NOTICE OF PUBLIC HEARING

Herriman City Council

Location:	Herriman City Community Center meeting room, 13011 S. Pioneer St.
Date & Time:	Wednesday August 10, 2016 at 7:00 PM
File No.:	01G16
Information:	City Offices, 13011 S. Pioneer Rd, Telephone 801-446-5323.
Proposal:	Amendment to the 2025 General Plan
Website:	www.herriman.org

Herriman City 2025

General Plan Amendment

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WE WOULD ALSO LIKE TO THANK THE CITIZENS OF HERRIMAN CITY AND OTHER MEMBERS OF THE PUBLIC WHO PARTICIPATED IN THIS PLANNING PROCESS

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1 Introduction

Since Herriman City's incorporation in 1999, the City has undergone incredible changes. The community is no longer dominated by large lots, equestrian properties and agricultural operations. It has grown into a bedroom community with significant and growing demands. The housing market has diversified, numerous schools, churches, and parks have been and continue to be constructed. The impact of development has generally been accepted by the existing residents and the new residents have integrated well. Many communities which experience rapid growth go through growing pains. Herriman City's transformation from a town into a small city has had little of the usual problems.

A new General Plan was adopted in 2020 that quickly became outdated. That plan focused on planning for several large land developments. This plan amends the 2020 General Plan, updating the assumptions made, particularly related to land use. This plan also addresses a large potential annexation area located northwest of the city. The 2025 Plan establishes a new vision that envisions a community that is healthy, diverse and livable, and which has a unique and desirable "sense of place."

The southwest corner of the Salt Lake Valley is arguably the hottest spot for real estate and will likely remain so for the coming decade as this is one of the last areas of the valley with new homes being built and it has become one of the most desirable locations as well.

2 Purpose

The *Herriman City 2025 General Plan Amendment* ~~replaces the 2020 General Plan~~ amends the Plan adopted in 2014. It is the primary guide for physical development in the City for use by the City Council, Planning Commission, City Staff, and the public. It guides the general location of basic land uses and provides policies on how these land uses should function. The General Plan is a reflection of the community's vision for the future. It describes the location of desired land uses, representing how the community wants to be perceived.

The amended 2025 General Plan encourages community development and growth that is functional, efficient and which results in prosperous and visually aesthetic development. It focuses on three main elements: Land Use & Urban Design (Chapter 3); Demographics &Housing (Chapter 4); and Economic Development (Chapter 5.) Each of these chapters concludes with a series of Goals, Objectives and Implementation Measures, which are intended to provide guidance to City Leaders as they consider change and development.

The Mayor, City Council, Planning Commission, City Staff and residents of the community should review the Plan and be aware of the vision it represents. Once the Plan has been adopted by the City Council, it is important that amendments be made to bring the Zoning Ordinance/Zoning Map and the General Plan into conformance with each other. The Zoning Ordinance should constantly be updated to reflect the direction outlined in the General Plan. These updates should include biennial revisions of the moderate income housing plan, as needed.

All future amendments to this plan should conform to the City's required procedures, including notification of the public and mandatory community hearings.

The City Council is responsible for interpreting the General Plan in order to resolve any ambiguities or inconsistencies between elements of the plan, policies, codes, and other relevant documents associated with the General Plan such as the transportation master plan, and the moderate income housing plan.

In summary, the following items will be accomplished when this plan is implemented:

1. Further establish and preserve community identity.
2. Manage densities and intensity.
3. Help mitigate impacts of growth.
4. Improve the physical environment of the City.
5. Encourage public interest.
6. Facilitate the implementation of public policy.
7. Encourage long range objectives as opposed to short range actions.

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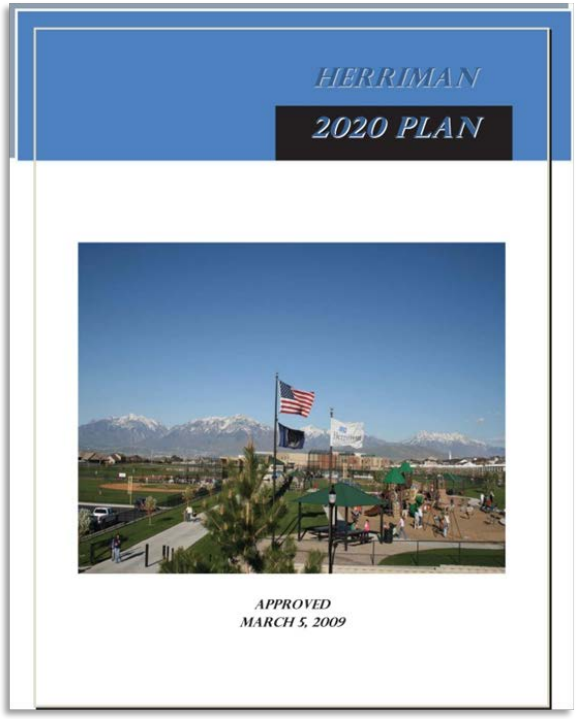
3 Land Use and Urban Design

INTRODUCTION

Adopted in 2009, the ***Herriman 2020 Plan*** was created to guide development through 2020. The plan was formulated during a period of unprecedented residential growth, a condition that



many assumed would continue indefinitely. Soon after the plan was adopted, the City was rocked by the worst economic crisis in Utah since the 1930s. The resulting slowdown put a sudden stop to growth and development, and the plan was outdated nearly as soon as it was completed. The ensuing years have been marked by slow economic recovery, and once again Herriman is approaching the levels of growth experienced during the heyday.

Due in part to the obsolescence of the 2020 plan, and partially in recognition that a more sustainable development model is required, the call went out for a new general plan. However, rather than creating a new plan from scratch, the ***Herriman 2025 Plan*** retains chapters from the 2020 plan that still apply, updates other chapters, and includes new elements that were missing. The new plan focuses on Land Use, Urban Design and Housing, providing a clear vision and modified policies to assist the Planning Commission and City Council as they make planning decisions during the next decade and beyond.

~~The new plan also addresses large land holdings located on the northwest edge of the city that are ripe for annexation into the city at some point in the future. The 2025 Plan not only provides a clear vision for these sites, but also includes a detailed urban design analysis for these areas and the city as a whole. \~~

The 2016 update to the General Plan includes planning for recently annexed properties, as well as the vision for additional property that could be annexed in the future.

The new Land Use Element builds upon past directions and patterns of growth, merging traditional concepts and the Herriman "quality of life" with new growth and development ideas. The plan promotes coordinated planning, sustainable development and responsible growth that respond to the setting, environment and history of the City and its surroundings.

Background, History & Context

Herriman is located in the southwest corner of the Salt Lake County, 22 miles from Salt Lake City near the foothills of the Oquirrh Mountains (Figures 3-1 and 3-2). Once considered an isolated and far-flung locale, Herriman has emerged as one of the most desirable and fastest-growing communities in the region.

Originally called Butterfield, the town was established in 1849 by Thomas Jefferson Butterfield, John Jay Stocking, Robert Cowan Petty and Henry Harriman. In 1854 an adobe Fort was constructed near the current location of Main Street and west of Pioneer Street, in order to

Figure 3-1
Salt Lake Valley Context

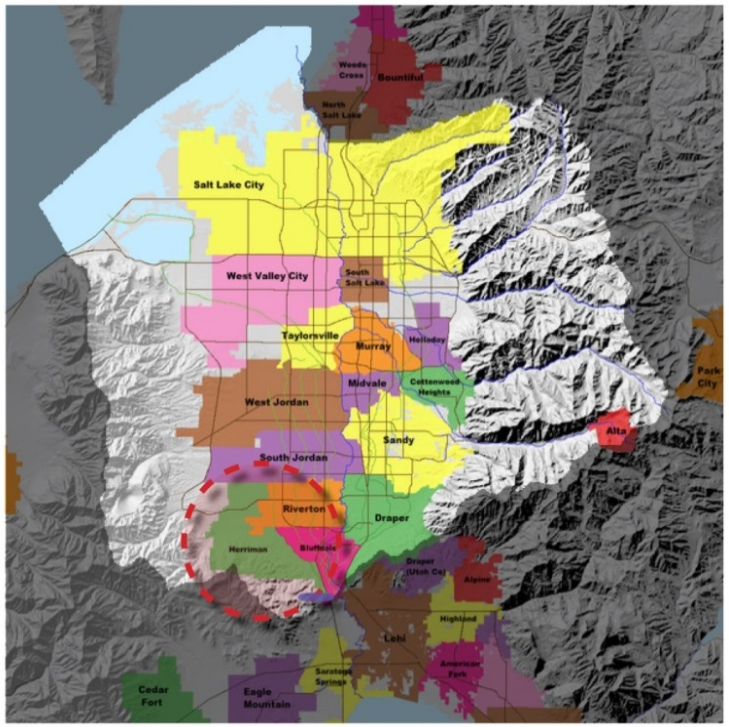
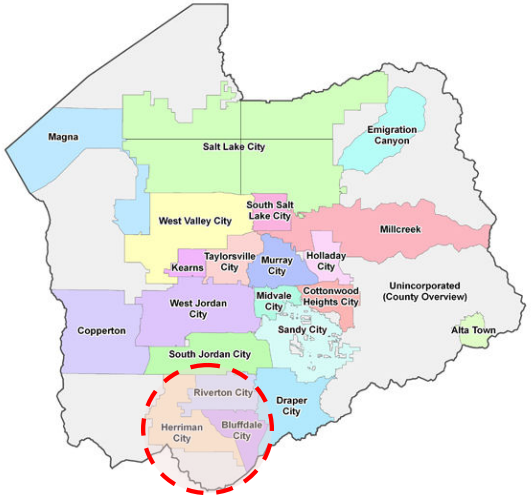


Figure 3-2
County Context



protect settlers from hostile native tribes. Fort Herriman, as it was called, was soon disbanded, and today all that remains is a historical marker and the name (Figure 3- 3.)

Herriman remained a small settlement for more than 130 years. Local residents earned a living through dryland farming, sheep and cattle ranching (Figure 3-4), and as employees at the nearby mines and smelters. By the 1980's and 1990's development pressure suddenly increased, and eventually the town incorporated in 1999. Between 2000 and 2010 the pace of change and development was particularly furious, as Herriman went from being the 111th-largest incorporated place in Utah to the 32nd-largest. Herriman is currently the 26th largest city in the State, based on 2015 Census estimates.

Figure 3-3
Fort Herriman Historical Marker

Herriman shares borders with Riverton to the east, South Jordan and the Daybreak community to the north, Camp Williams to the south and Bluffdale to the southeast. A sprawling unincorporated neighborhood known as High Country Estates separates the city from the steep Oquirrh Mountains to the west.

Since incorporating the City has undergone significant changes. No longer dominated by large lot homes, horses and agricultural operations, growth has brought a more diversified housing market, which in turn has allowed a wider range of housing types to take root. The transition has been relatively smooth.

Figure 3-4
Sheepherding in Herriman

Several major projects have been built in recent years despite the ~~recent~~ economic slowdown. Examples include Herriman High School (Figure 3-5), the Herriman Branch of the Salt Lake County Library, and the J.L. Sorenson Recreation Center (Figure 3-6.) The library and recreation center form the nucleus of an emerging cultural district on the ~~future~~ Towne Center (currently under construction), while the high school and an adjacent middle school are located at the north edge of the city adjacent to higher-density homes and apartments.

~~The transformation of empty fields into Towne Center has been slower than anticipated. However,~~ the completion of the Mountain View Corridor, the extension of other key roads throughout the community, and plans to extend a light rail line through the northeast edge of the city is indicative of the important role transportation plays in the future of the city.

Several large annexations have continued to shape the future growth of the City. A large swath of land was annexed into the community in 2009, encompassing two major land holdings and including more than 7.7 square miles of land on the west side of the Mountain View Corridor ~~Highway~~. Known as ~~Rosecrest~~ East Herriman, approximately 25% of the total

Figure 3-5
Herriman High School

Figure 3-6
J.L. Sorenson Recreation Center

area has been approved as a Planned Unit Development, which will include more than 4,700 units of residential and mixed use units in addition to large commercial projects and a campus of the Salt Lake Community College.

In 2014, 300 acres owned by Suburban Land Reserve (SLR) was annexed into the City and approved for a development including a large 40 acre park. The 500 acre Dansie property was annexed in 2016. They have continued discussions with the City on the future development of this property.

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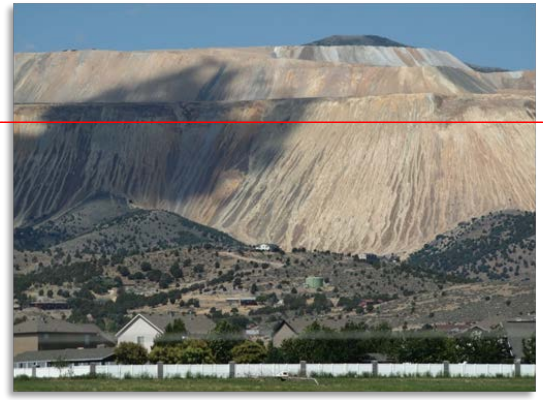
Form of the City

Situated against the base of the Oquirrh Mountains, Herriman is both defined and constrained by this unique backdrop. With the 9,730 foot Butterfield Peaks visible in the upper reaches of the nearby slopes, western views are dominated by steep and rocky gradients and the expansive open mine works of Kennecott Copper Mine.



Immediately west of the city is the sprawling High Country Estates subdivision, which is located in Salt Lake County. Although not part of Herriman, it is marked by large homes situated on mountainous lots. Nearby, Butterfield Canyon Road twists through Butterfield Canyon toward the upper reaches of the mountain range, providing fair-weather access to Tooele and Rush Valley to the west.

The city is punctuated by several small drainages, including Rose Creek, Butterfield Creek and the intermittent flows of Copper Creek and Midas Creek. All of these creeks flow west to east from the Oquirrh Mountains to the Jordan River and eventually the Great Salt Lake in the northern reaches of the county. Agricultural fields and new residential development dominate views to the north, with glimpses of Interstate 15 and the Jordan Narrows dwarfed by the Wasatch Mountains to the east. The eastern views are particularly expansive, the flat valley floor dominated by the snow-covered backdrop of the Wasatch Mountain range beyond (see Figures 3-7 through 3-10.)

Figures 3-7 through 3-10
Views and Vistas around Herriman

Verifying the issues and needs of the community is critical for ensuring that the plan accurately reflects the future needs of the community. As summarized below and detailed in the appendix, an extensive public involvement process was utilized, providing multiple opportunities for the public to comment, identify issues and provide feedback as the plan was developed.

Plan Management Committee

A Plan Management Committee was established in 2013 during the early stages of the project to review progress and provide guidance as the plan was formulated. Membership in the Herriman General Plan Management Committee included the Mayor, City Council members, members of the Planning Commission, key staff members, city ~~staff and~~ administration, real estate and development representatives and interested citizens.

The Management Committee met at the following key stages of the planning process:

1. Following Public Scoping Meetings held early in the process;
2. Following a Public Workshop for reviewing Alternative Planning Concepts; and
3. Following a Public Open House Meeting held to review the Draft Plan

Public Scoping Meeting

A Public Scoping Meeting was held in late May 2013 at City Hall to receive community input and identify issues. The meeting focused on land use, housing, urban design and economics, although other topics were addressed as well. The meeting was relatively well attended, with nearly 40 participants signing in.

Public Workshop

A public planning workshop was held in late June 2013, providing residents and stakeholders opportunities to review project mapping and analysis data and provide input on alternative plan concepts developed prior to the workshop (see Figures 3-11 and 3-12). More than 30 people attended the workshop, which began with a presentation and concluded with small breakout groups. The workshop input was eventually compiled and analyzed by the planning team, and was utilized to help formulate the preferred land use planning direction.

Figures 3-11 and 3-12
Public Workshop

Draft Plan Public Open House Meeting

A public Open House meeting was held in late August. With more than 60 people attending, the meeting provided an opportunity to review the Draft Plan and provide input on the direction of the plan.

~~Project Webpage & Social Media~~

~~In order to provide easy access to planning information and to increase public involvement opportunities, the City of Herriman General Plan Update web page was established. As illustrated in Figures 3-13 and 3-14, the web page served as an electronic venue for noticing important meetings and events, accessing digital planning ideas and draft plans as they were developed, and receiving public feedback and input.~~

~~Public notices and invitations to the various meetings and workshops were prepared by the planning team and posted on the Utah Public Meeting Notice Website, Herriman City Website, Herriman City Facebook page, and project website several weeks prior to each meeting. Noticing was also carried out through less formal means, including digital and printed flyers and the use of email lists.~~

Existing Conditions

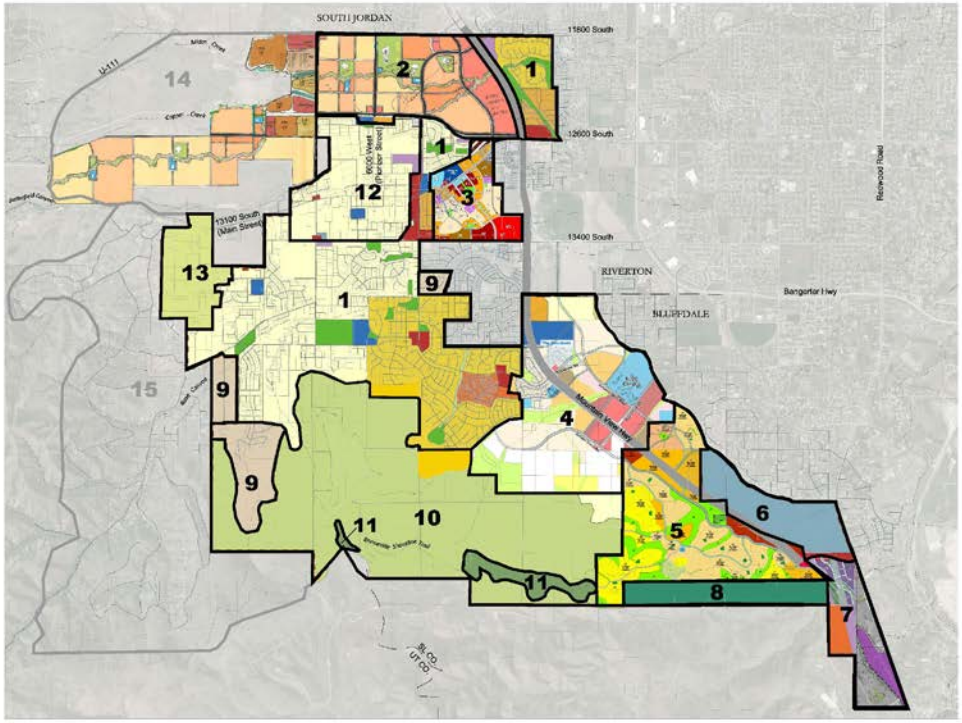
Districts and Neighborhoods

As detailed below, Herriman was divided into ~~twelve~~ fourteen neighborhoods for purposes of analyzing the city. In addition, two districts west ~~and northwest~~ of the city were also included in this analysis, as each have significant influence on the function of the city (see Map 1).

