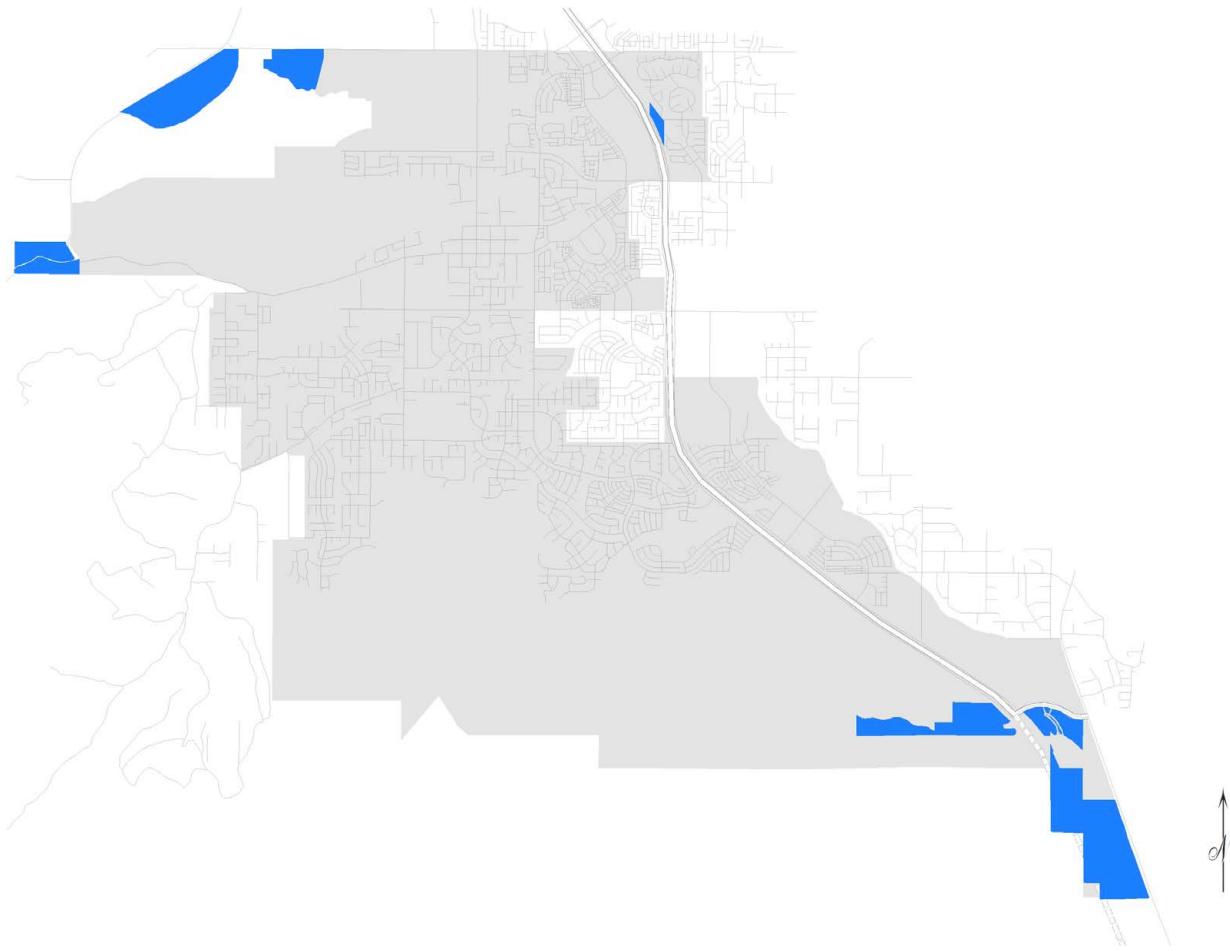


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# EMPLOYMENT CAMPUS/BUSINESS PARK

The Employment Campus areas of Herriman offer opportunities for business, technology, creative services, craft industry, start-up and/or entrepreneur space, and light industry-focused development with accessory amenity uses to support the daytime population. Employment centers can include a mix of commercial and light industrial uses commonly found in business, warehouse, and research development parks. These campus areas may range in scale, with smaller-scaled campuses integrated with or adjacent to Residential Two and Mixed-Use Neighborhoods. Employment campus areas represent development that benefits from good access but relies less on visibility compared to General Retail areas. Development will be designed with connections to multi-modal networks and urban design considerations to create an attractive and functional campus setting that integrates into the community and its neighborhoods.



## OVERVIEW & KEY ELEMENTS

### WHY IS THIS CATEGORY USED?

With frontage along Mountain View Corridor and available land, Herriman is well-positioned to help fill a gap and facilitate employment opportunities for the growing Southwest region of the county. The Employment Campus areas will bring in jobs and revenue via property tax and sales tax through associated retail uses. Providing for larger clusters of job-producing uses will help facilitate efficient use of infrastructure and attract auxiliary uses. These light industrial and business park areas are important economic resources for Herriman City and the region.

### WHERE IS THIS CATEGORY USED?

The best locations of the Employment Campus areas will be where employees, both local and regional, can be provided with safe, convenient connections from transit and transportation corridors. Unique opportunities to consider include convenient proximity locations for businesses that support and/or complement military operations at Camp Williams.

### DEVELOPMENT PATTERN

Typical lot size: Varies  
Typical Building Footprint: Varies  
Building form: 1 to 3 stories  
Primary Access Mode: Driving, Biking, Transit  
Secondary Access Mode: Walking