Figure 3-13
Draft Plan Open House Flyer

1 *City Core/Implemented Areas*

Consisting of two neighborhoods – one centered in the heart of the city and the other on the northeast edge – both neighborhoods are nearly built-out with residential uses and associated schools, parks and other residential support uses. The central neighborhood is primarily a mix of 10-15 year old homes and sprawling subdivisions. In contrast, the northeast enclave is located on the east side of Mountain View Highway, which physically separates it from the rest of the city. It is comparably small in extent in comparison to the central neighborhood, and includes the easternmost segments of Midas Creek and Copper Creek ~~Park~~ Corridors.



MAP 1
Neighborhood/ District Analysis

1 City Core/ Implemented Areas
2 Harriman North
3 Towne Center
4 Rosecrest
5 Development Associates
6 Quasi-Public/ Utilities
7 Herriman Southeast
8 Camp Williams Military Operation
9 Hillside Residential
10 Open Space
11 Resort Recreation
12 Old Herriman - Original Township
13 Rose Basin
14 Northwest Annexation Area (unincorporated)
15 Southwest Plan / High Country Estates (unincorporated)

HERRIMAN GENERAL PLAN AMENDMENT

ADOPTED December 19, 2013

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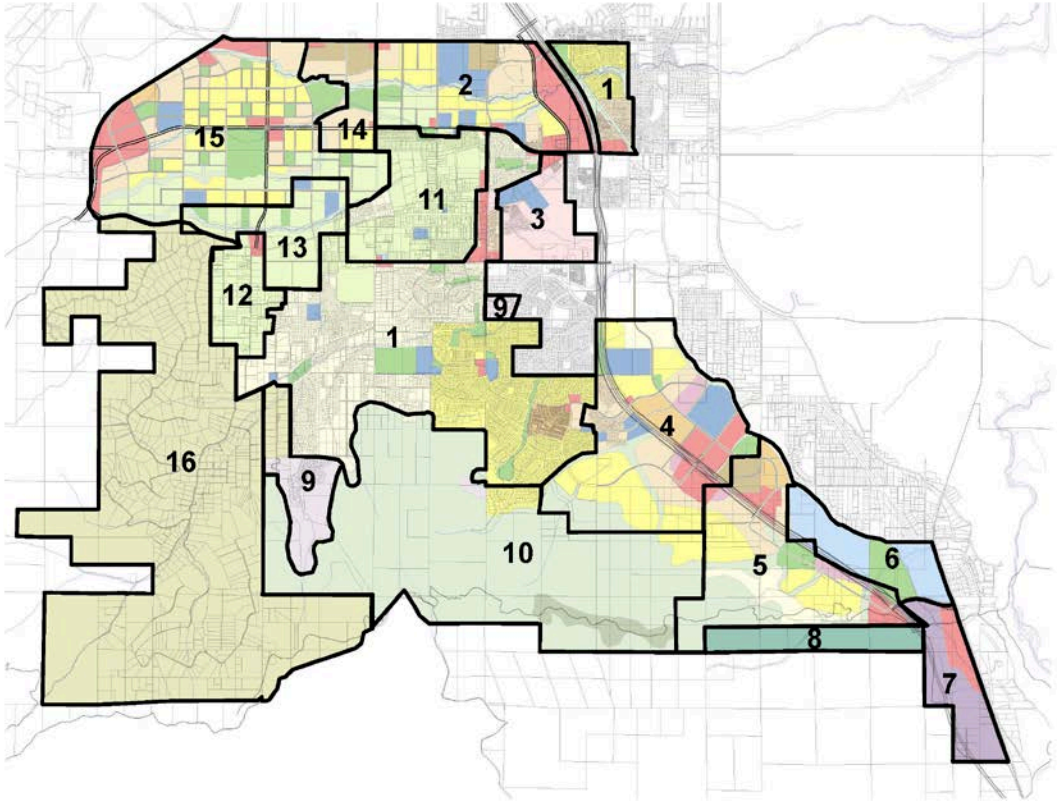

MAP 1
Neighborhood / District Analysis

1 City Core/ Implemented Areas
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9 Hillside Residential
10 Open Space
11 Old Herriman - Original Township
12 Rose Basin
13 Dansie Properties
14 SLR
15 Northwest Annexation Area
16 Southwest Plan/ Hi Country Estates

HERRIMAN
GENERAL PLAN
AMENDMENT

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Figure 3-14
Screenshot – General Plan Web Page

2 *Herriman North*

~~Undeveloped at present,~~ ~~T~~this area is under ownership of two parties. ~~Current~~ ~~P~~plans are approved to develop the area with significant commercial property along Mountain View Corridor. ~~into a medium density neighborhood,~~ There is with a range of ~~higher~~ medium density residential uses, Transit-oriented Development (TOD), transit uses, and similar uses that take advantage of the location adjacent to ~~Mountain View Highway~~ the planned commercial property and future transit lines. Midas Creek flows through the center of the site, forming a significant open space/trail corridor system for the area. Herriman High School and Copper Mountain Middle School are currently located in the northwestern extents of this neighborhood, ~~adjacent to newly built higher density residential uses.~~ and plans have been approved for a new charter school and elementary school in this area.

3 *Towne Center*

Nearly 50~~15~~% complete, this neighborhood is slated to become the commercial and cultural heart of the city. Approved in 2008, the site plan encompasses a range of residential, commercial, mixed use and civic/cultural uses, which are expected to take several years to be fully built-out. As illustrated in Figure 3-15, the planning concept is based on "New Urbanist" neighborhood ideas, encompassing a mix of traditional and contemporary uses and forms. The J.L. Sorenson Recreation Center and the Herriman branch of the Salt Lake County Library already draw the public to this neighborhood. A new City Hall and five-acre park are currently under construction and several other smaller parks are also contained in the site plan.

4 *Rosecrest*

With more than 1,000 acres already realized, this large neighborhood is slated to encompass more than 4,000 units at build out, which is expected to take up to 20 years. The project is divided into west and east segments, separated by the Mountain View Corridor ~~Highway~~. As illustrated in Figure 3-16, the east portion includes a mix of residential uses, commercial uses, mixed uses and a business park near the highway access roadways. The Future Salt Lake Community College (SLCC) campus is also

Figure 3-16
Rosecrest Site Plan

Figure 3-15
Towne Center Site Plan

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located in this area. The west segment includes smaller commercial and mixed use areas, a higher percentage of low-to-medium residential uses, and significant open space corridors and parkland.

5 Wasatch South Hills~~*Development Associates*~~

As illustrated in Figure 3- 17, this neighborhood ~~(also known as Wasatch South Hills)~~ is split by the Mountain View Corridor. It is ~~envisioned~~ planned to contain recreational amenities with adjacent high density residential on the north side of the Corridor. The property south of the Corridor will be small commercial projects ~~along the highway edge~~, with low and medium density residential uses interspersed among a complex system of open space corridors to the west. ~~No development has taken place to date, and the status of future development is unclear.~~

Figure 3-17

~~Development Associates~~Wasatch South Hills Site Plan

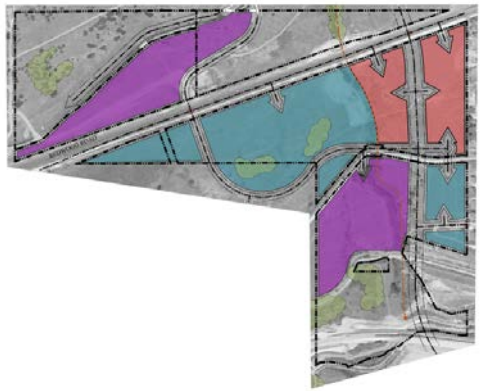
6 *Quasi Public/Utilities*

This large area is occupied by the Jordan Valley Water Conservancy District/ Water Purification Reservoir and a large Rocky Mountain Power sub-station. Space is available for the expansion of these uses, including future parks space.

7 *Herriman Southeast*

This area is primarily undeveloped, with steep slopes, road corridors and utility corridors limiting the development potential of the area. ~~Figure 3-18 illustrates a development idea for part of the area,~~ Current plans for this area include commercial flex space and light industrial. ~~incorporating a mix of commercial, light industrial and residential uses along Redwood Road.~~ Other uses that could fit in the area include ~~light industrial, commercial flex space and~~ business park uses and some potential for residential.

Figure 3- 18
Southwest Site Plan – Northernmost Sector



8 *Camp Williams Military Operation*

A small portion of Camp Williams is located just inside the city limits on the south edge of the community. Primarily a Utah Army National Guard training site, the mission, range and training capabilities at Camp Williams have brought unintentional impacts on Herriman, including noise and vibration nuisance, wild fires caused by the firing of live ammunition (i.e. the Herriman 'Machine Gun Fire' of 2010), and incompatible land uses due to aviation flight and safety corridors. Conversely, the land use decisions of Herriman can impede the ability of Camp Williams to prepare and ready military personnel for national defense actions and state disaster missions.

9 *Hillside Residential*

Located on the steep hillside edges of the community, these steep and hilly areas are most suitable for low-density, single family development. These sites can act as buffers between the adjacent low density development areas located in Salt Lake County, and other residential uses in Herriman.

10 *Open Space*

Dominated by steep slopes and hillsides, the area is generally unsuitable for development. The City has obtained federal funding to purchase and preserve property adjacent to Camp Williams in order to buffer the base from residential development. The City has purchased several hundred acres of the hillside and plans to continue to work with private property owners to purchase property and preserve the hillside for public recreation. ~~The large tracts of open space are primarily privately owned, and cannot be used for public recreation uses, even though~~ T~~t~~he land is generally suitable for "natural" recreational activities and uses such as hiking, mountain biking and horse riding. Other uses may be considered if it is deemed compatible with Camp Williams ~~As development occurs in these areas, open space can be deeded to the City or reserved as public open space so they are available for public access and use.~~

~~**11 *Resort Recreation***~~

~~Located in the upper reaches of the steep Oquirrh Mountain slopes south of the city, two segments have been identified as potential sites for future Resort Recreation. Access, density and other site planning considerations will need to be carefully worked out before development could take place.~~

11~~2~~ *Historic District*

This boundary of this neighborhood traces the original settlement boundaries of the city prior to recent development surges (see Figures 3-19 through 3-22 for examples of how the area appeared in the past). Many of the homes and properties located in this neighborhood continue to express the historical look and feel of Old Herriman, and should be preserved.

12~~3~~ *Rose Basin*

This area was annexed in 2009. It was previously part of the Southwest Plan (unincorporated) area of Salt Lake County. Most of the vacant property in this area has been approved for large lot single family residential development since the annexation occurred.

13 Dansie Properties

This property was annexed in 2016. The land is located in the Butterfield Creek drainage and is mostly undeveloped. The Dansie family recently went through the annexation process and has begun the initial steps to develop the property. It is planned to be mostly single family residential. The Dansie's have also been working with the School District on future school sites.

14 ***Suburban Land Reserve***

Consisting of nearly 300 acres of land, this area is owned by Suburban Land Reserve (SLR), and was annexed into the City on July 1, 2014. The property has been approved for a mix of residential and limited commercial uses, intermixed with open space corridors, schools, parks and churches. A large 40 acre park is being planned in this area.

15~~4~~ *Northwest Annexation Area (Unincorporated)*

Located north and west of the city in unincorporated Salt Lake County, this 1~~2~~,700+ acre district is ripe for development and is likely to be annexed into the city one day in the future.

16~~5~~ *Southwest Plan (Unincorporated)*

This large and sprawling area is located west of the city limits in unincorporated Salt Lake County. Also known as High Country Estates, the area contains a range of rural homes located on large hillside lots. Roads, utilities and services generally do not meet the higher standards of Herriman City. A level of cooperation is required between Herriman, Salt Lake County and residents of both communities to ensure transitions are unified and compatible.

This area is likely to be annexed into the City one day in the future. It is being included in the General Plan in order to give property owners in the area an idea of the City's intent for the area. It is anticipated to remain a rural area with large lots and minimal development.

Figure 3-19 through 3-21
Images of Historic Herriman

EXISTING LAND USE

As illustrated in Map 2 and Table 1, the existing city boundary encompasses approximately ~~12,822~~13,769 acres of land. The largest is vacant/agricultural use (42%) followed by open space (25%). The large majority of developed land is occupied by low density residential (19%), followed by rural residential (3%) and military land/Camp Williams (3%). Other developed land includes medium density residential (1.4%), and public and quasi-public/utilities (2%).

Table 1
Existing Land Use within Existing Municipal Boundaries

Rural Residential	401	3.1%
Low Density Residential	2441	19.0%
Medium Density Residential	184	1.4%
High Density Residential	22	0.2%
Public	182	1.4%
Quasi-Public	271	2.1%
School	12	0.1%
Commercial	39	0.3%
Mixed-Use	19	0.1%
Parks	183	1.4%
Pocket Parks & Paths	114	0.9%
Open Space	3181	24.8%
Resort/Recreational	43	0.3%
Military Operational	380	3.0%
Vacant/Agric.	5350	41.7%
HERRIMAN GRAND TOTAL	**12822**	100.0%

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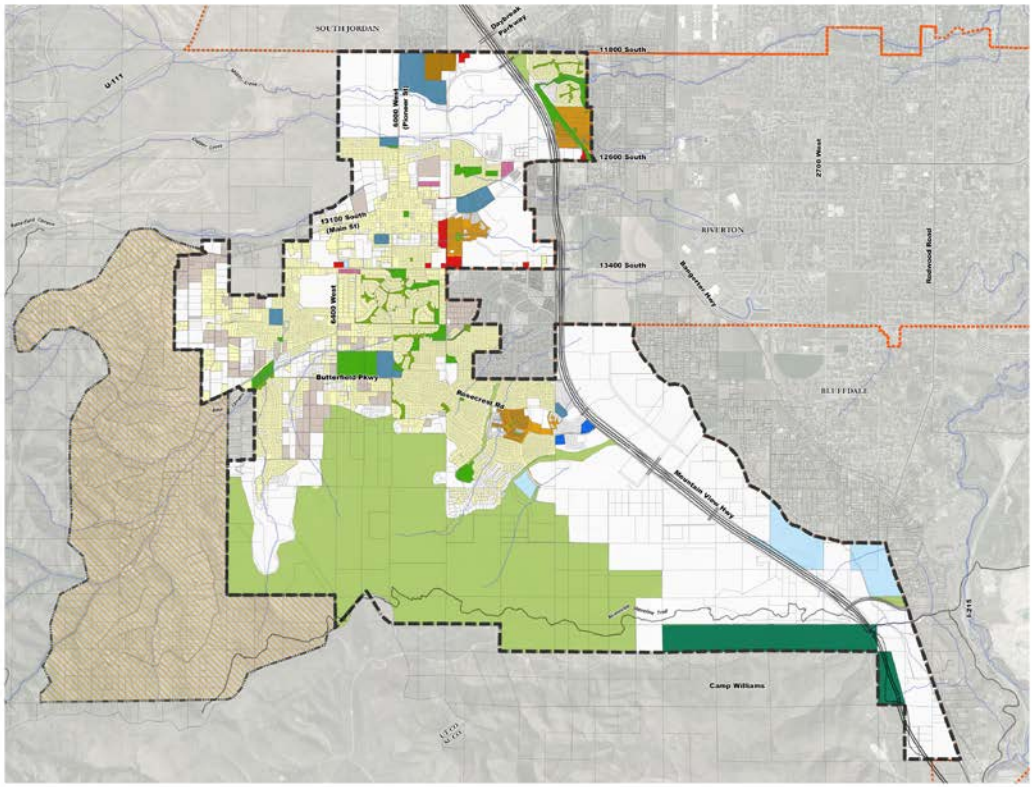
Table 1		
Existing Land Use within Existing Municipal Boundaries		
Hillside	149	1.1%
Low Density Residential	3388	24.5%
Medium Density Single Family	357	2.0%
Medium Density Town Home		0.0%
High Density Residential	112	0.8%
Mixed-Use	4	0.0%
Commercial	106	0.8%
Public	152	1.1%
Quasi-Public	417	3.0%
School	186	1.4%
Parks	206	1.5%
Pocket Parks and Paths	33	0.3%
Open Space	2144	15.5%
Military Operation	380	2.7%
Vacant/Agric.	6207.84	45.3%
TOTAL	**13842**	**100.0%**

Existing Population & Projections

The City's fast growth in recent years makes projecting population particularly challenging. With a total population of only 1,523 in 2000, the population increased to 21,785 by the



MAP 2
Existing Land Use

- Hillside/ Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Commercial
- Public/Institutional/Cultural
- Schools
- Quasi-Public/Utilities
- Open Space
- Pocket Parks and Paths
- Parks and Recreation
- Military Operation
- Vacant/ Agricultural
- Herriman City Boundary
- Northwest Annexation Area
- Southwest Plan/ High Country Estates
- Municipal Boundaries

HERRIMAN
GENERAL PLAN
AMENDMENT

ADOPTED
December 19, 2013

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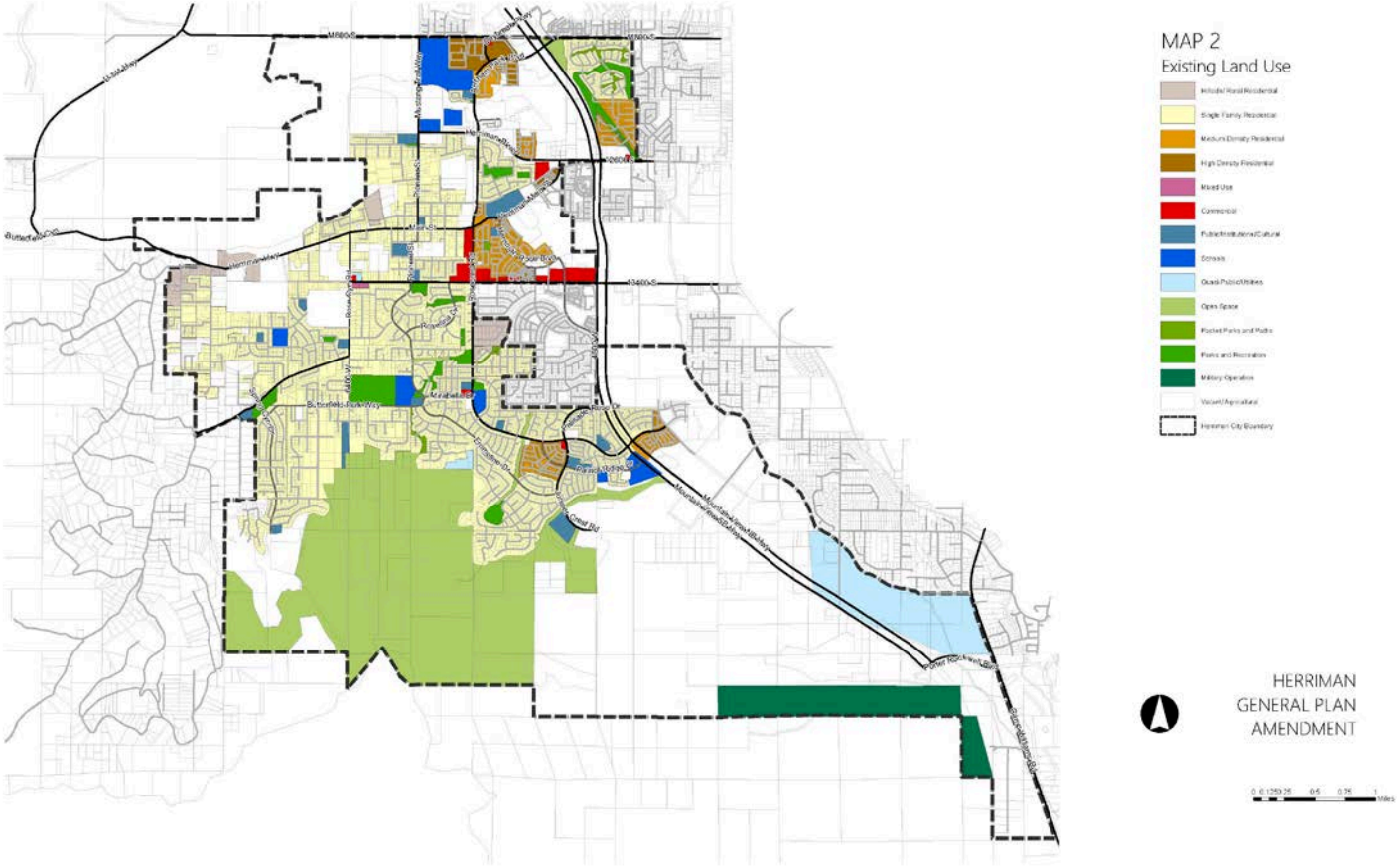
He

2010 Census, which is a 245 annual growth rate and a thirteen-



fold increase in population during the period. More recent Census estimates from 2012 put the City's population at 24,433. Conservative estimates by the Governor's Office of Planning and Budget (GOPB) shown in Table 2 below project continued growth at the highest rate of any city in Salt Lake County.

Table 2:
GOPB Population Projections

	2010	2020	2030	2040	2050	2060	Percent Change 2010-2060	AAGR
Salt Lake County	118,554	140,950	179,643	218,527	259,050	302,619	155.26%	1.89%
Bluffdale	7,598	10,099	16,777	19,499	22,098	25,125	230.68%	2.42%
Herriman	21,785	27,003	38,458	50,114	64,896	81,310	273.24%	2.67%
Riverton	38,753	44,339	50,150	56,512	61,974	67,192	73.39%	1.11%
South Jordan	50,418	59,509	74,258	92,403	110,083	128,992	155.84%	1.90%

	2010	2020	2030	2040	2050	2060	Percent Change 2010-2060	AAGR
Salt Lake County	118,554	140,950	179,643	218,527	259,050	302,619	155.26%	1.89%
Bluffdale	7,598	10,099	16,777	19,499	22,098	25,125	230.68%	2.42%
Herriman	21,785	27,003	38,458	50,114	64,896	81,310	273.24%	2.67%
Riverton	38,753	44,339	50,150	56,512	61,974	67,192	73.39%	1.11%
South Jordan	50,418	59,509	74,258	92,403	110,083	128,992	155.84%	1.90%

The GOPB estimates heavily weight a historically low population and recent slowing in housing growth during the recession. Since Herriman City's rapid growth has been through new home construction in the last decade, City staff provided another estimate that accounts for renewed gains in the housing market during the economic recovery. These estimates were created for impact fee calculations and account for build-out potential within the City as housing starts to regain rapid momentum, and are illustrated in Table 3.

Table 3:
Population Projections Prepared by Herriman City

	2010	2020	2030	2040
Herriman City Population Projections	21,785	42,506	71,361	100,004

	2010	2016	2020	2030	2040
Population Projections	21,785	36,560	45,420	67,570	89,720

According to these projections, Herriman's ~~2013~~ 2016 population will increase from ~~28,176~~ 36,560 to ~~55,607~~ 56,495 by the end of the ~~twelve-year~~ nine year planning period. This represents a 5.7% average annual growth rate~~, and a near doubling of existing population~~. In order to accommodate the expected growth, the amount of land required must be determined.

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Existing Zoning

As illustrated in Map 3, zoning in Herriman consists of 6 residential zones, two mixed use zones, an office/professional zone, two commercial zones (neighborhood and community commercial), three agricultural zones, three forestry recreation zones, and a resort community zone.

Relationship between the General Plan and the Zoning Ordinance

The relationship between the general plan and the zoning ordinance is often misunderstood, but there are clear legal and administrative differences. For example, while the general plan is a guide for the future use of land, the zoning ordinance regulates the use of land in the present. ~~As a guide, the general plan is not a binding, legal document, but is useful to support the legal strength of the zoning ordinance~~. City ordinance requires that all zoning amendments shall conform to the intent of the general plan. The ordinance also ~~City ordinance~~ requires that all subdivisions meet the intent and purpose of the general plan.

A key difference between a general plan and the zoning ordinance is timing. The general plan is intended to show the future use of land at some point in the future, which in this case is 2025. The zoning ordinance, on the other hand is immediate, regulating land use today. ~~Since the plan determines the future use of land, re-zonings should generally be consistent with the general plan.~~ The Herriman City Zoning Ordinance is based on the Euclidian Model, which is discussed in Figure 3-22. The

Figure 3-22
Zoning Approaches

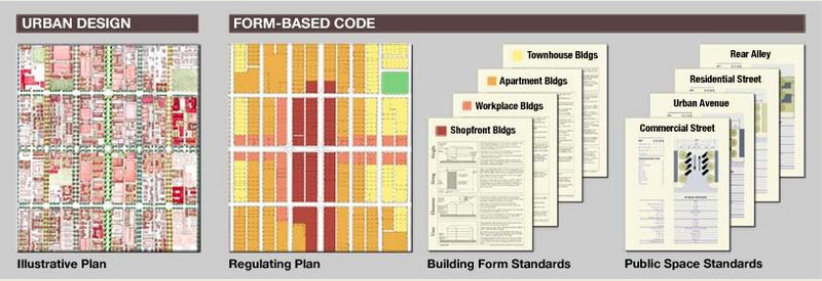
The various approaches to zoning can be divided into four broad categories: **Euclidean, Performance, Incentive, and Form-based**.

Named for the type of zoning code adopted in the town of Euclid, Ohio, and approved in a landmark decision of the U.S. Supreme Court, **Euclidean zoning** codes are the most prevalent in the United States. Euclidean zoning is characterized by the segregation of land uses into specified geographic districts where limitations on development activity are stipulated. Advantages include relative effectiveness, ease of implementation, long-established legal precedent, and familiarity. However, the system is often criticized for its lack of flexibility and institutionalization of a now-outdated planning theory.

Performance zoning uses goal-oriented criteria to establish review parameters for proposed development projects. Performance zoning is intended to provide flexibility, rationality, transparency and accountability, avoiding the arbitrariness of the Euclidean approach and better accommodating market principles and private property rights with environmental protection. This type of zoning has not been widely adopted in the USA.

First implemented in Chicago and New York City, **incentive zoning** is a reward-based system intended to encourage development that meets established goals. Typically, the method establishes a base level of development and a reward scale to entice developers to incorporate the desired development criteria. Incentive zoning allows a high degree of flexibility, but can be complex to administer.

Form-based codes offer considerably more flexibility in building uses than do Euclidean codes. Form-based zoning regulates the form that land use may take rather than the type of land use allowed. For instance, form-based zoning in a dense area may insist on low setbacks, high density, and pedestrian accessibility. In recent years several cities and towns in the US have replaced their Euclidian zoning ordinances with form-based codes.



Zoning Ordinance consists of the ~~Zoning Code~~**Land Use Ordinance**, which defines the permitted uses, standards and requirements for each zone, and the **Official Zoning Map**, which identifies the location of each zone (Map 3).

Existing Land Ownership

Map 4 illustrates the distribution and pattern of land ownership in Herriman. Private land is by far the most prevalent, followed by quasi-governmental lands (state roads and utility areas), city-owned properties, educational properties (Jordan School District) federal land (Camp Williams) and a few Salt Lake County properties.

Existing Land Ownership – Northwest Annexation Area

Map 5 illustrates land ownership in the Northwest Annexation Area. This 2700+ acre district is owned by two ~~four~~ major land holders, each with different visions for their property. The following is a summary of future goals and visions for each, based on interviews with city staff and members of the planning team.

~~***Dansie Properties***~~

~~These properties make up approximately twenty percent of the proposed annexation area. The land is located in the Butterfield Creek drainage and is mostly undeveloped. According to interviews conducted with a representative of the family, they would like to cooperate with Herriman City, although they are considering remaining in the unincorporated county for the time being. The Dansie family believes that development should begin to the east, and do not want any roads extended through the property. They also envision retail and commercial development along the north side of 13100 South Street.~~

Last Holdout LLC

This property is owned by the Bastian family, which still farms the land. Last Holdout LLC envisions a planned development with low-to-high density residential, mixed uses and commercial uses, which will link up with higher-density residential, mixed use and TOD uses proposed for other property owned by Last Holdout in the Northeast quadrant of the City. Herriman City envisions a large park in this area, 80-100 acres in extent.

~~***Suburban Land Reserve***~~

~~Consisting of nearly 300 acres of land, this area is owned by Suburban Land Reserve (SLR), and was annexed into the City on July 1, 2014. The property has recently been approved for a mix of residential and limited commercial uses, intermixed with open space corridors, schools, parks and churches.~~

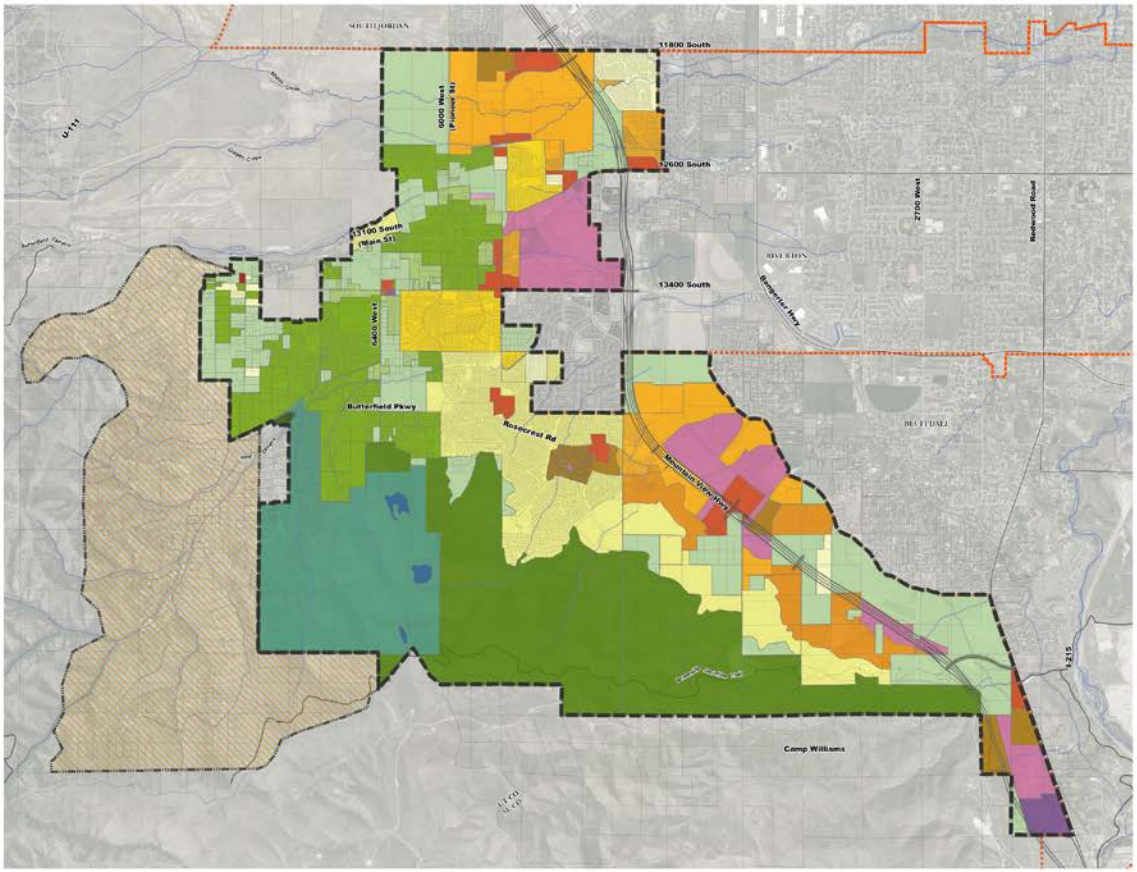
OM Enterprises/Kennecott Utah Copper

These two properties comprise the largest holdings in the area. The owners have not prepared a detailed development vision for the area, since their focus is on the daybreak Community to the north.

Future Land Use

Community Vision

To ensure that future growth meets the needs and expectations of the community, a clear planning vision is required. As summarized below and illustrated in the Herriman Vision Map (Figure 3-23), comments provided



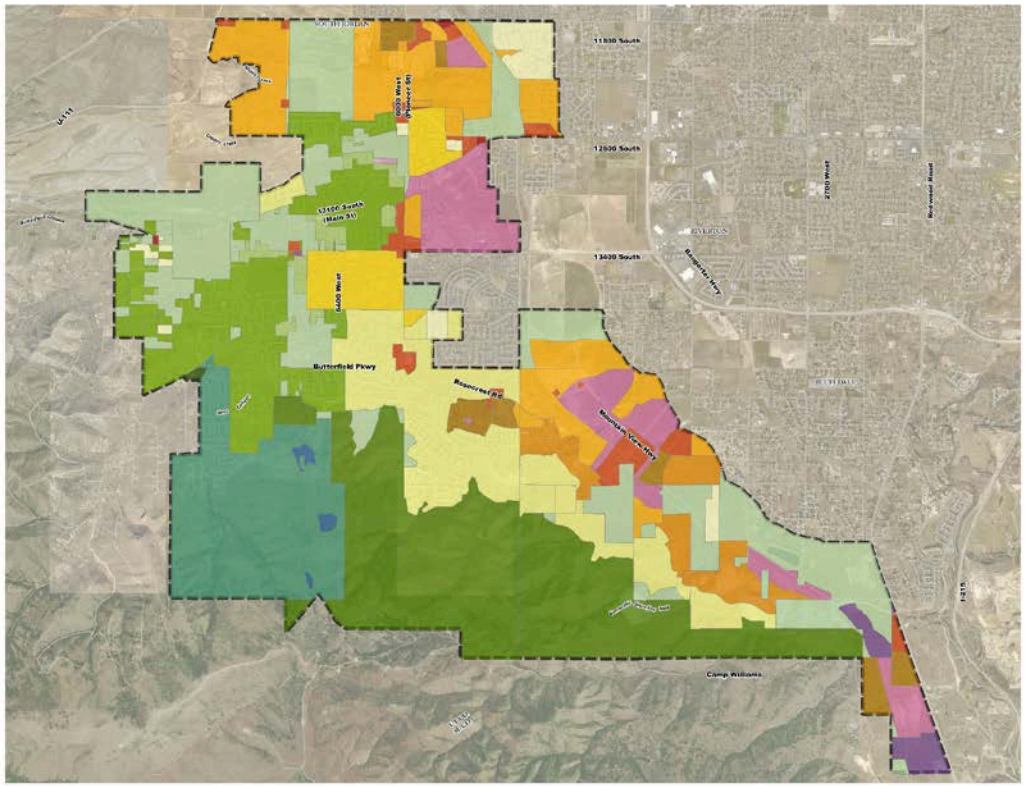
MAP 3
Zoning

- R-1-10 Residential - single family on 10,000 sq. ft. min.
- R-1-15 Residential - single family on 15,000 sq. ft. min.
- R-1-21 Residential - single family/limited animal uses on 1/2 acre min.
- R-2-10 Residential - single family or dwelling group on 10,000 sq. ft. min.
- R-2-15 Medium Density Residential
- R-M Residential - multi family
- OP Office Professional
- MU-2 Mixed Use 2 Zone
- MU Mixed Use
- M-1 Manufacturing Zone
- C-1 Neighborhood Commercial
- C-2 Community Commercial
- A-1 Agricultural - single family/animals allowed on 1 acre min.
- A-.50 Agricultural - single family/limited animals uses on 1/2 acre min.
- A-.25 Agricultural - single family on 10,000 sq. ft. min.
- FR-1 Forestry Recreation - 1 acre min.
- FR-2.5 Forestry Recreation - 2 1/2 acre min.
- FR-5 Forestry Recreation - 5 acre min.
- RC Resort Community Zone
- Herriman City Boundary
- Northwest Annexation Area
- Southwest Plan/ High Country Estates
- Municipal Boundaries