### CORRESPONDING ZONES

Commercial & Office  
C-2; OP

Manufacturing  
T-M; M-1; M-2

Mixed Use  
MU; MU-2



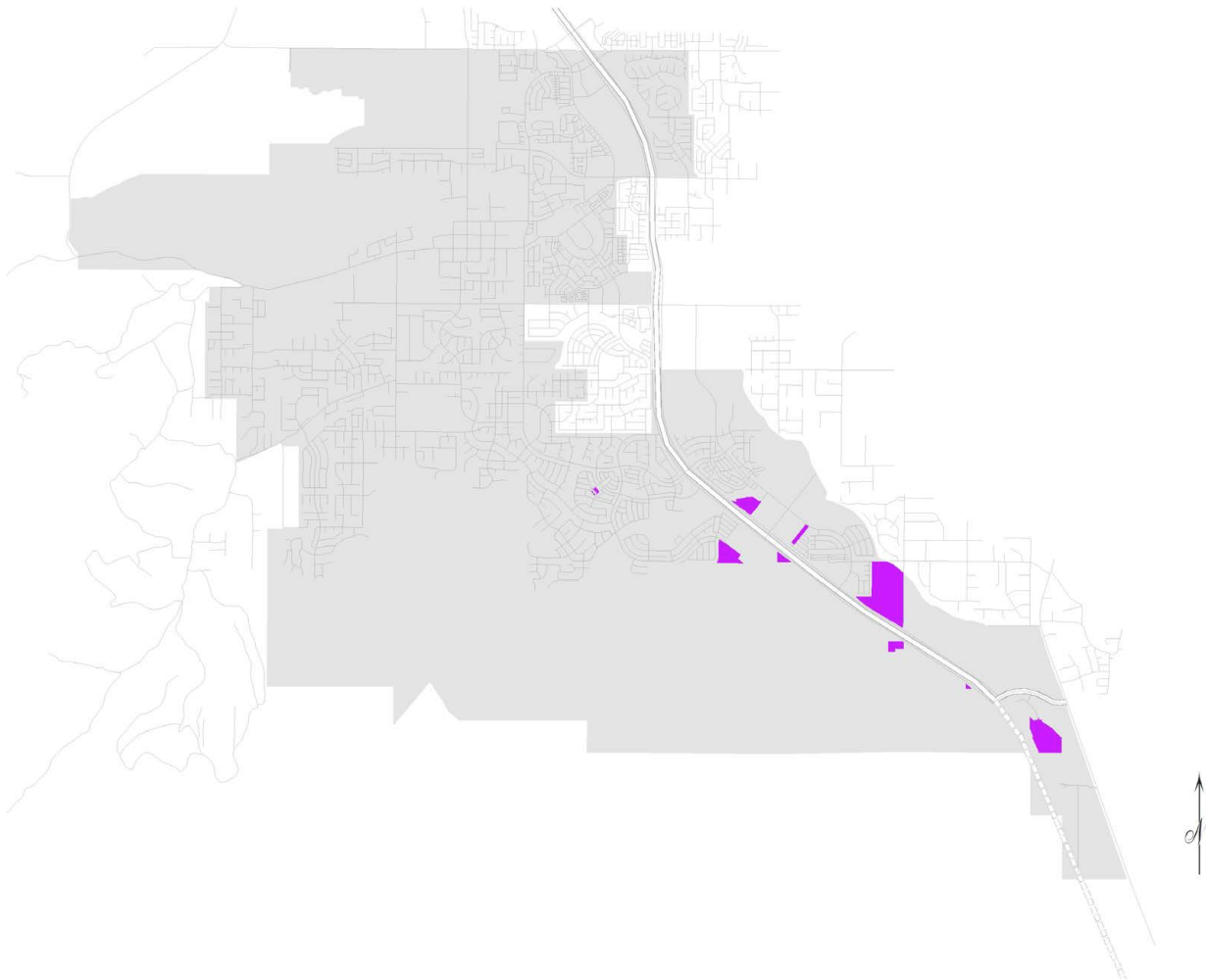


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# OFFICE MIXED USE

The Office Mixed-Use areas of Herriman offer opportunities for business, technology, and professional office uses to locate in a range of locations in Herriman. These areas are intended to be compatible with adjacent residential neighborhoods as well as civic, community, and commercial areas of Herriman. Similar to Employment Campuses, these areas represent development that benefits from good access but relies less on visibility compared to General Retail areas. Development will be designed with connections to multi-modal networks and urban design considerations to create an attractive and functional mixed use setting that integrates into the community and its neighborhoods.



## OVERVIEW & KEY ELEMENTS

### WHY IS THIS CATEGORY USED?

The Office Mixed Use differentiate areas where a mix of primarily non-residential uses is desired. While some residential may occur, it is intended to be a minor, auxiliary component of these areas. Office Mixed Use areas can include a mix of retail and professional office uses commonly found in the same building or on the same site. These mixed-use areas may range in scale but are generally smaller in size than Employment Campuses and can be integrated with or adjacent to Residential and Mixed-Use neighborhoods without impacting circulation and infrastructure.

### WHERE IS THIS CATEGORY USED?

The Office Mixed Use area can be used at minor intersection nodes, near or adjacent to major transportation corridors, and near transit station areas. Office Mixed Use areas may complement larger-scaled General Retail or be used in lieu of the Neighborhood Retail Nodes designation when an employment or office use is the primary desired component of the node.

### DEVELOPMENT PATTERN

Typical lot size: Varies  
Typical Building Footprint: Varies  
Building form: 1 to 3 stories  
Primary Access Mode: Driving, Biking, Transit  
Secondary Access Mode: Walking  
Mixed-Use Form: Horizontal or Vertical, residential maximum of 10 to 25% of gross area, retail minimum of 10% of gross area