HERRIMAN
GENERAL PLAN
AMENDMENT

ADOPTED
December 19, 2013

0 0.25 0.5 1 Miles



MAP 3
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- R-1-21 Residential - single family/limited animal uses on 1/2 acre min.
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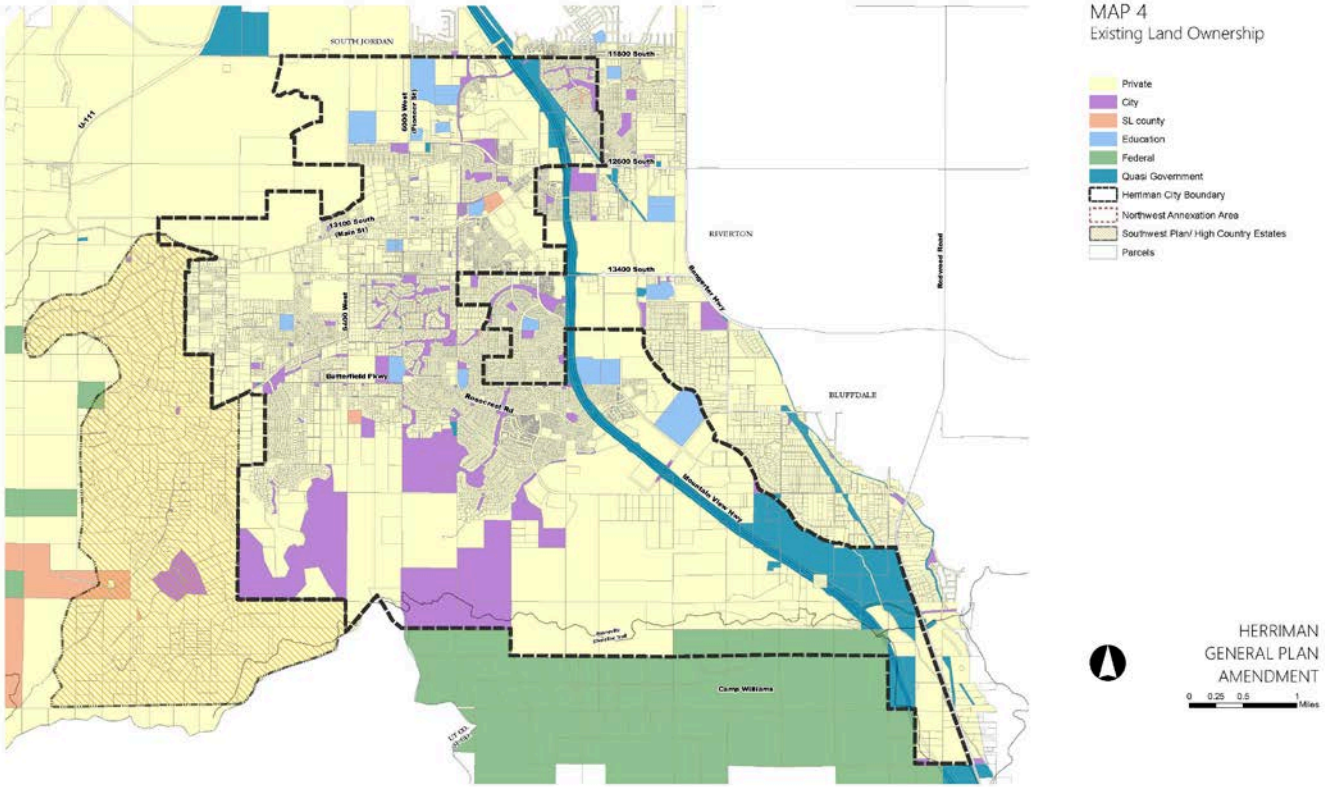
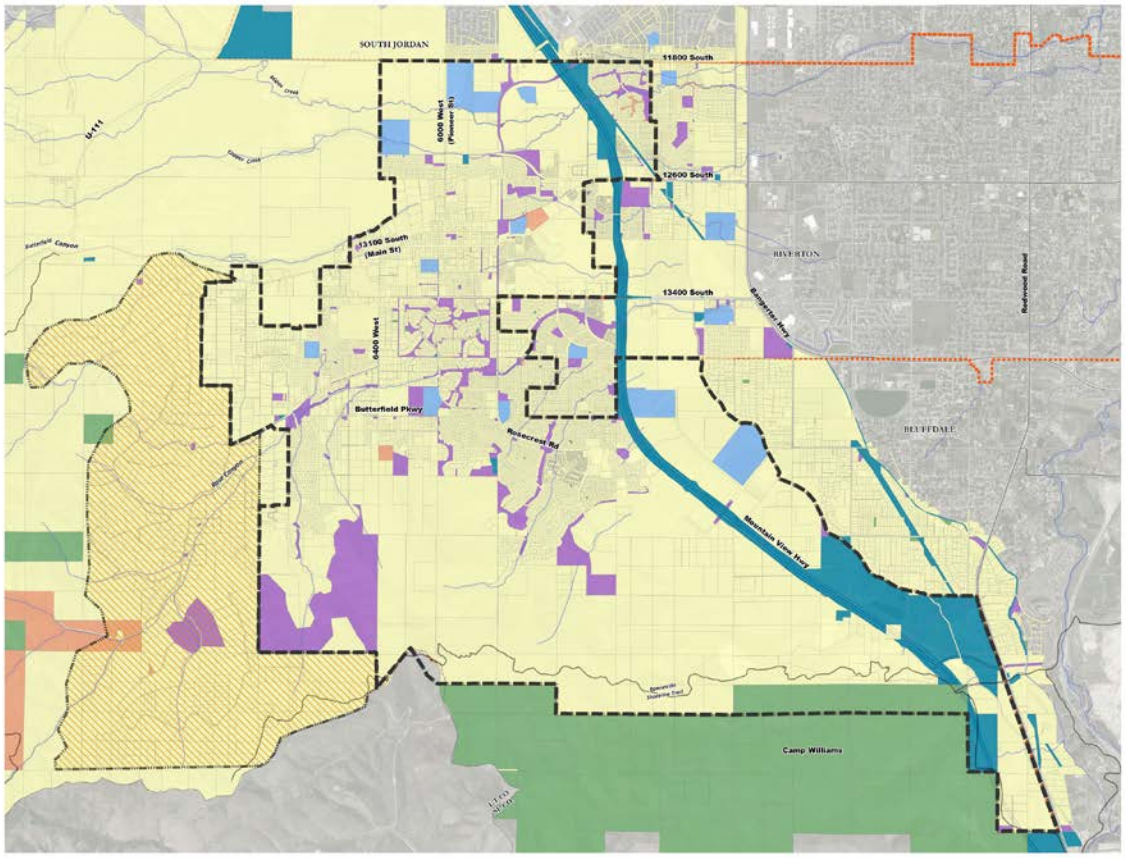
- R-2-15 Medium Density Residential
- R-M Residential - multi family
- OP Office Professional
- MU-2 Mixed Use 2 Zone
- MU Mixed Use
- M-1 Manufacturing Zone
- C-1 Neighborhood Commercial
- C-2 Community Commercial
- A-1 Agricultural - single family/animals allowed on 1 acre min.
- A-.50 Agricultural - single family/limited animals uses on 1/2 acre min.
- A-.25 Agricultural - single family on 10,000 sq. ft. min.
- FR-1 Forestry Recreation - 1 acre min.
- FR-2.5 Forestry Recreation - 2 1/2 acre min.
- FR-5 Forestry Recreation - 5 acre min.
- RC Resort Community Zone
- Herriman City Boundary
- Northwest Annexation Area
- Municipal Boundaries

HERRIMAN
GENERAL PLAN
AMENDMENT

0 0.25 0.5 1 Miles


SOUTH JORDAN
11800 South
12600 South
13100 South (Main St)
13400 South
REVERTON
BLUFFDALE
Camp Williams
MAP 4
Existing Land Ownership
Private
City
SL county
Education
Federal
Quasi Government
Herriman City Boundary
Northwest Annexation Area
Southwest Plan/ High Country Estates
Parcels
HERRIMAN
GENERAL PLAN
AMENDMENT
0 0.25 0.5 1 Miles



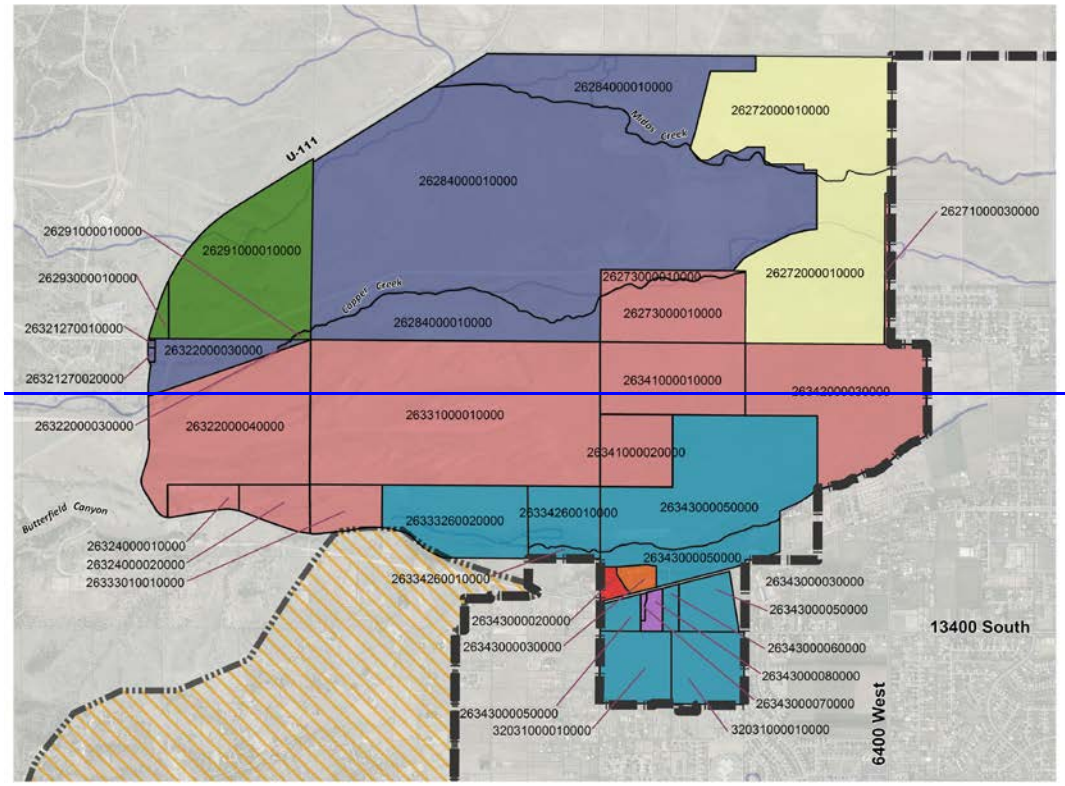
MAP 4
Existing Land Ownership

- Private
- City
- SL county
- Education
- Federal
- Quasi Government
- Herriman City Boundary
- Northwest Annexation Area
- Southwest Plan/ High Country Estates
- Municipal Boundaries

HERRIMAN
GENERAL PLAN
AMENDMENT

ADOPTED
December 19, 2013

0 0.25 0.5 1 Miles



MAP 5

Annexation Area:
Existing Land Ownership

- Dansie, Boyd
- Dansie, J Rodney
- Dansie, Jessie
- Dansie, Richard
- Suburban Land Reserve Inc.
- Last Holdout LLC
- OM Enterprises Co.
- Kennecott Utah Copper
- Herriman City Boundary
- Northwest Annexation Area
- Southwest Plan/ High Country Estates

HERRIMAN
GENERAL PLAN
AMENDMENT

ADOPTED
December 19, 2013

0 0.2 0.4 Miles

Figure 3-23
Herriman Vision Map

during the public participation process form a clear picture of what is desired for the future community:

A Vision for Herriman

- Planned development
- Parks for all users, connected by an interconnected system of trails
- Controlled development that is well-connected and respectful of the surrounding foothills, natural systems and agricultural roots of the community
- A balanced mix of housing densities, which will provide "cradle-to-grave" opportunities to live and develop
- Improved design standards that reflect the "countryside flavor" and roots of Herriman
- Protection of the historic township district to serve as a reminder of past ways and conditions
- Controlled growth focused on big picture traffic solutions
- A wider range of commercial uses and services

The public vision also aligns with the land use vision contained in the *Herriman 2020 Plan*, as follows:

"The settlers of Herriman had to be innovative in order to survive the harsh winter climate and rugged outdoor lifestyle. Those very traits of innovation, entrepreneurship and a "can-do" attitude are what will propel Herriman into the future.
A key element that is required for Herriman to move forward is the formation and maintenance of "partnerships." Industry and education must be monitored closely to accurately forecast and meet future needs; government must work with industry to ensure that there is suitable land to attract business development; private developers must continue to work hard to ensure that a range of housing and business opportunities are available to meet future needs. The visual appearance of the community must be more attractive, and government agencies should cooperate when land is acquired and annexed into the City."

Other visions contained in the previous plan address future land use, as follows:

- Strike a **balance** between the various land uses in a manner that ensures infrastructure is maximized.
- Adequate **services, employment and recreation opportunities** should be provided as needed, and the residential uses varied.
- The local economy was previously driven by new residential development and construction. Herriman must **diversify** its economic base and maintain an adequate amount of land to attract income-generating uses.
- Ensure that **residential forms and densities** are as diverse as the local topography. New homes should be developed in a manner that responds to the natural environment and setting. Land use diversity, compatibility, and buffering with

surrounding uses should be considered when making land use and density decisions.

- Encourage and maintain Herriman's unique **"sense of place"**.
- Apply **Open Space Residential clustering** techniques to protect sensitive lands and critical open spaces. Areas to be protected include drainage corridors, wetlands, wildlife habitats, steep slopes, contaminated soils, viewsheds, and natural vegetative cover, for example. Hillsides, canyons, and natural drainage channels should be protected from indiscriminate development to insure retention of the natural slopes and natural vegetation. Residential development adjacent to Commercial, Industrial, Transportation, and Institutional land uses should be buffered from the impacts associated with those uses.

Future Land Use Concept

As illustrated in Map 6 and described below, the Future Land Use Concept builds upon existing patterns of development and growth directions, incorporating key elements of the Land Use Vision and eschewing the sprawling development patterns of adjacent communities and unincorporated areas. The result is a well-planned city of the future.

The Land Use Concept strikes a balance between uses, locating them in a manner that provides natural transitions and which encourages compatibility. The pattern of development maximizes infrastructure and other services, and embraces natural topography and drainage features to provide recreational opportunities and well-connected trail corridors.

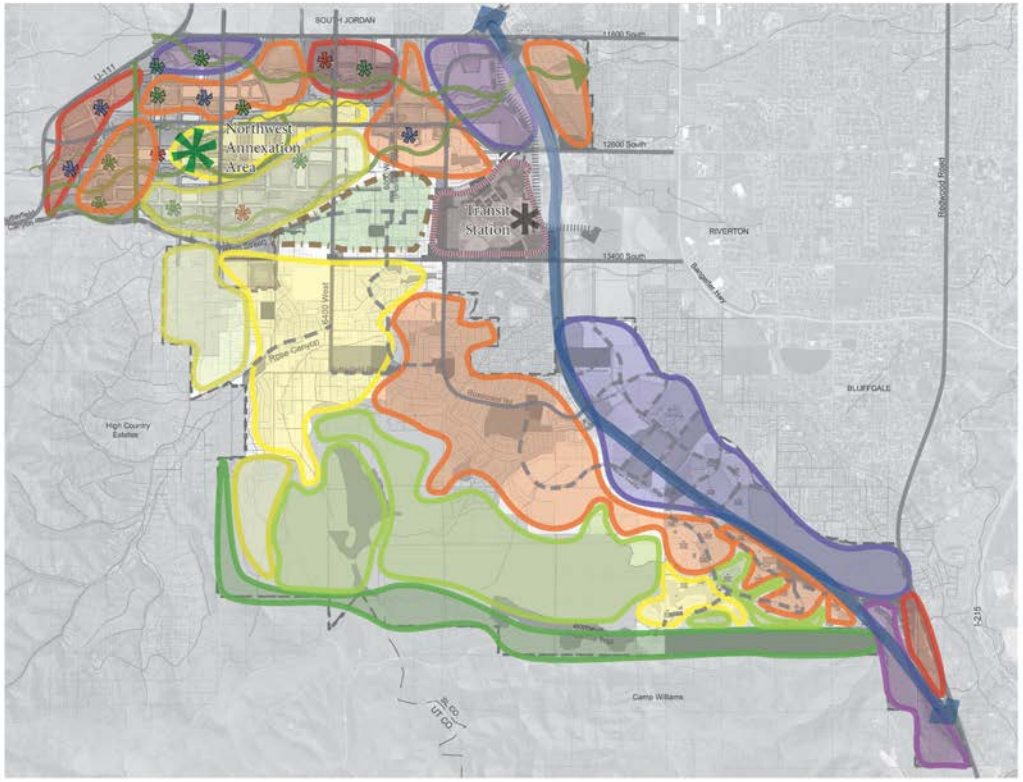
The land use concept also preserves the historic core of the city, helping to maintain the Herriman "sense of place" for future generations. It also assumes that potential annexation areas northwest of the city will join the community, extending Herriman's reach in a well-planned and consistent manner.

The Plan also embraces the incorporation of the Northwest Annexation Area into the City. Since most of this area is owned by a handful of large property owners, the area is likely be developed as large Planned Unit Developments (PUDs), in which case the residential densities will be significantly higher than indicated in the plan maps, clustered within large project areas**. Other uses which may be appropriate for the area include business parks, research parks, light industrial uses, offices and office parks, as well as other well-planned uses not indicated on the plan maps, particularly where High Density Residential, Mixed Use and Commercial Uses are indicated.**

Finally, the Future land Use Concept assumes that U-111/Bacchus Highway will be connected with Tooele County via Butterfield Canyon, forming a southern roadway connection between Salt Lake and Tooele counties and enhancing development opportunities in the northwest reaches of the city. It is also assumed that light rail will be extended into the northeast corner of the city, providing Transit-oriented Design (TOD) opportunities around Herriman Towne Center. The concept promotes sustainable economic development, particularly along the northwest and northeast edges of the city.