### CORRESPONDING ZONES

Commercial & Office  
C-2; OP

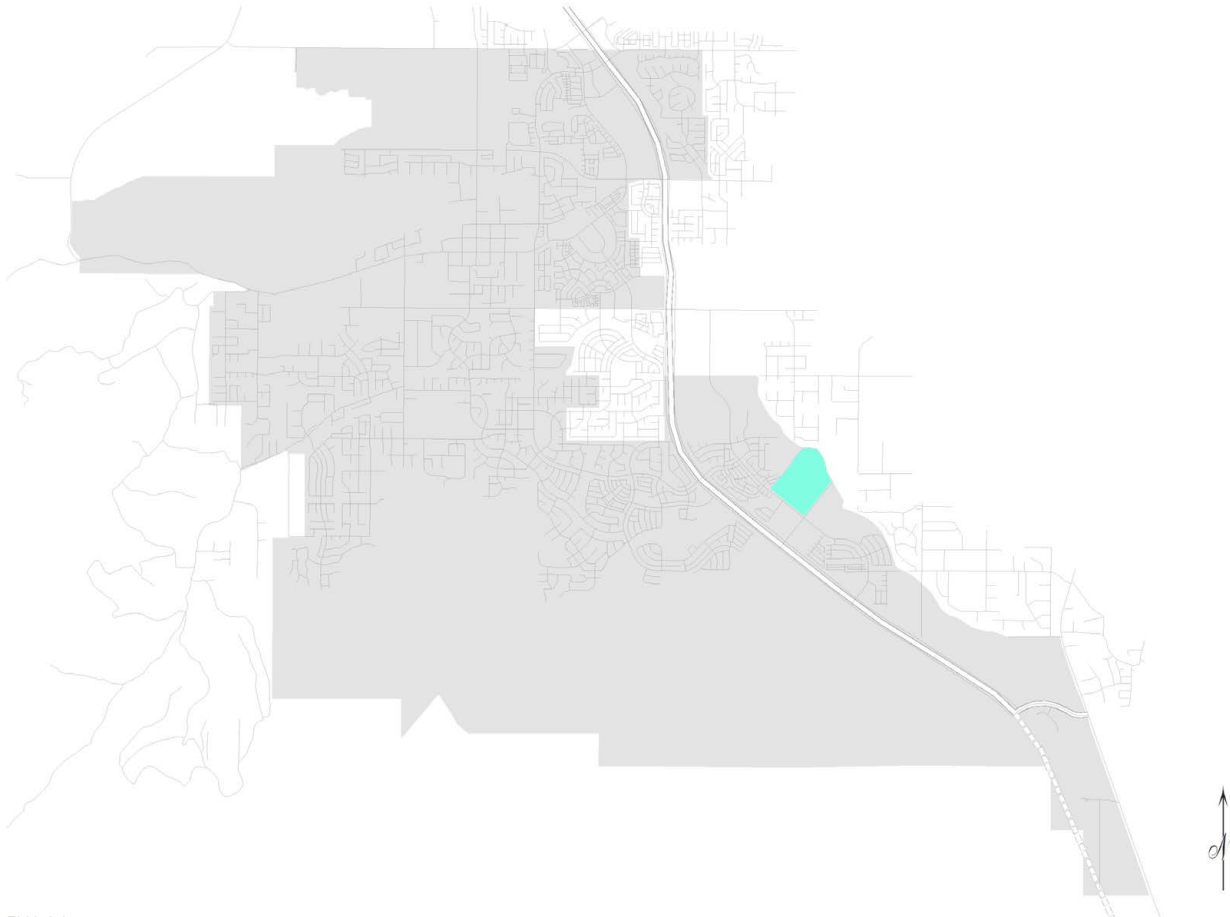
Manufacturing  
T-M

Mixed Use  
MU; MU-2



# EDUCATIONAL CAMPUS/VILLAGE

The Education Village areas of Herriman provide opportunities for secondary and higher Education Campuses to be developed as a mixed use village and/or neighborhood that offers a co-supportive blend of residential, shopping and/or commercial, office, open spaces, recreation, community, and academic or research uses. The Educational Campus shall function as the “center” of the district and/or village, with moderate density housing surrounding the campus and in turn supported by commercial, neighborhood-scale uses that are integrated into the neighborhood or area. Educational Village areas will be designed to function as an integrated and connected series of developments, with a connected complete street network that facilitates circulation by multiple modes. The campus may range in scale and may be located adjacent to a range of other uses, including Residential neighborhoods and Mixed-Use areas. These areas represent development that benefits from good access without necessarily needing to rely on visibility from major transportation corridors. Development will be designed with connections to multi-modal networks and urban design considerations to create an attractive and functional campus setting that integrates into the community and surrounding neighborhoods.



## OVERVIEW & KEY ELEMENTS

### WHY IS THIS CATEGORY USED?

With potential for multiple secondary and higher educational facilities, Herriman should proactively prepare to facilitate the development of a village district surrounding these uses. This category creates a framework for the mix and intensity of uses to successfully integrate an educational facility with the surrounding neighborhood. Herriman has ready access to incredible open spaces and outdoor recreation opportunities to support a mixed-use Educational Village. Coupled with the City's location along Mountain View corridor and available land, Herriman is well-positioned to support expanding higher education needs for the growing region. The Educational Village areas will bring in jobs and revenue via property tax and sales tax through associated and/or auxiliary residential and retail uses. By designating a broader Village district around Educational Campuses, Herriman is facilitating efficient use of infrastructure and designating desired locations for residential intensity that will help the campus attract auxiliary uses. These Educational Campus areas are important community resources for Herriman City and the region.

### WHERE IS THIS CATEGORY USED?

The best locations for Educational Campus/Village areas are when education institutions and the surrounding neighborhood are well connected to the local transportation network with safe, convenient connections to and/or from transit and regional transportation corridors. Unique opportunities to consider include locations that support and/or complement existing or planned Neighborhood Nodes or Mixed-Use areas.

### DEVELOPMENT PATTERN

Max Residential gross density: 12.0 DU/AC  
Typical Non-Residential/Mixed-Use Building Footprint: Varies  
Building Form: 1 to 3 stories; 5 stories for Educational Buildings  
Mixed-Use Form: Horizontal or Vertical, minimum of 10 to 25% of non-residential gross area  
Primary Access Modes: Transit, Biking, Walking  
Secondary Access Mode: Driving, Walking