Future Land Use Plan

Map 7 illustrates Herriman as it might appear in the future at build-out. Map 8 focuses on the changes proposed in the Northwest Annexation Area. The plan assumes that all of the large land holdings northwest of the city are annexed into Herriman, carefully

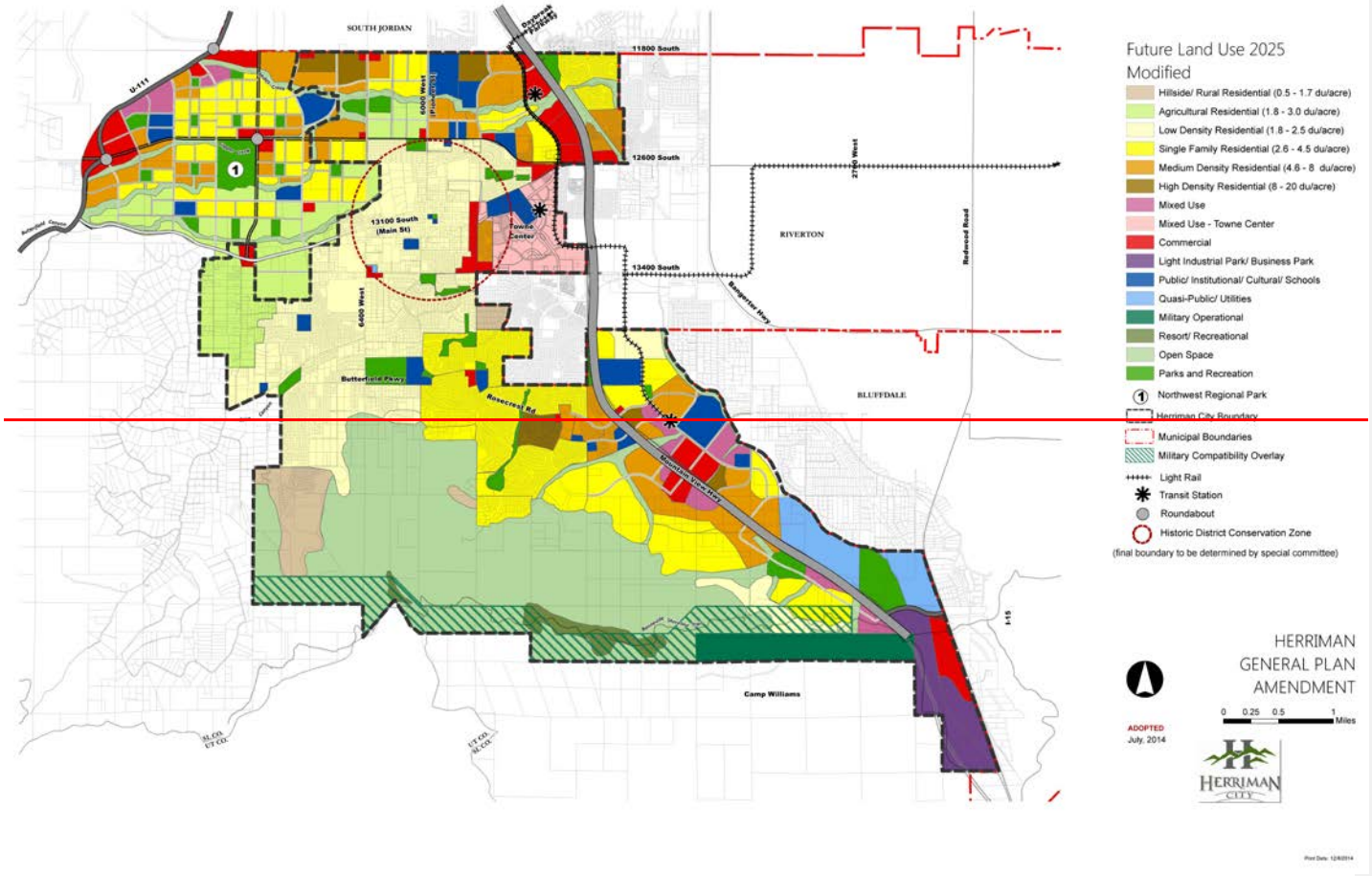


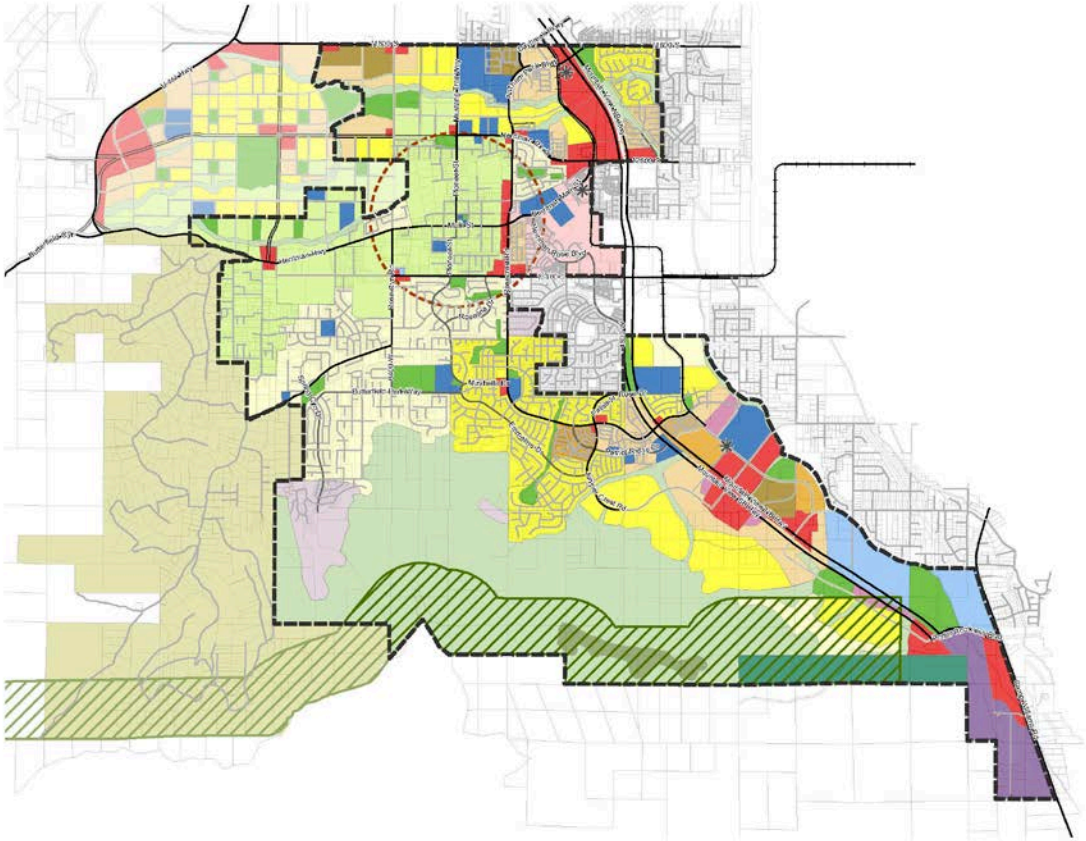
MAP 6
Future Land Use Concept Plan

- Rural & Agricultural Residential
- Low Density/ Singe Family Residential
- Medium/High Density Residential
- Residential/Mixed Use
- Commercial/Mixed Use
- Parks and Open Space
- Light Industrial/ Commercial Services
- Natural Drainages/Trail Corridors
- Historic Town/ Original Settlement
- Town Center
- Military Compatibility Overlay
- New Regional Park
- Local Park/ School/ Neighborhood Destination

ADOPTED
December 19, 2013

HERRIMAN GENERAL PLAN AMENDMENT


SOUTH JORDAN
11800 South
12600 South
13100 South (Main St)
13400 South
6000 West
6400 West
7200 West
Redwood Road
Bangerter Hwy
Butterfield Pkwy
Rosecrest Rd
Mountain View Blvd
RIVERTON
BLUFFDALE
Towne Center
Camp Williams
I-15
Future Land Use 2025
Modified
Hillside/ Rural Residential (0.5 - 1.7 du/acre)
Agricultural Residential (1.8 - 3.0 du/acre)
Low Density Residential (1.8 - 2.5 du/acre)
Single Family Residential (2.6 - 4.5 du/acre)
Medium Density Residential (4.6 - 8 du/acre)
High Density Residential (8 - 20 du/acre)
Mixed Use
Mixed Use - Towne Center
Commercial
Light Industrial Park/ Business Park
Public/ Institutional/ Cultural/ Schools
Quasi-Public/ Utilities
Military Operational
Resort/ Recreational
Open Space
Parks and Recreation
Northwest Regional Park
Herriman City Boundary
Municipal Boundaries
Military Compatibility Overlay
Light Rail
Transit Station
Roundabout
Historic District Conservation Zone
(final boundary to be determined by special committee)
HERRIMAN
GENERAL PLAN
AMENDMENT
0 0.25 0.5 1 Miles
ADOPTED
July, 2014
HERRIMAN
CITY



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MAP 7

Future Land Use

- Rural Residential (1 unit per 5 acres)
- Hillside Residential (0.5 - 1.7 du/acre)
- Agricultural Residential (1.8 - 2.5 du/acre)
- Low Density Residential (1.8 - 2.5 du/acre)
- Single Family Residential (2.6 - 4.5 du/acre)
- Medium Density Single Family (4.6 - 8 du/acre)
- Medium Density Town Home (8.1 - 13.9 du/acre)
- High Density Residential (14 - 20 du/acre)
- Mixed Use
- Mixed Use - Towne Center
- Commercial
- Light Industrial / Business Park
- Public/ Institutional/ Cultural/ Schools
- Military Operational
- Resort/ Recreational
- Open Space
- Parks and Recreation
- Quasi-Public/ Utilities
- Transit Station
- Light Rail
- Historic District Conservation Zone
- Military Compatibility Overlay
- Herriman City Boundary

HERRIMAN GENERAL PLAN AMENDMENT

0 0.5 1 Miles

Table 4

~~Future Land Use within Existing Municipal Boundaries~~		
~~Rural Residential~~	~~324~~	~~2.3%~~
~~Agricultural Residential~~	~~436~~	~~3.3%~~
~~Low Density Residential~~	~~2555~~	~~19.4%~~
~~Single-Family Residential~~	~~2030~~	~~15.3%~~
~~Medium Density Residential~~	~~1058~~	~~8.0%~~
~~High Density Residential~~	~~208~~	~~1.6%~~
~~Mixed-Use~~	~~214~~	~~1.6%~~
~~Mixed-Use (Towne Center)~~	~~317~~	~~2.4%~~
~~Commercial~~	~~492~~	~~3.7%~~
~~Light Industrial/Business Park~~	~~334~~	~~2.5%~~
~~Public~~	~~455~~	~~3.4%~~
~~Quasi-Public~~	~~332~~	~~2.5%~~
~~School~~	~~-~~	~~0.0%~~
~~Parks~~	~~233~~	~~1.3%~~
~~Pocket Parks and Paths~~	~~-~~	~~0.0%~~
~~Open Space~~	~~3577~~	~~27.1%~~
~~Resort/Recreational~~	~~154~~	~~1.2%~~
~~Military Operation~~	~~317~~	~~2.4%~~
~~Vacant/Agric.~~	~~-~~	~~0.0%~~
~~TOTAL~~	~~13236~~	~~100.0%~~

~~Table 5~~

Future Land Use Northwest Annexation Area		
~~Agricultural Residential~~	~~573~~	~~24.0%~~
~~Single-Family Residential~~	~~599~~	~~25.1%~~
~~Medium Density Residential~~	~~312~~	~~13.1%~~
~~Mixed-Use~~	~~93~~	~~3.9%~~
~~Commercial~~	~~210~~	~~8.8%~~
~~Public~~	~~124~~	~~5.2%~~
~~Parks~~	~~219~~	~~9.2%~~
~~Open Space~~	~~253~~	~~10.6%~~
~~TOTAL~~	~~2383~~	~~100%~~

Table 6

~~Future Land Use Existing Municipal Boundaries & Northwest Annexation Area Combined~~		
~~Rural Residential~~	~~324~~	~~2.1%~~
~~Agricultural Residential~~	~~1009~~	~~6.5%~~
~~Low Density Residential~~	~~2555~~	~~16.4%~~
~~Single-Family Residential~~	~~2630~~	~~16.8%~~
~~Medium Density Residential~~	~~1369~~	~~8.8%~~
~~High Density Residential~~	~~208~~	~~1.3%~~
~~Mixed-Use~~	~~307~~	~~2.0%~~
~~Mixed-Use (Towne Center)~~	~~317~~	~~2.0%~~
~~Commercial~~	~~702~~	~~4.5%~~
~~Light Industrial/Business Park~~	~~334~~	~~2.1%~~
~~Public~~	~~579~~	~~3.7%~~
~~Quasi-Public~~	~~332~~	~~2.1%~~
~~School~~	~~-~~	~~0.0%~~
~~Parks~~	~~652~~	~~4.3%~~
~~Pocket Parks and Paths~~	~~-~~	~~0.0%~~
~~Open Space~~	~~3830~~	~~24.5%~~
~~Resort/Recreational~~	~~154~~	~~1.0%~~
~~Military Operation~~	~~317~~	~~2.0%~~
~~Vacant/Agric.~~	~~-~~	~~0.0%~~
~~TOTAL~~	~~15619~~	~~100.0%~~

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Table 4

Future Land Use within Existing Municiapl Boundaries

Hillside	331	2.4%
Agricultural Residential	1664	12.1%
Low Density Residential	1678	12.2%
Single-Family Residential	2002	14.5%
Medium Density Single Family	793	5.8%
Medium Density Town Home	212	1.5%
High Density Residential	196	1.4%
Mixed-Use	87	0.6%
Mixed-Use (Towne Center)	317	2.3%
Commercial	714	5.2%
Light Industrial/Business Park	333	2.4%
Public	482	3.5%
Quasi-Public	331	2.4%
School		0.0%
Parks	505	3.7%
Pocket Parks and Paths		0.0%
Open Space	3668	26.6%
Resort/Recreational	139	1.0%
Military Operation	317	2.3%
Vacant/Agric.		0.0%
TOTAL	**13769**	**100.0%**

Table 5

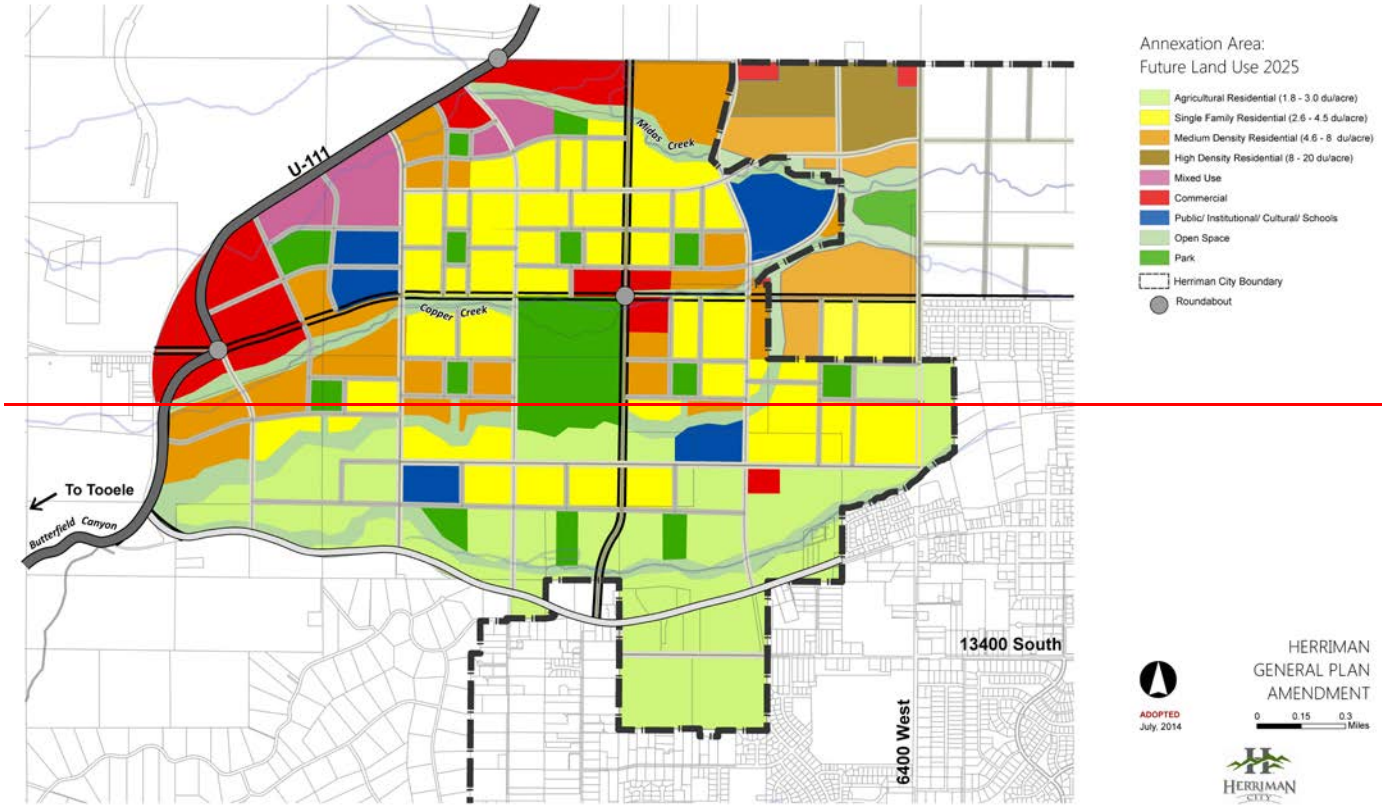
Future Land Use
Annexation Area

Agricultural Residential	343	5.3%
Rural Residential	4582	70.8%
Single Family Residential	481	7.4%
Medium Density Single Family	330	5.1%
Medium Density Town Home	25	0.4%
Mixed Use		0.0%
Commercial	234	3.6%
Public		0.0%
Quasi-Public	57	0.9%
Parks	237	3.7%
Open Space	183	2.8%
TOTAL	**6472**	**100%**