### CORRESPONDING ZONES

Commercial & Office  
C-2; OP

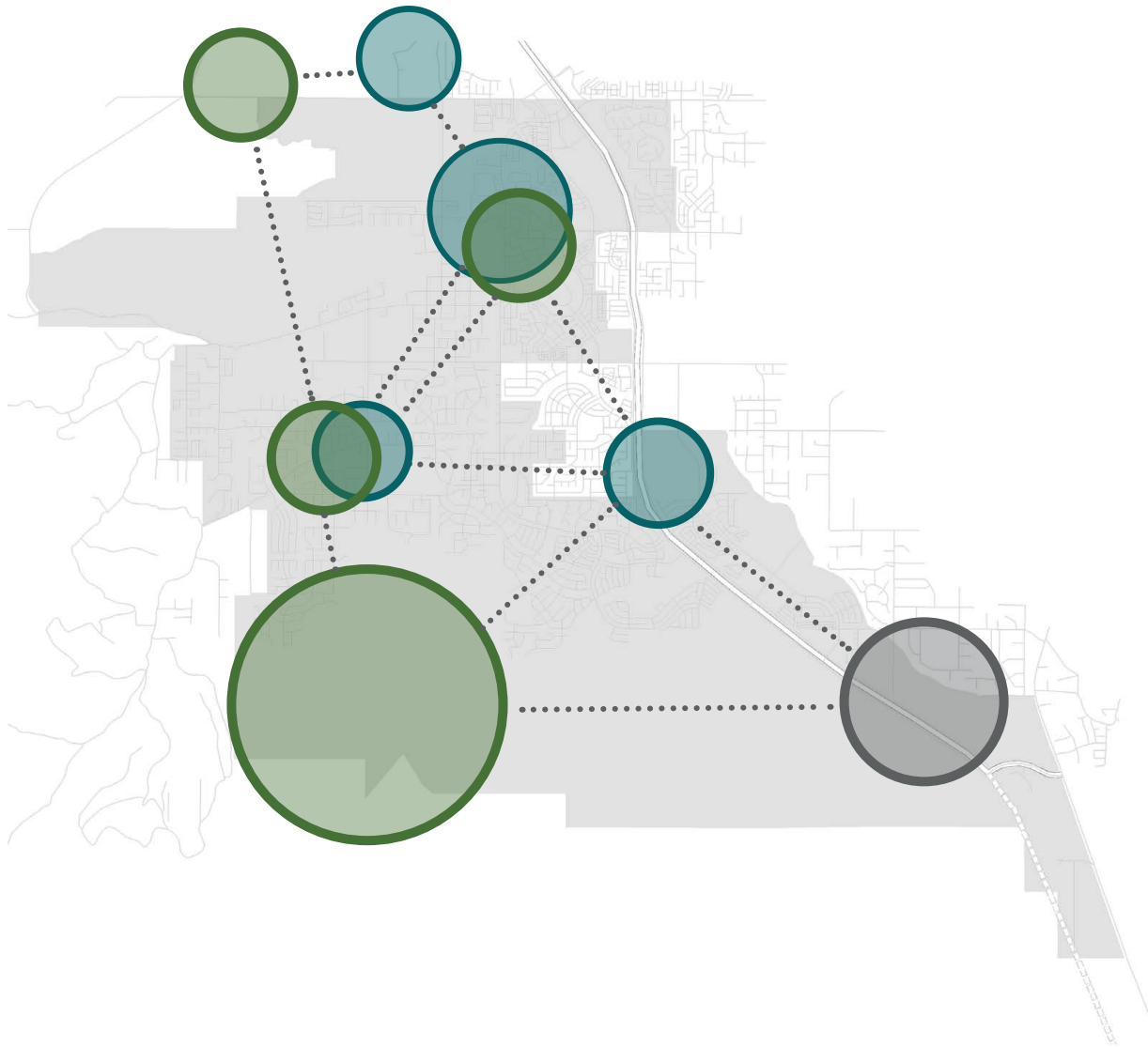
Mixed Use  
MU; MU-2



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# CIVIC & COMMUNITY

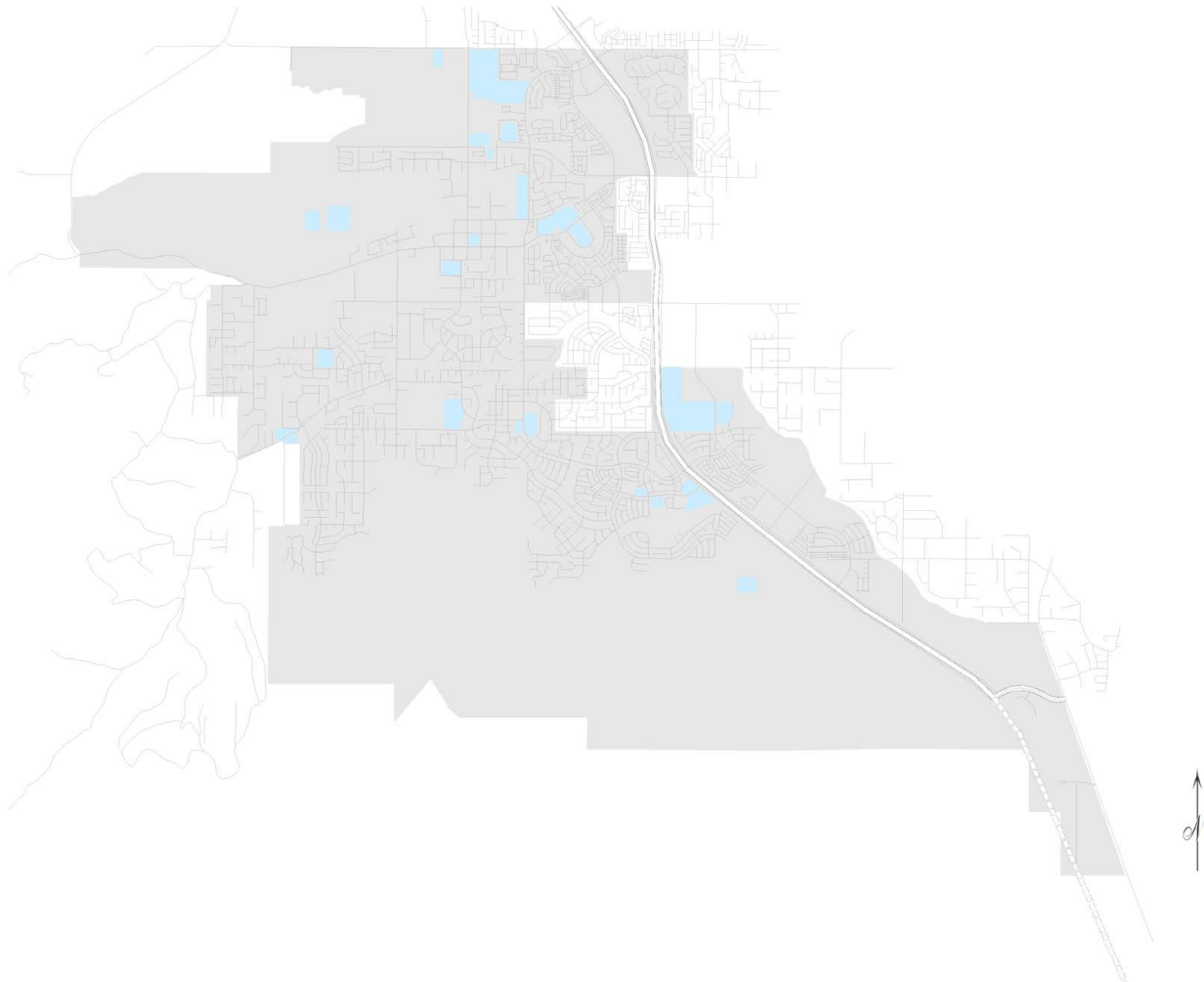


- *Civic/Community*
- *Parks & Plazas*
- *Open Spaces*
- *Utilities & Support Services*



# CIVIC/COMMUNITY

The Civic and Community areas of Herriman provide for public and quasi-public facilities such as schools, libraries, churches, and fire and/or police stations. These areas are intended to be compatible with adjacent residential neighborhoods as well as office, mixed-use, and commercial areas of Herriman. These areas will be designed with connections to multi-modal networks and urban design considerations to create an attractive and functional mixed use setting that integrates into the community and its neighborhoods.



## OVERVIEW & KEY ELEMENTS

### WHY IS THIS CATEGORY USED?

The Civic and Community areas are used to designate strategic locations for uses that will effectively and efficiently serve Herriman neighborhoods with community services.

### WHERE IS THIS CATEGORY USED?

Civic and Community areas can be located throughout the City and are best integrated into the neighborhood they serve. These areas are often located at minor intersection nodes, near or adjacent to major transportation corridors, and near transit station areas. Civic and Community areas may complement Neighborhood Commercial Nodes and Mixed-Use Neighborhoods.

### DEVELOPMENT PATTERN

Typical lot size: Varies  
Typical Building Footprint: Varies  
Building form: Varies  
Service Area: .25 to 5 miles  
Primary Access Mode: Driving, Biking, Walking  
Secondary Access Mode: Transit

### CORRESPONDING ZONES

All underlying zones

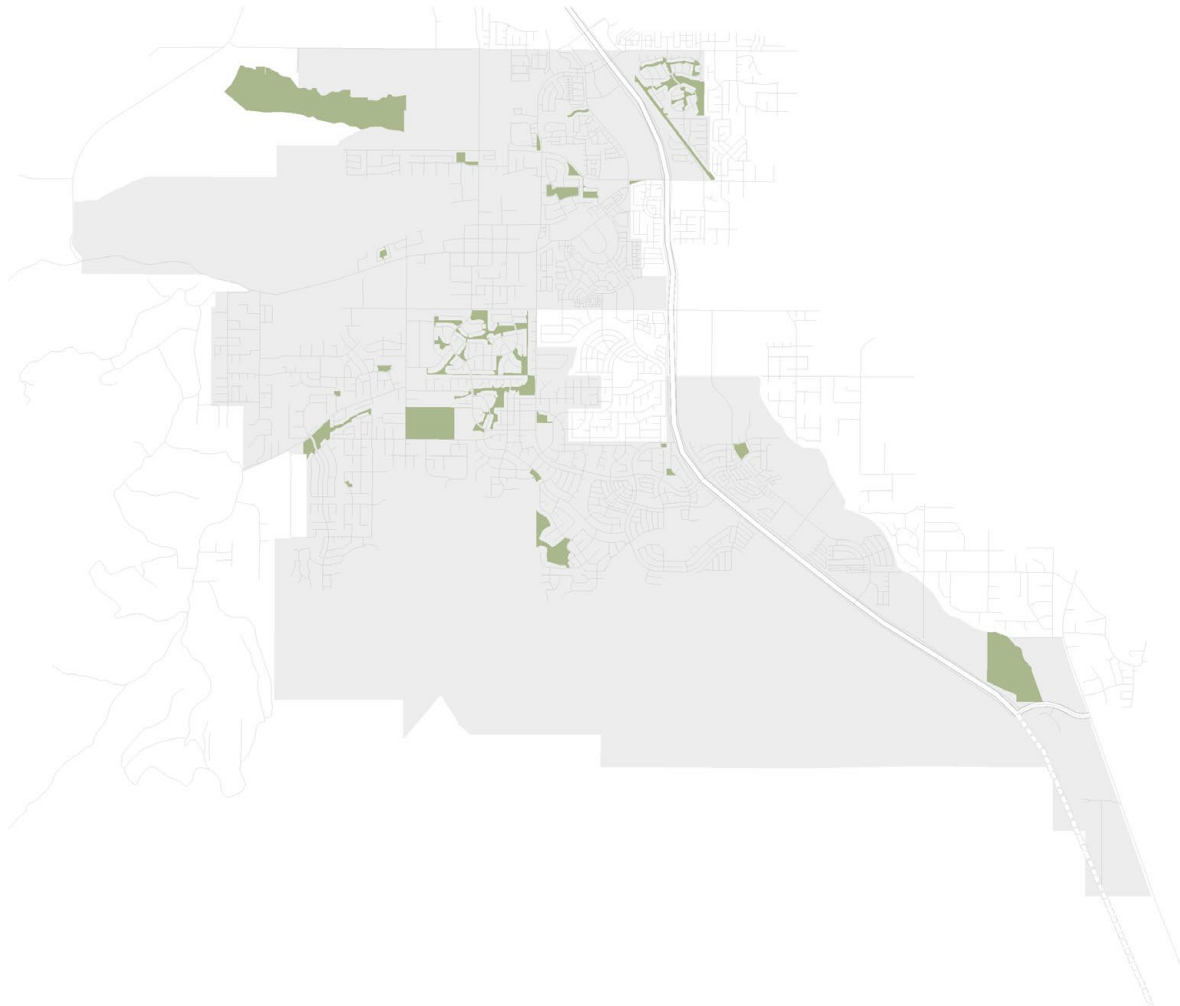




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# PARKS & PLAZAS

The Parks & Plazas areas of Herriman provide opportunities for active and passive recreation, social gatherings, or visual enhancement. Primarily publicly owned, but some areas may be under private ownership. These areas are intended to be integrated into all residential and mixed-use neighborhoods, employment and educational campuses, and retail and office areas.



## OVERVIEW & KEY ELEMENTS

### WHY IS THIS CATEGORY USED?

The Parks & Plazas areas are used to designate critical links between areas of different uses and densities, as well as contributing to the character of the community. A wide range of sizes are intended to provide variety in the type and scale of amenities developed City-wide.

### WHERE IS THIS CATEGORY USED?

The Parks and Plazas areas should be well-distributed throughout the City with connecting links between them via linear open spaces, greenways, or trails.

### DEVELOPMENT PATTERN

Typical lot size: Varies  
Typical Building Footprint: Varies  
Building form: Varies  
Service Area: .25 to 5 miles  
Primary Access Mode: Biking, Walking  
Secondary Access Mode: Driving, Transit