Table 6

Future Land Use
Existing Municipal Boundaries & Northwest Annexation Area Combined including SLR

Hillside	331	2.1%
Agricultural Residential	2008	6.5%
Rural Residential	4582	22.6%
Low Density Residential	1678	16.4%
Single-Family Residential	2483	16.8%
Medium Density Single Family	1123	5.5%
Medium Density Town Home	238	8.8%
High Density Residential	196	1.3%
Mixed-Use	87	2.0%
Mixed-Use (Towne Center)	317	2.0%
Commercial	949	4.5%
Light Industrial/Business Park	333	2.1%
Public	540	3.7%
Quasi-Public	331	2.1%
School		0.0%
Parks	743	4.2%
Pocket Parks and Paths		0.0%
Open Space	3846	24.5%
Resort/Recreational	139	1.0%
Military Operation	317	2.0%
Vacant/Agric.		0.0%
TOTAL	**20241**	**100.0%**


Annexation Area:
Future Land Use 2025
Agricultural Residential (1.8 - 3.0 du/acre)
Single Family Residential (2.6 - 4.5 du/acre)
Medium Density Residential (4.6 - 8 du/acre)
High Density Residential (8 - 20 du/acre)
Mixed Use
Commercial
Public/ Institutional/ Cultural/ Schools
Open Space
Park
Herriman City Boundary
Roundabout
U-111
Midas Creek
Copper Creek
To Tooele
Butterfield Canyon
13400 South
6400 West
ADOPTED
July, 2014
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GENERAL PLAN
AMENDMENT
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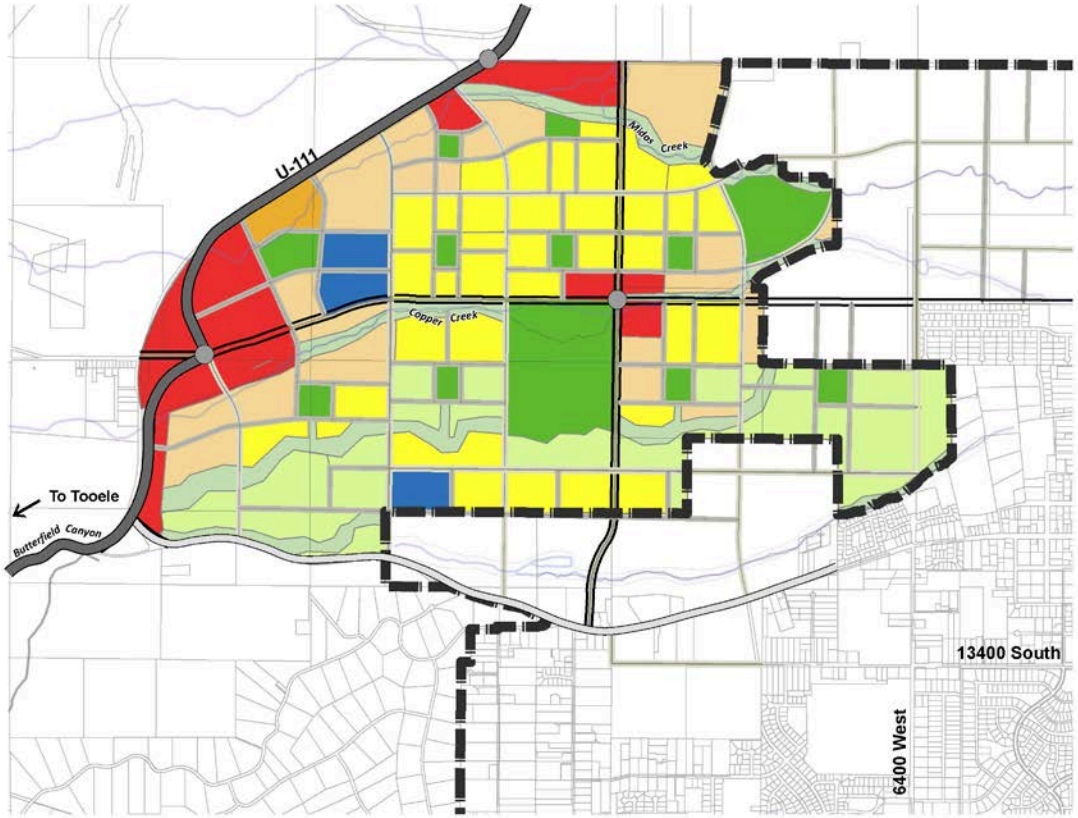

MAP 8
Annexation Area:
Future Land Use 2030

- Agricultural Residential (1.8 - 2.5 du/acre)
- Single Family Residential (2.6 - 4.5 du/acre)
- Medium Density Single Family (4.6 - 8 du/acre)
- Medium Density Town Home (8.1 - 13.9 du/acre)
- Commercial
- Public/ Institutional/ Cultural/ Schools
- Open Space
- Parks and Recreation

HERRIMAN
GENERAL PLAN
AMENDMENT

ADOPTED
December 19, 2013

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HERRIMAN CITY

folded into the city structure. The plan envisions a more sustainable city that is pedestrian-oriented and bikeable, that maximizes infrastructure capacity and provides a range of services within easy access of local homes. The plan addresses public interest in the formation of a more "livable" city that preserves "old time" patterns and places and encourages a wider range of housing options.

Table 4 illustrates proposed land uses within the existing city boundaries, while Table 5 shows the future land uses in the northwest annexation area. Table 6 indicates the future land uses for both areas combined. Detailed descriptions and assumptions for each future land use are presented in the following pages.

1. Rural Residential (1 du per 5 acres)

Supply: Approximately ~~324~~ 331 acres, ~~2.3%~~ 2.4% of 2025 Plan Area

Use: Large-lot residential. May be located on hillsides, in environmentally sensitive areas, and on buffer/fringe areas.

Goals: Maintain large lots with little new development.

Preserve rural lots.

Provide common or public access to open space or recreation resources.

~~1.~~2. Hillside~~/Rural~~ Residential (0.5 to 1.7 du/acre)

Supply: Approximately ~~324~~ 331 acres, ~~2.3%~~ 2.4%of 2025 Plan Area

Use: Large-lot residential with open space. May be located on hillsides, in environmentally sensitive areas, in resort/recreational areas and on buffer/fringe areas.

Goals: Cluster development onto part of site to protect sensitive resources, minimize footprint of construction, and buffer sensitive areas.

Protect slopes over 30% by clustering homes onto more moderate slopes.

Provide common or public access to open space or recreation resources.

Linked open spaces to community wide open space and trail corridors.

Clustered development is encouraged in these areas to help preserve open space and sensitive sites such as drainage corridors, wetlands, wildlife habitats, steep slopes, areas with contaminated soils, viewsheds and areas with natural vegetative cover. By clustering residential development onto a portion of a development parcel, open space can be aggregated with other parcels as public open space, which can then be held in private ownership with protective covenants and public trail easements; maintained in joint ownership with protective covenants and public trail easements; transferred to a private conservation trust; or owned publicly (see discussion on *Possible Tools for*

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Preserving Private Open Space and Protecting Sensitive Lands later in this chapter for more ideas and details).**Error! Bookmark not defined.**

3~~2~~. Agricultural Residential (1.8 to 2.8 ~~3.0~~ du/acre)

Supply: Approximately ~~436~~ 1664 acres, or ~~3.3%~~ 12.1% of the 2025 Plan Area

Use: Similar to Low Density Residential, except agricultural uses must be ~~are~~ allowed. Higher densities ~~are achievable~~may be achieved ~~as part of PUDs that include one-half acre lots suitable for agricultural uses, and a range of other lot sizes.~~by meeting criteria as required in the Land Use Ordinance.

Goals: Facilitate agricultural uses on large residential lots.

~~Protect sensitive resources.~~Properties in this designation must maintain Agricultural zoning.

Buffer other low density and agricultural areas from other uses.

Half acre lots should be required in order to preserve animal

Encourage estate home development.

Parks and open spaces linked to community wide open space and trail corridors.

4~~3~~. Low Density Residential (1.8 to 2.5 du/acre)

Supply: Approximately ~~2555~~ ~~3000~~ 1678 acres, or ~~19.4%~~ 12.2% of the 2025 Plan Area

Use: Large-lot residential. May be located adjacent to environmentally sensitive areas.

Goals: Protect sensitive resources.

Buffer other areas of low density.

Encourage estate home development.

Parks and open spaces linked to community wide open space and trail corridors.

5~~4~~. Single Family Residential (2.6 to 4.5 du/acre)

Supply: Approximately ~~2030~~ 2002 acres, or ~~15.3%~~ 14.5% of 2025 Plan Area (including the Northwest Annexation Area.)

Use: Single family detached residential.

Higher densities are achievable as part of PUDs that include one-half acre lots suitable for agricultural uses, and a range of other lot sizes

Goals: "Typical suburbia."

Provide land for supporting uses such as parks and recreation, schools, and quasi-public uses.

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Preserve minimum 20% of site as open space.

Parks and open spaces linked to community wide open space and trail corridors.

~~6~~5. Medium Density ~~Residential~~ Single Family (4.6 to 8 ~~7.9~~ du/acre)

Supply: Approximately ~~1058~~ 793 acres, or ~~8%~~ 5.8% of 2025 Plan Area

Use: Single family detached or attached residential.

Higher densities are achievable as part of PUDs that include a range of lot sizes, and on property that is in close proximity to major transportation corridors and proposed transit lines.

~~PUDs in this area should generally not include apartments.~~

Goals: Housing diversity and affordability.

Provide land for supporting uses such as parks and recreation, schools, and quasi-public uses.

Buffer the impacts of more intense land uses from lower density residential neighborhoods.

Planned Unit Developments (PUDs) and Home Owner Associations (HOAs) are encouraged where appropriate.

Preserve minimum 20% of subdivisions/projects as open space.

Parks and open spaces linked to community open space and trail corridor system.

~~7~~6. Medium Density Townhome (8.1 to 13.9 du/acre)

Supply: Approximately ~~1058~~ 212 acres, or ~~8%~~ 1.5% of 2025 Plan Area

Use: Single family detached or attached residential.

Higher densities are achievable as part of PUDs that include a range of lot sizes, and on property that is in close proximity to major transportation corridors and proposed transit lines.

Goals: Housing diversity and affordability.

Provide land for supporting uses such as parks and recreation, schools, and quasi-public uses.

Buffer the impacts of more intense land uses from lower density residential neighborhoods.

Planned Unit Developments (PUDs) and Home Owner Associations (HOAs) are encouraged where appropriate.

Preserve minimum 20% of subdivisions/projects as open space.

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Parks and open spaces linked to community open space and trail corridor system.

8~~6~~. High Density Residential (14 ~~8~~ to 20 du/acre)

Supply: Approximately ~~208~~ 196 acres, ~~1.6%~~ 1.4% of 2025 Plan Area

Use: Attached residential and multi-family residential. Should be adjacent to commercial, along high capacity traffic corridors.

Only density on the low end of the range will be considered, unless the property is directly adjacent to a major transportation corridor or a transit line, and provides amenities such as additional open space or trail connections.

Goals: Housing diversity and affordability.

Attract residents of different life stages.

Support active adult communities and other higher density lifestyle communities.

PUDs and HOAs are encouraged where appropriate.

Preserve minimum 20% of site as open space.

Parks and open spaces linked to community wide open spaces and trail corridors. These amenities should be limited to areas located adjacent to commercial properties and along high volume traffic corridors, where they can more easily be designed to buffer the impacts of these more intense land uses from lower density residential neighborhoods.

9~~7~~. Light Industrial/Business Park

Supply: Approximately ~~334~~ 333 acres, ~~2.5%~~ 2.4% of 2025 Plan Area

Use: Light industrial uses, incubator businesses, "flex" uses, warehousing and distribution. Located along significant traffic corridors with appropriate transportation access.

Goals: Provide support services to commercial areas.

Employment center for assembly, distribution and logistics jobs to balance retail and service jobs.

Provide location for businesses that support and complement military operations at Camp Williams.

Balance the city's economic base.

Lower intensity development with infrastructure to support industry and distribution.

Allow complementary signage that respects Herriman's character and viewsheds.

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10~~8~~. Commercial

Supply: Approximately ~~492~~ 714 acres, ~~3.7%~~ 5.2% of 2025 Plan Area

Use: Local and regional-serving retail, entertainment, professional offices, and public facilities. Located along significant traffic corridors/intersections, in areas with ideal transportation access.

Goals: Commercial centers at a range of sizes; local-serving to regional attractions.

Consumer goods and services.

Entertainment offerings such as restaurants, theatres, and fun centers.

Employment centers such as office parks, corporate buildings.

Balance of jobs in the office, retail and service sectors.

Higher intensity and multi-story development.

Densities and designs to support future transit and transit-oriented development.

Allow complementary signage that respects Herriman's character and viewsheds.

11~~9~~. Mixed Use (maximum 15 du/acre)

Supply: Approximately ~~214~~ 87 acres, ~~1.6%~~ 0.6% of 2025 Plan Area

Use: Balanced combination of residential and commercial. Located at areas with high accessibility and diversity of uses supported.

Goals: Higher density to support high-density destination character and uses.

Higher density residential (15 du/acre) or office as transition areas in high impact areas and as buffer to commercial and highways.

No preference given to residential or commercial uses. Final decisions should be based on future market needs and community preferences.

Multi-story buildings that may include ground floor retail and residential or office above are allowed.

Include public spaces such as plazas, parks, and entertainment centers.

Support shared parking to increase walkability.

Include enhanced streetscape, wide sidewalks, bike lanes and trails for a walkable community

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Include mixed-use community centers that incorporate retail, commercial, housing and community services.

Promote pedestrian-oriented development and efficient infrastructure.

12~~0~~. Mixed Use (Towne Center)

Supply: Approximately 317 acres in total, 2.4% of 2025 Plan Area
Minimum residential density of 5.5 du/acre.

Use: Centrally-located residential and commercial district, community civic center.

Goals: Encompasses a wide range of uses, including commercial, mixed use, high and medium density, civic, cultural, parks, and open space uses.

Should be the highest residential density in the city, with a mixture of housing types, including town homes, apartments, patio homes, and live/work units.

Large retail uses should be located adjacent to the Mountain View Corridor.

Streets should be lined with trees and interconnected with a system of wide sidewalks, trail corridors, plazas, and other pedestrian-friendly spaces and amenities.

A road system should be created to elicit a "Main Street" feel with a mix of civic, cultural, and commercial uses.

The Towne Center neighborhood is located east of Historic Herriman Original Settlement Area, between 12600 S and 13400 S. This area has long been used for agricultural purposes, most notably farming. The neighborhood is intended to become the central residential and commercial district, and part of the community civic center. The owners and developers have worked closely with Herriman City in the development of planning the vision for the Towne Center neighborhood, which was approved in 2008.

The vision for the Towne Center is a neighborhood with a "contemporary" old town feel that will serve as a gathering place for the entire community and a major entry point for the city. The neighborhood is intended to encompass a wide range of uses, including commercial, mixed use, high and medium density residential, civic, cultural, parks, and open space uses. And will be one of the highest density residential areas in the city. A mixture of housing types and styles is envisioned, including town homes, apartments, patio homes, and live/work units. Residential development in this area should have a minimum average density of 5.5 dwelling units per acre.
Large retail uses will be located at the southeast corner of the neighborhood, adjacent to the interchange of the Mountain View Corridor. The road system should promote good traffic flow, leading vehicles to an internal street system designed to elicit a "Main Street" feel with a mix of civic, cultural, and commercial uses. Design guidelines have been approved by the city to control the overall theme and feel. The streets are envisioned to be

attractive, lined with trees and interconnected with a system of wide sidewalks, trail corridors, plazas, and other pedestrian-friendly spaces and amenities. A new Civic Center, including a city hall (currently being designed), library (completed), recreation center (completed) and other compatible uses will be the central focus of the Towne Center neighborhood.

131. Public/Institutional/Schools

Supply: Approximately 455 482 acres, 3.4% 3.5% of 2025 Plan Area

Use: Schools, libraries, police and fire stations as anchors to neighborhood life and activity. It should be noted that the specific location and acreage for public schools will ultimately be determined by school district authorities, in consultation with Herriman City, other municipalities and Salt Lake County.

Goals: Provide community support services.

Encourage civic activism.

Architecture and site design that highlights the importance and public nature of these buildings and that is compatible with other civic buildings.

High degree of accessibility to the community by central location, multi-modal transportation connections, and multipurpose facilities.

Shared management and access to recreation between school district and city.

142. Quasi-Public/Utilities

Supply: Approximately 332 acres, 2.5% of 2025 Plan Area

Use: Churches, utilities, canals.

Goals: Provide city services in a safe, efficient manner.

Protect and buffer use to allow ongoing operations and future expansion as needed.

Provide employment.

153. Parks & Recreation

Supply: Approximately 433 505 acres, 3.3% 3.7% of 2025 Plan Area (overlaid on other land use designations)

Use: Parks, recreation centers, active open space, and trails. It should be noted that only larger parks are illustrated in the plan. Smaller parks and recreation areas will be provided at specific sites according to Herriman City standards as part of the development approval process.

Goals: Community recreation facilities, such as parks, recreation centers and trail corridors.

Areas which may be developed in the future shall be zoned otherwise to be forthright about their potential future use.

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164. Open Space

Supply: Approximately ~~3577~~ 3668 acres, ~~27.1%~~ 26.6% of the 2025 Plan Area

Use: Natural open space, hillsides, trails and resource protection areas. Envisioned amenities include parks; multi-purpose trails for pedestrians, cyclists, ATV users and horses; cultural/recreation centers; gun ranges; etc.

Goals: Protection of environmentally sensitive areas.

Permanently protected open space for both natural purposes and active recreation uses.

Greenway corridors for preserving natural features and allowing trail connections.

Permanent protection, public ownership and public access.

175. Resort/Recreational (maximum 0.4 du/acre)

Supply: Approximately ~~154~~ 139 acres, ~~1.2%~~ 1% of 2025 Plan Area

Use: Destination facilities and venues that encourage use by tourists and visitors from outside the city.

Goals: Take advantage of the unique setting, while being sensitive to access limitations, view sheds, wildlife, recreation potential, and steep slopes.

Encourage flexible and creative development in order to offer a unique experience in a high-quality, visitor friendly setting.