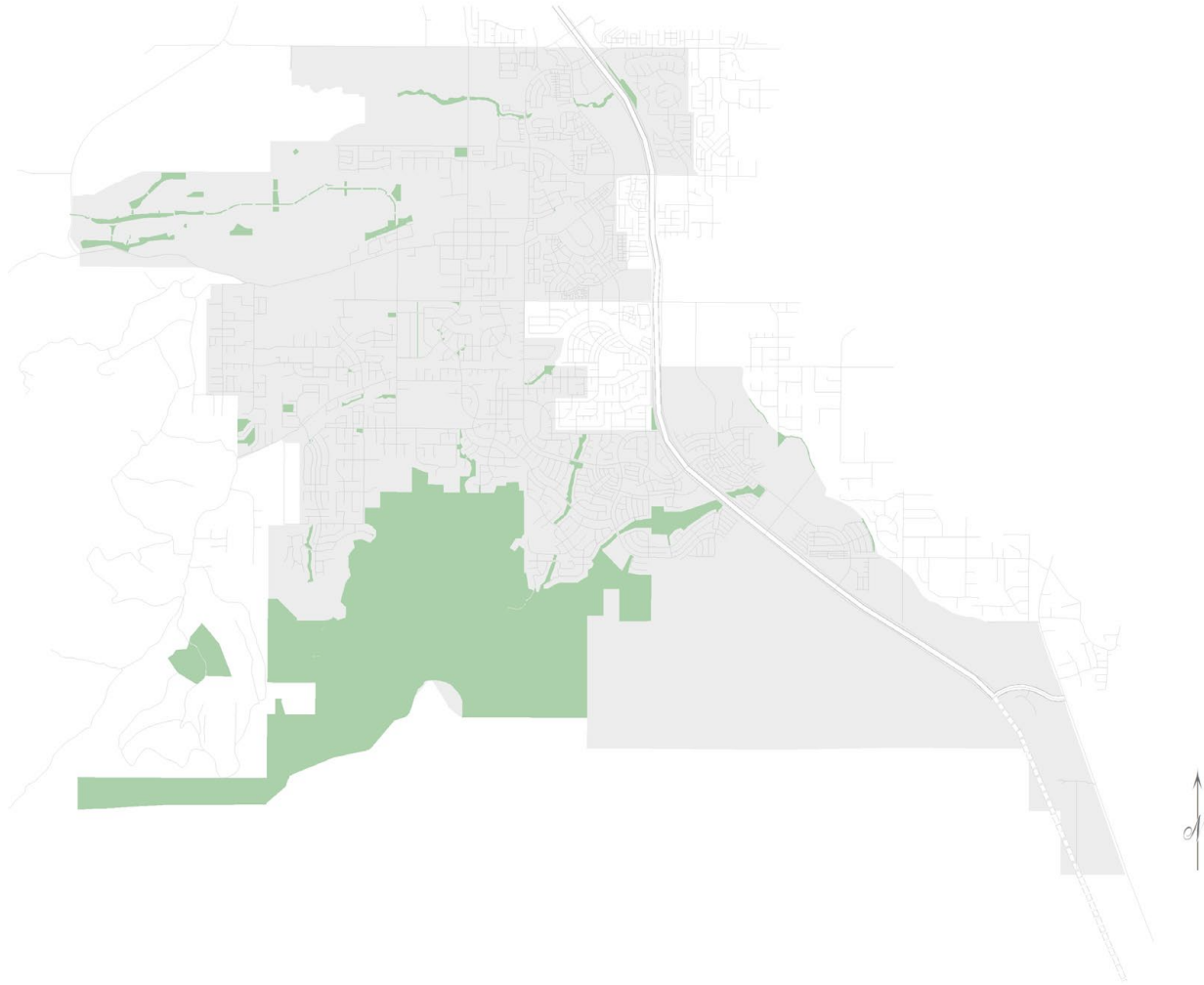
### CORRESPONDING ZONES

All underlying zones



# OPEN SPACE

The Open Space areas of Herriman provide opportunities for active and passive recreation, scenic resources, ecological protection, and preservation of the character that defines the Herriman context. Primarily publicly owned, but some areas may be under private ownership. Areas where conservation of sensitive lands is the primary goal may be identified with an overlay designation.



## OVERVIEW & KEY ELEMENTS

### WHY IS THIS CATEGORY USED?

The Open Space areas function to buffer sensitive ecological resources, such as riparian corridors and steep slopes, as well as provide a physical buffer between different use types, intensities, and functions. Together with the Parks and Plazas, they serve to provide linkages and connections between the disparate areas and neighborhoods of Herriman.

### WHERE IS THIS CATEGORY USED?

The Open Space areas should be well-distributed throughout the City with an emphasis on assembling larger tracts of open space by locating areas adjacent to other open spaces or parks and plazas.

### DEVELOPMENT PATTERN

Service Area: .25 to 5 miles  
Primary Access Mode: Biking, Walking  
Secondary Access Mode: Driving, Transit

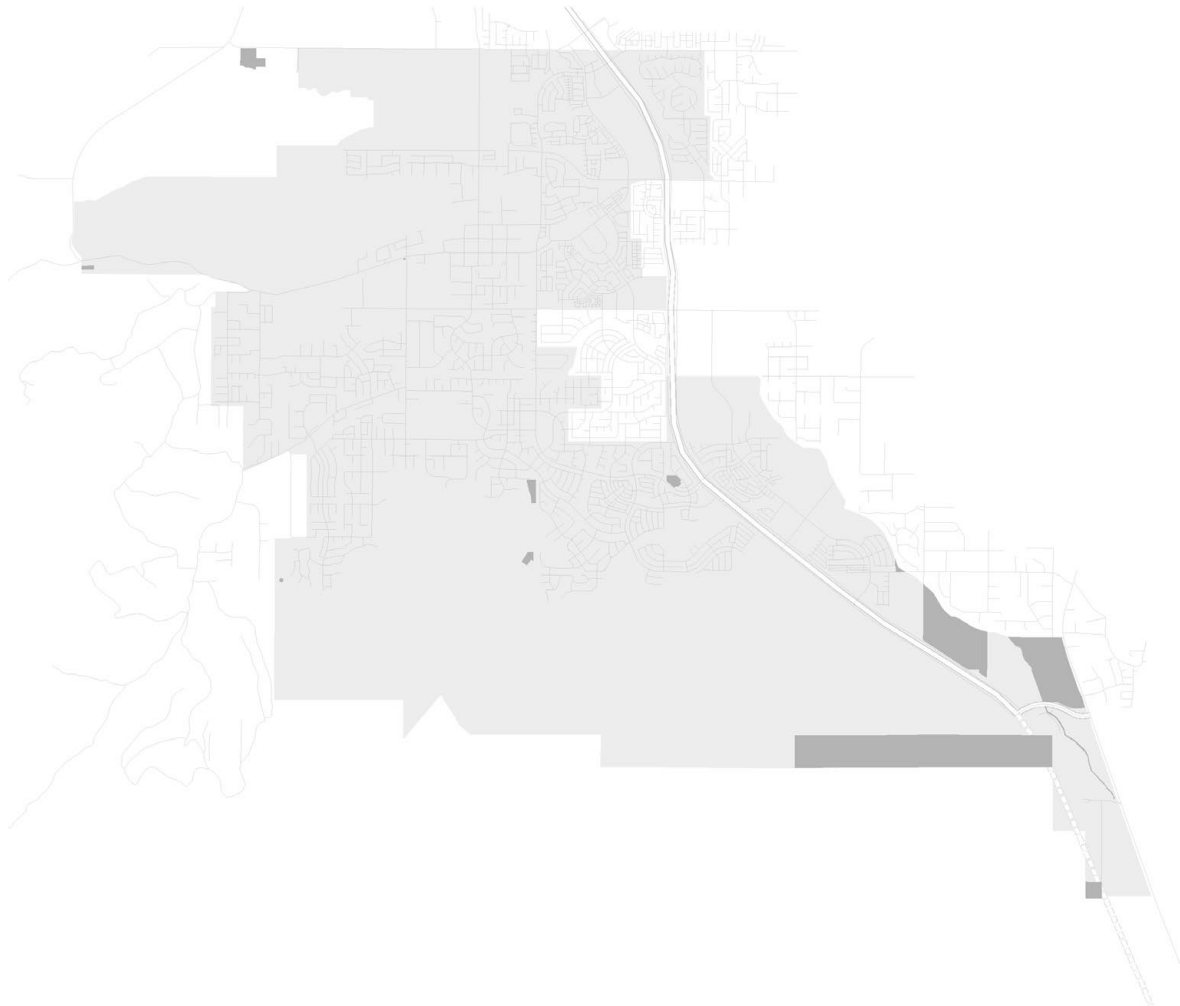
### CORRESPONDING ZONES

All underlying zones



# UTILITIES/SUPPORT SERVICES

The Utilities and Support Services areas of Herriman provide infrastructure, utilities, and other support services for the municipality and other government or quasi-governmental entities. This includes Camp Williams, the Jordan Valley Water Conservancy, Salt Lake County service areas and Utah Department of Transportation.



## OVERVIEW & KEY ELEMENTS

### WHY IS THIS CATEGORY USED?

The Utilities and Support Services designation provide the means to identify the best areas for locating utilities and supporting services in order to most effectively and efficiently serve the residents of Herriman.

### WHERE IS THIS CATEGORY USED?

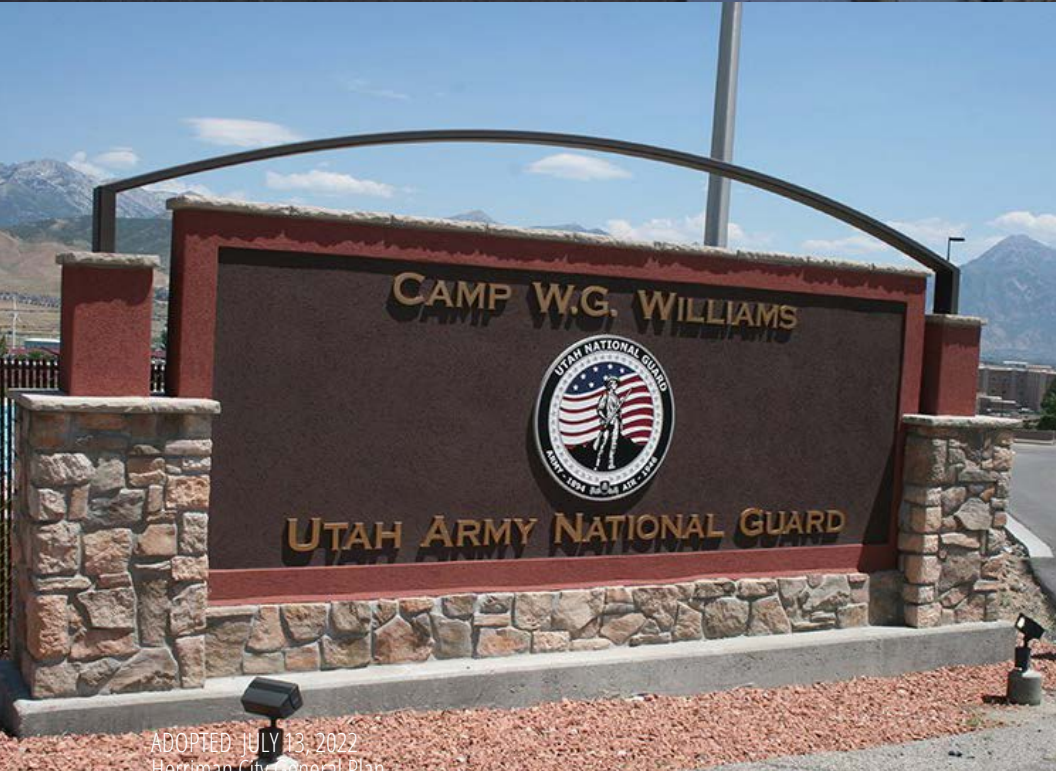
The Utilities and Support Services areas are distributed throughout the City and are primarily linked with existing land ownership by Herriman City or other governmental and quasi-governmental entities.

### DEVELOPMENT PATTERN

Typical lot size: Varies  
Typical Building Footprint: Varies  
Building form: Varies  
Service Area: .25 to 3 miles  
Primary Access Mode: Driving, Biking, Walking  
Secondary Access Mode: Transit