Design should promote and enhance usable open spaces, recreation areas, and pedestrian walkability.

Projects should be designed with a consistent theme and appearance.

The area's unique and sensitive environment should be planned for uses that take advantage of natural assets for public use, recreational potential and still respect site constraints such as limited access, close proximity to Camp Williams, and protection of sensitive and scenic landscapes.

186. Military Operation (Camp Williams)

Herriman City borders Camp Williams, a military facility owned and managed by the United States Department of Defense and currently operated by the Utah Army National Guard. Herriman City supports ongoing operations of this important military base. Herriman City intends to cooperate with Camp Williams in managing their border and supporting compatible uses along this border. Herriman City also intends to protect the safety and welfare of residents and the general public by supporting an appropriate buffer and safety measures for lands within this area.

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Activities here include, but are not limited to, the training of military personnel in combat, emergency response and other military operations; weapons deployment; helicopter, tank and large machinery operation; and other activities as determined by the Department of Defense. Activities may have adverse impacts including, but not limited to: excess noise, light, and dust.
In 2011 Herriman joined other communities in the region to create a Joint Land Use Study (JLUS), which was completed in January of 2013. The Camp Williams JLUS analyzed the existing tools in each jurisdiction's planning toolbox and developed strategies to assist the municipalities and Camp Williams by incorporating compatibility planning best practices in the JLUS implementation plan. Jurisdictional general plans and zoning ordinances were reviewed, base plans were assessed for compatibility with joint land uses to preserve the Camp Williams mission and enhance the vision of the jurisdictions. Through this compatibility assessment, issues were identified by the JLUS organization, committees, and various stakeholders.

These issues were based on the 22 common compatibility factors that can affect both the military mission and the adjacent and proximate community land uses. The JLUS issues were then prioritized and ranked based on input received about the relative issue that presented the greatest impact for the jurisdictions as well as a timeframe to implement the strategy. These factors have been evaluated and this Plan incorporates goals, objectives, policies and strategies deemed necessary to sufficiently address applicable compatibility issues.

Special Districts and Sites

a. Herriman TRAX Station/Transit-Oriented Development (TOD) District

An extension of the South Jordan light rail alignment is proposed on the northeast edge of the community. A conceptual alignment has been proposed, entering Herriman just west of the Mountain View corridor at Daybreak Parkway, continuing south through Towne Center, and exiting the city at approximately 13250 South into Riverton and areas further east and south.
A TRAX station is proposed near the northeast portion of the Towne Center area which is envisioned for mixed-use and commercial development. This station area should be designed and developed as a **transit-oriented development** (**TOD**), incorporating mixed-use residential and commercial uses in a manner that maximize access to light rail and other transit options, and incorporating other features to encourage transit ridership. TOD neighborhoods are intended to merge light rail station with relatively high-density development, which becomes progressively lower-density development as it spreads outward from the center. TODs generally are located within a radius of one-quarter to one-half from the station, which is considered to be an appropriate scale for walking and pedestrian movement.

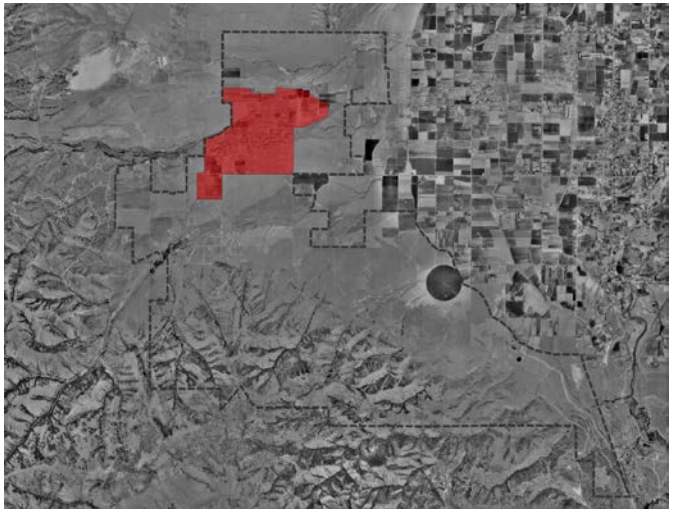
b. Historic Herriman Conservation District

Some of the most indelible images of Herriman are found in "Old Herriman", also known as the Herriman Original Settlement Area (see Figure 3-24). The remnant agricultural fields and older residential structures, in combination with the orthogonal street grid, traditional development pattern, mature trees, drainage ditches, irrigation canals, farm fences and the lack of curb, gutter and sidewalks, results in a one-of-a-kind place that emanates a special, old-time feeling. As illustrated in Figures 3-25 and 26, this portion of Herriman was intact and discernible well into the 1980's, prior to rapid development and change that occurred

soon afterwards. Since then Old Herriman has been rapidly diminishing, and is at risk of being lost.

Residents have expressed a desire to retain the special feeling of this neighborhood, and are concerned that insensitive infill and development jeopardize the retention of the qualities that make this neighborhood special. There is some concern that

Figure 3-24
Historic Herriman Location – Aerial Photo from 1977



remodeling activities may detract from the unique qualities of the place.

Occasionally, a vacant lot may be developed or an existing building may be demolished to make way for a new home, yet residents wish to be assured that new development and home remodeling will add neighborhood character rather than detracting from it.

In some communities Local or National Historic District status has been used to help maintain the qualities that give historic places such as Herriman's Original Settlement Area their unique charm and "sense of place" however, historic districts can be cumbersome to enforce and inflexible to manage, particularly for areas similar to Herriman where the landscape, roads and

Figure 3-25
USGS Map from Early 1980's

neighborhood structure are the significant features to be preserved.

In order to help define the limits of change that are desirable, a ***Historic Conservation District*** is proposed as the primary tool for

maintaining the qualities that make the Herriman Historic District/ Original Settlement Area special. Conservation Districts tend to be a more flexible and less restrictive control tool, and have been used successfully in large cities, small towns and rural area alike. Neighborhood Conservation Districts may still have special development requirements and controls, but they can be tailored to community needs and be much less restrictive.

A conservation district is generally implemented through a change in zoning or as an overlay district. The purpose is to help preserve the distinctive atmosphere of a neighborhood. The benefit of using a conservation district is that it begins with an identification of the specific qualities to be preserved, and utilizes special tools to help preserve those qualities.

In comparison to a National or Local Historic District, the **Herriman Historic Conservation District** is likely to be more acceptable to residents and property owners, and can achieve the desired effect. However, such designation does not have the same status and benefit as a historic district on the local level, and certainly is not comparable to a National Register designation in the short-term a Conservation District can achieve the goals of the neighborhood while avoiding the drawbacks of strict regulation inherent in local historic district designation. Neighborhood Conservation Districts can be almost as restrictive as local historic districts and require specific materials and improvements, or they can be general and address broader aspects of neighborhood compatibility such as the height of structures, setbacks and styles. Generally, only modifications that are visible from the street are of concern.

Neighborhood Conservation Districts can be administered through a review board or commission such as the Planning Commission, or they may be administered by Herriman City staff as part of the building permit process, utilizing guidelines included in the conservation district overlay ordinance.

In order to keep implementation as simple as possible, it is recommended that the Herriman Historic Conservation District be administered as part of the site plan review and building permit process, incorporating basic design guidelines that encourage compatibility. The following are examples of some appropriate characteristics and actions that may be considered:

Building height and mass – new structures and remodeling projects should have a similar height and mass as adjacent buildings.

Front additions – new construction on the front of the building should not be permitted if it modifies the overall look of the building from the street.

Rooflines – should be consistent with adjacent buildings.

Building footprints – the footprint of new structures and remodeling projects should not be excessively greater than the width and depth allowed for nearby and adjacent structures.

Sense of entry – each structure should have an identifiable front porch and door that is consistent in style with neighboring and nearby structures.

Front yard setbacks – should be consistent with adjacent buildings.

Materials and colors – should be consistent with adjacent buildings, and with the dominant materials in the neighborhood.

Garages – attached garages facing onto streets are not typical in the neighborhood, and should be discouraged.

Street trees – should be preserved whenever possible, and replaced when preservation is not possible. In areas where no street trees are located, the planting of large shade trees that recall earlier times should be encouraged (see figure 3-26 for examples of appropriate trees in Historic Herriman)

Fences, sidewalks, streets signs, curb and gutter and similar features – should fit in with historic "agricultural" nature of the area

c. Military Compatibility Overlay

In order to reduce potential conflicts, secure substantial economic benefits for the City and region, and to generally encourage a long-term, compatible relationship with Camp Williams, a buffer is proposed along the length of the south border of the city. Development within this area should focus on parks, recreation, trails and similar open space uses, with buildings and permanent structures allowed according to ordinances to be proposed during the Joint Land Use Implementation, which is in the beginning phases. These ordinances will address important compatibility issues relating to land uses, structure heights, light trespass and glare, noise and vibration. In addition, procedures will be recommended to enhance collaboration and to otherwise increase awareness of Camp operations and contributions.

d. Northwest Regional Park

Figure 3-26
Photo Examples of Possible Tree Palette for Historic Herriman Conservation Area

A new 105-acre regional park site is proposed in the Northwest Annexation Area. Situated between Midas Creek and Copper Creek drainages, the park is intended to accommodate a wide range of uses, with a focus on large cultural events, specialty and historic park uses, ball fields and similar features (see Figure 3-27 through 3-30 for examples of possible activities.)

Figure 3-27 through 3-30
Northwest Regional Park Images

Figure 3-27 through 3-30
Northwest Regional Park Images

e. Hillside Nature Park

This park is intended to accommodate hillside recreational activities and trails. Typical uses include mountain biking, hiking, trail running, equestrian activities, picnics and similar uses. With the exception of restrooms and small plazas located at trailheads, no buildings, permanent structures or developed park uses should be allowed.

Areas Beyond City Limits

a. Northwest Annexation Area

As illustrated in Map 8, the Northwest Annexation Area represents a major expansion of the city, increasing the total area by 4.2 square miles. As previously discussed, this district has been planned as an extension of the existing city, building upon existing land use models and patterns of development. It should be noted that extensive areas of higher density residential, mixed use and commercial uses are proposed on the northwest edges of the site, which is based on the assumption that U-111/Bacchus Highway will eventually be extended to Tooele County via Butterfield Canyon, resulting in significant traffic between the two counties. If the future highway is not implemented, significant adjustments should be made, reducing both the density, type and intensity of uses proposed for the area.

Transportation and Circulation

a. Freeway Uses

The Mountain View Corridor runs through a significant portion of Herriman City. High density and commercial property located at the interchanges must be held out for future development when the freeway is constructed, or be built to accommodate the anticipated traffic volume. Along the corridor, frontage roads have now been constructed, and additional streets should be planned to allow for good access to the freeway and facilitate development on both sides of the highway. High density, commercial, and industrial uses, will all be encouraged adjacent to the corridor. The highest residential densities in the city should be easily accessible by the Mountain View Corridor, but this plan does not allow for added or bonus density to be given for proximity to the freeway.

b. U-111/Bacchus Highway

The plan also envisions that U-111 will be extended into Tooele County via Butterfield Canyon, thereby opening a new access point into Salt Lake County. It is assumed that such a change will dramatically increase traffic, and that land uses adjacent to the highway should be similar to those established above for the Mountain View Corridor.

c. Transit/Light Rail

The *Southwest Transit Study* was completed in 2012, in partnership between UTA, Herriman and other jurisdictions in the area. The plan demarcates the location and size of future corridors required for TRAX, which is generally sufficient for locating local transit hubs. As development occurs along this corridor, developers shall be required to preserve the right-of-way for future transit. These corridors can either be dedicated to the city, or maintained by the developer as a trail, park, or open space until such time as the transit is implemented. Specific locations for transit-oriented developments and park-and-rides should also be determined and preserved for future use. The city should work with landowners and developers in determining which locations will best meet the needs of UTA and future transit riders. Developers could be provided a density bonus if they accommodate the transit corridor. The developer shall demonstrate how the corridor will be preserved and maintained.

d. Trails and Bikeways

As illustrated in Map 9, an extensive system of trails and bikeways is proposed for Herriman, linking key destinations, parks and open spaces. Implementation of this system is essential for making Herriman a more walkable/bikeable place.

URBAN DESIGN

Urban design deals with the physical structure of the City. It concerns both the built and un-built environment – buildings and structures as well as the spaces between them, such as streets, plazas, parks and open spaces.

Urban design also addresses the process of creating successful places for people, the connections between people and places, the built fabric of the City, and the relationships between diverse elements that define city spaces. When successful, the results are often defined as having created a "sense of place" and are pleasant, safe and attractive.

The intent of the Urban Design portion of this plan is to (1) identify the existing physical characteristics of the community; (2) evaluate the implications of future development on the existing structure; and (3) suggest actions that will enhance the livability and design qualities of Herriman.

URBAN DESIGN ANALYSIS

The physical setting of Herriman is beautiful, with the steep Oquirrh Mountains providing a distinct feeling of enclosure and refuge. To the east and north the expansive Salt Lake valley drops away for miles, eventually meeting the jagged, snow-capped peaks of the Wasatch Mountain Range beyond. Although the City of Herriman is young, it has managed to establish a strong "sense of place" that is intrinsically tied to the surrounding landscape and the agricultural traditions of the area.

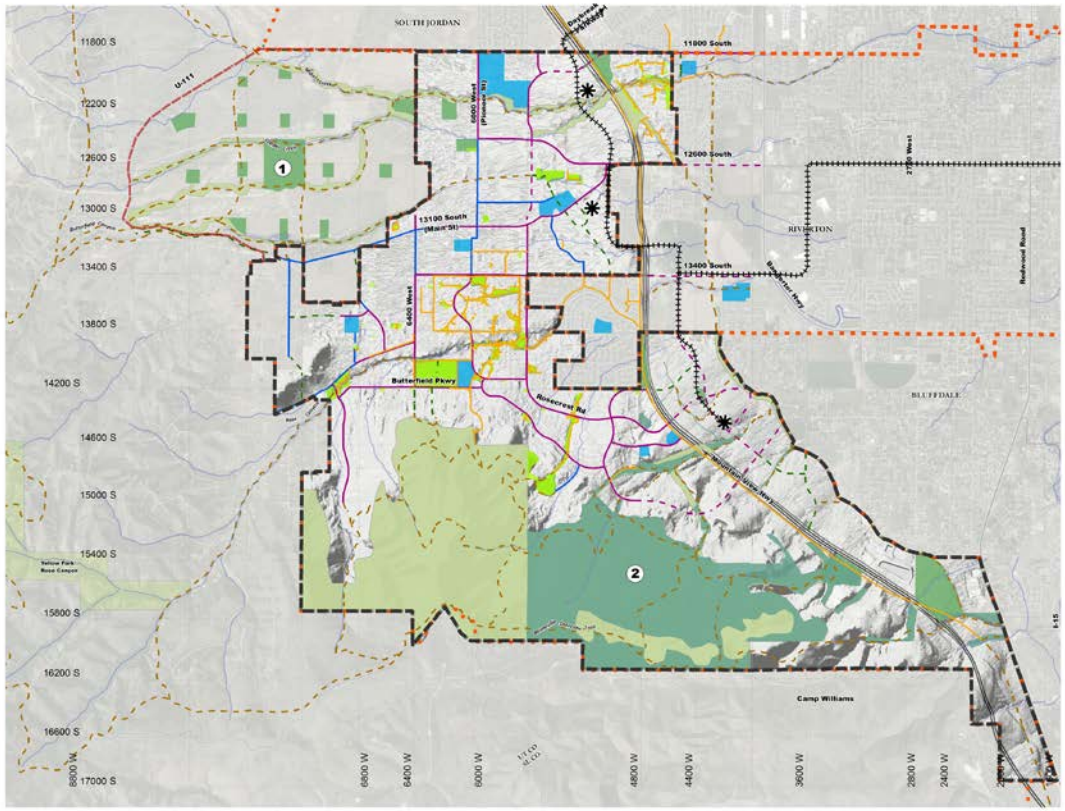
The city shares a strong physical and visual connection with the surrounding landscape, from the fast-disappearing agricultural fields, rolling hillsides, steep slopes and jagged waterways, to the range of homes, neighborhoods, parks and man-made destinations. The town structure is unique, centered on a street grid that is twisted 45-degrees off the traditional north-south axis. Over time a traditional street grid prevailed, drawing attention to the unique layout of the original settlement.

Until recently, the community had developed slowly, becoming increasingly urban and suburban in recent years. Commercial development has appeared along major roads, awaiting the development of a city core. The lack of a commercial center has created a sprawling, road-oriented pattern of development.

Urban Design Concept Plan

As illustrated in the Urban Design Concept Plan (Map 10), Herriman is a city with distinct neighborhoods, which should be supported and maintained. Alternative development models should be used and encouraged to achieve this goal, such as Open Space Subdivisions, Cluster Development, Urban Villages, Neighborhood Commercial Centers and Mixed-Use Development.