### CORRESPONDING ZONES

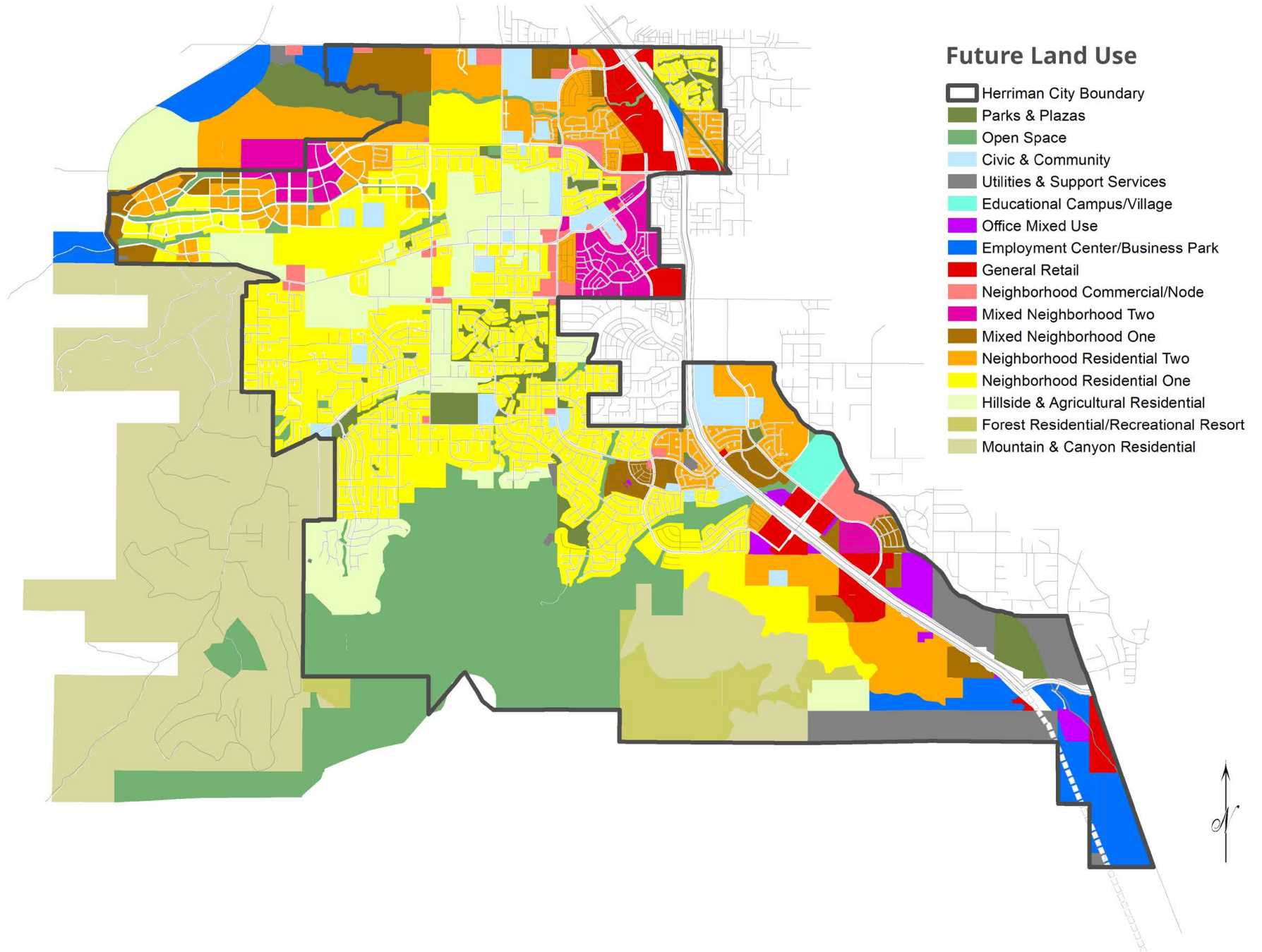
All underlying zones



## 6.3 FUTURE LAND USE MAP

<b>Mountain &amp; Canyon Residential</b>	<b>Forest Residential &amp; Recreational Resort</b>	<b>Agricultural &amp; Hillside Residential</b>	<b>Neighborhood Residential One</b>	<b>Neighborhood Residential Two</b>	<b>Mixed Use Neighborhood One</b>	<b>Mixed Use Neighborhood Two</b>
<p>Rural/remote homes of varying sizes that fit into the canyons and mountains surrounding Herriman's traditional neighborhoods</p>	<p>Homes of varying sizes on larger forest residential lots that fit into Herriman's foothills; This also supports low-impact recreational resorts in the foothills</p>	<p>Larger, estate lots and/or agricultural lots with homes of varying sizes that fit alongside Herriman's other neighborhoods</p>	<p>Options for housing on small to mid-sized lots throughout Herriman</p>	<p>Housing on smaller lots with detached or attached homes that fill the gap between conventional suburban homes and multi-family homes</p>	<p>Detached and attached homes that blend single family and multi-family units in a neighborhood</p>	<p>Specific areas of Herriman where multi-family units are supported by a mixed-use neighborhood</p>
<b>Neighborhood Commercial Node</b>	<b>General Retail</b>	<b>Employment Center</b>	<b>Office Mixed Use</b>	<b>Educational Campus/Village</b>		
<p>Smaller-scaled commercial uses that are accessed via walking, biking, or driving; provides services, amenities, and social interactions</p>	<p>Development that draws customers City-wide and from the surrounding regional context</p>	<p>Business, technology, creative services, craft industry, start-up/entrepreneur space, and light industry-focused development</p>	<p>Business, technology/flex, &amp; professional office uses compatible with adjacent residential neighborhoods, civic &amp; commercial areas</p>	<p>A campus/mixed use neighborhood that offers a blend of residential, shopping, office, open spaces, recreation, and academic/research uses</p>		
<b>Civic / Community</b>	<b>Parks &amp; Plazas</b>	<b>Open Spaces</b>	<b>Utilities / Support Services</b>			
<p>Public and quasi-public facilities such as schools, libraries, churches, and fire/police stations</p>	<p>Active and passive recreation, social gatherings, and visual enhancement</p>	<p>Active &amp; passive recreation, scenic resources, ecological protection, and preserving the character that defines the Herriman context</p>	<p>Providing infrastructure, utilities, and other support services for the municipality and other government/quasi-governmental entities</p>			







ADOPTED JULY 2022



# Appendix

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Related/Relevant Informa



A photograph of a rodeo arena. In the foreground, the head and neck of a brown and white spotted horse are visible, wearing a brown leather halter. The horse is facing right. In the background, there are green metal bleachers filled with a crowd of people. The word "tion" is overlaid in white text on the left side of the image.

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## APPENDIX

### RELATED/RELEVANT INFORMATION TO THE GENERAL PLAN

The Appendix is structured to be an independent, living repository of related or relevant information for the General Plan. As such, the Appendix may be updated separately, without adoption of a revision and/or amendment to the General Plan, based on City Staff, Planning Commission, and/or City Council recommendations.

TABLE APPENDIX 1.1: PREVIOUS GENERAL PLAN FLU CATEGORIES & CORRESPONDING UPDATED GENERAL PLAN FLU CATEGORIES

	Residential & Neighborhood							Mixed Use & Commercial					Civic & Community			
	Mountain/Canyon Residential	Recreational Resort/ Forest Residential	Agricultural & Hillside	Neighborhood One	Neighborhood Two	Mixed Use Neighborhood One	Mixed Use Neighborhood Two	Neighborhood Commercial	General Retail	Employment Campus	Office Mixed Use	Education Village	Civic/Community	Parks & Plazas	Open Space	Utility/Support Services
Average Net Density (DU/AC)	0.20	0.40	1.00	3.03	6.67	10.00	12.50									
Typical Lot Size (Acres)	5.00	2.50	1.00	0.33	0.15	0.10	0.08									
Max Gross Density (DU/AC)	0.15	0.30	0.80	2.40	8.00	12.00	16.00									
<b>Previous Future Land Use Categories</b>																
Rural Residential																
Resort/Recreational																
Hillside/Rural Residential																
Agricultural Residential																
Low Density Residential																
Single Family Residential																
Medium Density Residential																
High Density Residential																
Mixed Use																
Mixed Use: Towne Center																
Commercial																
Light Industrial/Business Park																
Public (Institutional/Cultural/Schools)																
Parks and Recreation																
Open Space																
Quasi-Public/Utilities																
Military Operations																

## RESIDENTIAL & NEIGHBORHOOD CATEGORIES

Mountain & Canyon Residential	Forest Residential & Recreational Resort	Agricultural & Hillside Residential	Neighborhood Residential One	Neighborhood Residential Two	Mixed Use Neighborhood One	Mixed Use Neighborhood Two
Rural/remote homes of varying sizes that fit into the canyons and mountains surrounding Herriman's traditional neighborhoods	Homes of varying sizes on larger forest residential lots that fit into Herriman's foothills; This also supports low-impact recreational resorts in the foothills	Larger, estate lots and/or agricultural lots with homes of varying sizes that fit alongside Herriman's other neighborhoods	Options for housing on small to mid-sized lots throughout Herriman	Housing on smaller lots with detached or attached homes that fill the gap between conventional suburban homes and multi-family homes	Detached and attached homes that blend single family and multi-family units in a neighborhood	Specific areas of Herriman where multi-family units are supported by a mixed-use neighborhood

## MIXED USE & COMMERCIAL CATEGORIES

Neighborhood Commercial	General Retail	Employment Center	Office Mixed Use	Educational Campus/Village
Smaller-scaled commercial uses that are accessed via walking, biking, or driving; provides services, amenities, and social interactions	Development that draws customers City-wide and from the surrounding regional context	Business, technology, creative services, craft industry, start-up/entrepreneur space, and light industry-focused development	Business, technology/flex, & professional office uses compatible with adjacent residential neighborhoods, civic & commercial areas	A campus/mixed use neighborhood that offers a blend of residential, shopping, office, open spaces, recreation, and academic/research uses

## CIVIC & COMMUNITY CATEGORIES

Civic / Community	Parks & Plazas	Open Spaces	Utilities / Support Services
Public and quasi-public facilities such as schools, libraries, churches, and fire/police stations	Active and passive recreation, social gatherings, and visual enhancement	Active & passive recreation, scenic resources, ecological protection, and preserving the character that defines the Herriman context	Providing infrastructure, utilities, and other support services for the municipality and other government/quasi-governmental entities