In order to maintain its “sense of place”, the qualities which make Herriman unique and attractive must be retained and enhanced. Thought and care must be applied to preserve the steep foothills and maintain the drainages as open and accessible open space features. Effort must also be placed on enhancing the design qualities of the City and its neighborhoods, the formation of beautiful streets and public places, the creation of a better pedestrian environment



MAP 9

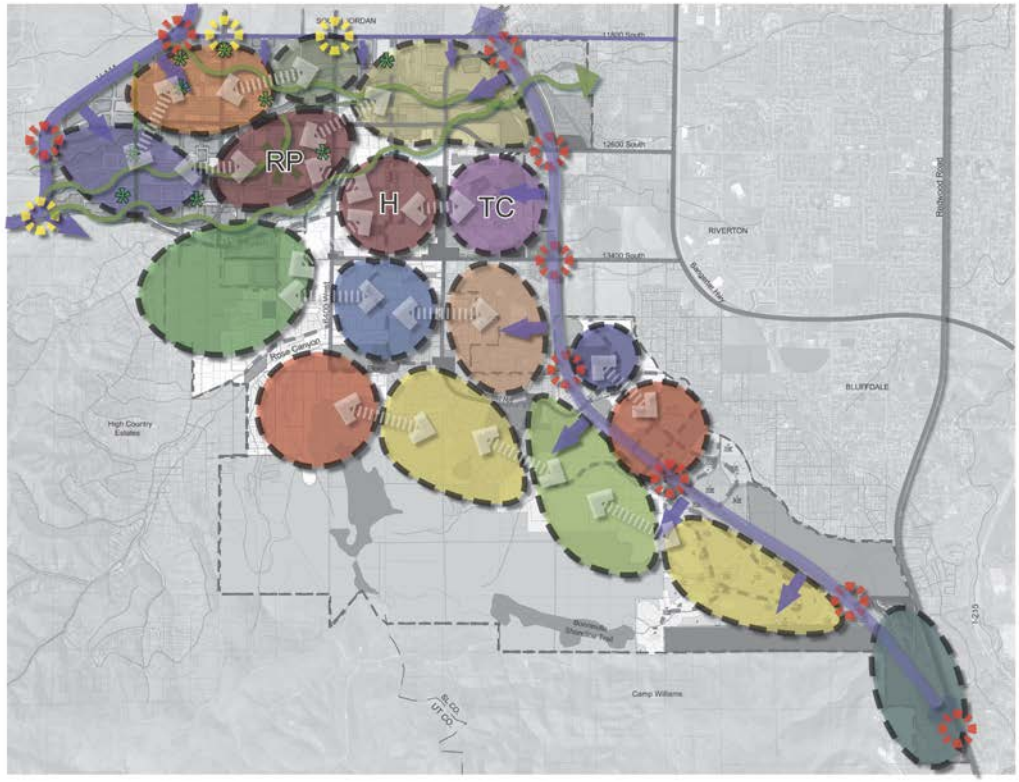
Herriman Trail and Bikeway Plan

- Shared Use Path (Class 1)
- Striped Bike Lane (Class 2)
- Signed Bike Route (Class 3)
- Proposed Shared Use Path (Class 1)
- Proposed Striped Bike Lane (Class 2)
- Proposed Signed Bike Route (Class 3)
- Existing Parks and Recreation
- Existing Schools/ Recreation Center/ Library
- Proposed Open Space/ Trail Corridors
- Proposed Parks and Recreation
- (1) Proposed Northwest Regional Park
- (2) Proposed Hillside Nature Park
- Herriman City Boundary
- Northwest Annexation Area
- Municipal Boundaries
- Light Rail
- Transit Station

HERRIMAN GENERAL PLAN AMENDMENT

ADOPTED December 19, 2013

0 0.25 0.5 1 Miles



MAP 10
Urban Design Concept Plan

Entrance Corridors:
Maintain Positive Visual Perception

Highway Entrance:
Primary Gateway Experience

North Entrance:
Secondary Gateway Experience

Neighborhood

Neighborhood Connections

Natural Drainages/Trail Corridors

H Historic Town/ Original Settlement

TC Town Center

RP Regional Park

HERRIMAN
GENERAL PLAN
AMENDMENT

ADOPTED
December 19, 2013

with enticing places to walk and bike to, and the preservation of the City's remaining open lands and natural areas.

Visual Perception of Herriman

Mountain View Corridor, Bacchus Highway (U-111), 11800 South and Redwood Road form the developed edges of the city. Development along these roads should present a good "public face" from the roadway, the fronts of buildings facing these roadways to the greatest degree possible. Sound walls, parking lots, service zones and other utilitarian features should be strictly avoided.

Community Gateways
Entrances into the city should be developed as special gateways, incorporating clear imagery about the city and what makes it unique. As illustrated in Figure 3-31, examples of appropriate gateways and community entrances could include agricultural references (remnant agricultural fields, sheep sculptures), wind mills and kinetic art, and well-designed buildings. Neighborhood entrances might include more diminutive gestures, such as plazas, gardens and special signage, providing greater detail and providing welcoming gestures from neighborhood to neighborhood.

Complete Streetscapes
Herriman's roadways should share a common design language focused on the formation of good streetscapes. As illustrated in Figures 3-32, streetscapes should be designed using a common palette that is unified yet varies by functional classification and street type.

Traffic Calming & Safe Streets
As the city continues to grow and traffic increases, traffic calming enhancements may be required (see Figure 3-33 for sample types and images). Rather those addressing individual "hot spot" locations in an ad-hoc manner, it is essential that traffic calming be addressed as part of a comprehensive system of improvements.

Toward a Walkable/Bikeable Community
Walking and biking conditions vary in Herriman, depending on the location and era of street development. Some neighborhoods have unified and wide sidewalk systems, while others have none. Elsewhere are areas with good sidewalks and street crossings are clearly demarcated, while others are missing or incomplete.

In order to make Herriman a pedestrian and bicycle-friendly community, greater effort is required to provide consistent standards of walking and biking facilities, including sidewalks, pathways, curb and gutter, crosswalks and intersection controls. As illustrated in Figure 3-34 and Map 9, a fully-integrated system of bicycle lanes should be provided.

Maintain Traditional/Simple Roadways
A defining quality of the older rural roadways in Herriman is the simple way the roads are treated. Special engineering and design ideas should be explored which allow streets to have a more rural look, while meeting the needs of a modern city.

Creating Great Destinations

Regional Destinations
Several regional destinations are proposed for Herriman that will attract visitors from outside the area. Examples include Towne Center, Historic Herriman, Northwest Regional Park, Hillside Nature Park, and various shopping centers and smaller commercial uses. In order to ensure that these locations are easy to find, detailed design plans for each should be prepared which address wayfinding, the establishment of a distinct image, parking and service area treatments, etc.

Figure 3-31

Urban Design – Gateways and Entries

Community Gateways & Entrances

Crop Circles/ Vernacular Landscape Art

Agricultural "Follies"

Great Architecture

Kinetic/"Green" Art

Neighborhood Entries and Connections

Neighborhood Entry Plaza

Neighborhood Entry Garden

Special Entry Signage

Special Features/Whimsy

Figure 3-32

Urban Design – Consistent Streetscape
Local Street - 53' Right-Of-Way
Minor Collector Street - 66' Right-Of-Way
Minor Arterial - 80' Right –of Way
Major Arterial - 106' Right-of-way
Major Arterial - 116' Right-of-way

Figure 3-33

Urban Design – Traffic Calming
Traditional Traffic Calming Ideas
Creative Crosswalks
Great Streets = Safe Streets

Figure 3-34

Urban Design – Walkability & Bikeability

BIKE LANE TYPES/CLASSES

Class I

Fully-separated Bike Lane/Path

Class II

Dedicated Bike Lane

Class III

Shared Lane and/or Signed Lane

Local Destinations
Similar to community destinations, special plans and designs should be created to link smaller parks, shopping centers and destination, and to better link neighborhoods. These plans should address topics such as local image, pedestrian linkages, safe crossings, neighborhood events and celebrations, etc.

Commercial Centers and "Urban Villages"
Mixed-use destinations should be encouraged in appropriate locations throughout the city. Such areas are purposefully designed to incorporate a mix of commercial, public and residential uses. Attention to detail and the provision of high-quality amenities such as wide sidewalks, trails and trailheads, plazas, parks and play areas are key components of successful mixed-use destinations

As illustrated in Figure 3-35 and 3-36, Big-box developments should be designed in a manner that fits in better with the community vision. One option to consider is the development of Neighborhood Commercial Centers that incorporate large commercial uses as well as smaller commercial uses, civic, cultural, community and residential uses, all as part of a well-designed commercial destination. Figure 3-37 and 3-38 illustrates the conceptual layout of another option – an Urban Village- which is similar to a Neighborhood Center but smaller, serving the needs of smaller neighborhoods. Both should be designed to become special destinations by moving parking to the rear of buildings, providing access from the street and parking lots, and incorporating residential, office, civic and similar uses in the upper stories. Townhomes can be located toward the rear of some projects, incorporating a range of public and private plazas, sidewalks, parks and yards to complete the layout. Neighborhood Centers and Urban Villages should be efficient and interconnected, incorporating roundabouts and parking courts instead of the ubiquitous "sea of asphalt" that dominates typical "strip" developments.

Preserving Agricultural Land, Open Space, Traditional Land Uses, Patterns and Densities

Public comment indicates there is a desire to preserve open space for trail and recreational uses and as reminders of the natural beauty of the area to the greatest degree possible. There is also a desire to further connect and link these spaces with other neighborhoods, parks and destinations along a system of trails and pathways. In order to preserve these important spaces, future growth and development should be carefully planned and integrated, utilizing ideas and concepts supported by this Plan. The following are seven options for meeting Herriman's open space preservation goals.

1. Open Space Design Standards/Clustered Development
Open Space Design Standards (OSDS) can be used to preserve agricultural land, wildlife habitat, and open spaces while allowing an equal or higher level of development on a smaller area of land. OSDS's may establish and dictate sites to be preserved such as sensitive lands, farmlands, stream corridors, rural road buffers, view corridors and other open space identified by the community as important. OSDS's generally require the "clustering" of development as part of Conservation Subdivisions, helping to preserve open space and protect property rights.

As illustrated in Figure 3-39, OSDS's allow development to be "clustered" onto a portion of the site. The remaining property is preserved as open space through a conservation easement. Open space preservation in new development areas can be encouraged through incentives, such as allowing full density with clustering or reduced density without clustering.

Figure 3-35
Typical "Big Box" Development ……

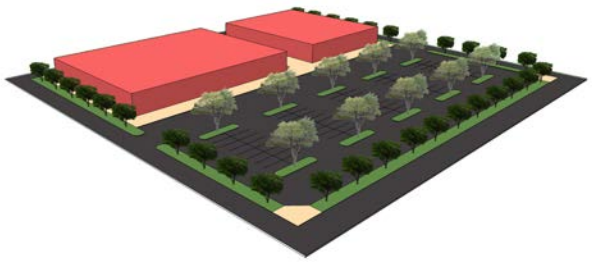


Figure 3-36
…… versus a Neighborhood Commercial Center

Figure 3-37
Urban Village Concept

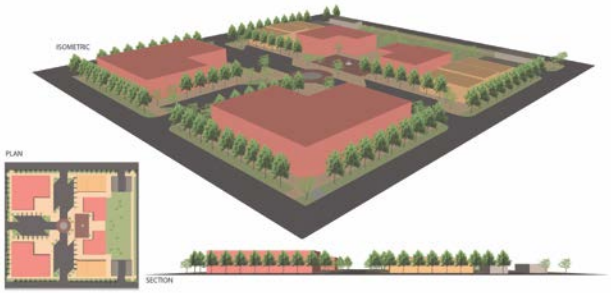


Figure 3-38
Photo Examples: Neighborhood Commercial Center and Urban Villages

Figure 3-39

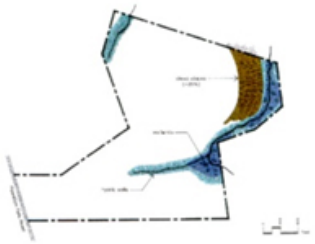
What is Cluster Development?

Source: Randall G. Arendt, Conservation Design for Subdivisions

1. This is an example of how residential development might take place on large parcels

2. The standard subdivision process spreads residential development around the site...

3. ....resulting in a pattern of large lots, inefficient roads and infrastructure, little or no public open space, and few reminders of what was once there.



4. Cluster development begins with a thorough understanding of physical site characteristics such as slope, soils, streams and contaminated lands.

5. Other attributes that make the site unique are then assessed. In Twin Falls this may include historic buildings and sites, old fields, tree groves, pasture areas, horse riding areas, trails and important view corridors.

6. Based on such assessments, a development concept emerges that shifts permitted density to portions of the site that are least sensitive, conserving sensitive areas and special features.

7. The result is a cluster or 'conservation design' that accommodates the demand for new development, maximizes the use of marginal sites, preserves important site features, and helps maintain Herriman as a unique and livable place.

Source: Randall Arendt, Rural by Design, 1999

These mechanisms are not considered a "taking" because there is still reasonable and beneficial use of the property. They do not regulate density per se, just the pattern of development. To encourage and facilitate Conservation Subdivision development, it is important to: 1) treat cluster developments equally with an overlay or special district. As described below, Open Space Design Standards have several advantages over other means of preserving open space.

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

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

Most cluster subdivision ordinances specify that multiple parcels may participate in a clustered development provided the parcels are adjacent to each other. This allows the transfer of density from one or more parcels onto a single parcel, or portion of a single parcel. Similarly, non-adjacent parcels could be allowed to combine density and transfer it onto a concentrated site where services such as sewer and culinary water may be available. This conventional subdivisions in the development review process; 2) favor clustering in special areas; and 3) encourage cluster development as a standard specifically for the preservation of open space. As a general rule, OSDS's are a part

technique allows land owners to seek development partnerships that may not otherwise be available between adjacent owners, and may encourage the free market to preserve more continuous greenbelts of open space, and concentrate development of new homes and businesses into a more compact growth pattern. The advantages of this development pattern include reduced costs to service growth, greater opportunities for farming or wildlife habitat activities, and larger, more continuous open space areas.

2. Zoning and Development Restrictions: Sensitive Lands Overlay Example

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

3. Fee Simple Title (Outright Purchase)

Desirable open space properties (recreational or agricultural) may be purchased and held by a responsible agency or organization for that purpose. Because of the potential for a very high cost of acquisition, fee simple acquisition should be

reserved for highly important, critical parcels for which no other strategy can feasibly be used. Although fee simple title or out-right purchase can be the most expensive option, there are other opportunities that are available to help recover some of the initial investment.

4. Purchase and Sellback or Leaseback

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

5. Conservation Easements

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

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

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

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

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

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

6. Land Banking

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

7. Transfer of Development Rights (TDRs)

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

IMPLEMENTATION

UPDATING & MODIFYING THE GENERAL PLAN

A General Plan generally has a life of five to ten years, although it often looks 20 years or more into the future in order to anticipate broader changes. Once the *Herriman 2025 General Plan* has been adopted, the zoning ordinance, development codes and other planning documents should be reviewed and updated as necessary to reflect the intent of the plan.

In order for the General Plan to continue being relevant for years to come, it should be reviewed and updated regularly. In order to remain a trusted document, modifications and amendments should be carefully evaluated to determine how they affect the greater vision expressed in the plan. Changes should therefore be considered during special meetings devoted entirely to that process that provide the time and focus necessary to fully understand and evaluate the impact of proposed changes. This will help ensure that the General Plan is not compromised as a result of hasty decisions, development pressure or inadequate information.

Likewise, the hard work and resources that have been expended on the creation of this plan should be respected, providing time for it to be instituted. Plan amendments and changes should be tabled for at least the first year following adoption of the plan, thereby providing adequate time for the Planning Commission and the City Council to understand it and test it.

GOALS, POLICES & IMPLEMENTATION MEASURES

Goal: To create a General Plan that reflects the vision of the community.

Policy: Ensure that the General Plan addresses immediate needs of Herriman during the next five-to-ten years, as well as those up to twenty years into the future.

Implementation Measure: Considering the rapid rate of growth experienced in recent years, update the General Plan every five years or more frequently, if required. This will ensure the General Plan stays current and reflects new developments and changing community priorities.

Policy: Ensure that the vision expressed in the General Plan addresses critical growth and development implications.

Implementation Measure: Review the General Plan regularly to ensure it is being implemented as proposed. If not, make adjustments and modifications as required.

Goal: To create a General Plan that is easy to implement and utilize.

Policy: Revise Herriman's policies to match the vision and ideas contained in the Updated General Plan.

Implementation Measure: Modify existing zoning ordinances, development guidelines and other implementation tools to ensure they are aligned with the vision contained in the general plan.

Policy: Create and utilize tools to promote action and to ensure implementation matches the vision contained in the General Plan.

Implementation Measure: Prepare and utilize Action Plans and Capital Facility Plans that support the ideas and enhancement concepts contained in the General Plan.

Goal: To meet the objectives and goals contained in the General Plan while accommodating future modifications and changes.

Policy*:* Consider potential amendments and modifications to the General Plan only within the context of comprehensive, community-wide review.

Implementation Measure: Allow no amendments to the updated Herriman 2025 General Plan for a period of one year following the date of adoption.

Implementation Measure: Consider potential amendments to the General Plan only during special meetings devoted solely to that process.

Implementation Measure: Hold special meetings to consider potential General Plan amendments on a semi-annual basis only.

Goal: To ensure that the vision contained in the General Plan is maintained despite uncertain growth and change.

Policy: Direct future development to appropriate sites within the current municipal boundary as a first priority.

Implementation Measure: Monitor the City's population growth on a regular basis and reflect those changes in the General Plan.

Goal: To encourage future growth within the 10-15 year planning horizon.

Policy: Encourage infill development and selective redevelopment within the existing municipal boundaries in order to complete the extensive gaps which exist, to maximize utility and infrastructure investments, and to encourage selective urban redevelopment and the removal of blighted areas.

Policy: Continue to investigate areas suitable for annexation adjacent northwest of the city to accommodate long term growth beyond the 20-year planning horizon.

Goal: To encourage a wider range of residential uses and mixed uses to help meet projected future population growth.

Policy: Allow and encourage new residential development models that meet the future needs of the community.

Implementation Measure: Continue to promote Clustered Development Commercial/ Residential Mixed-Use development in key expansion areas, particularly along the north and east boundaries of the city.

Implementation Measure: Create detailed guidelines and educational information regarding the benefits of sustainable residential models, including Clustered Development and Mixed Use Development.

Goal: To encourage the establishment of the Historic Herriman Conservation District.

Policy: Establish a steering committee to determine the feasibility of establishing the Herriman Historic Conservation District.

Implementation Measure: Modify existing ordinances and codes to formalize establishment of the Herriman Historic Conservation District.

Goal: To encourage development in Herriman that is pedestrian-friendly and walkable.

Policy: Promote and encourage new and appropriate housing models, including lofts, downtown infill and other urban models that fit in with the nature of the conservation district.

Policy Implement specific improvements to unify Herriman's streetscapes and gateways.

Implementation Measure: Investigate a variety of improvements within the public realm (road right-of-way) and private realm (parking lots, front yards, etc.) of the conservation district. Specific ideas to be investigated include streetscape enhancements, parking coordination and reconfiguration, redevelopment ideas, coordinated signage, etc.

Policy: Encourage a wide range of commercial uses, including light industrial/business park uses in the southeast portion of the city.

Implementation Measure: Create a new zone specific for the proposed Light Industrial/Business Park.

Policy: Continue to implement programs and ideas developed by previous studies and plans.

Goal: To improve the commercial profile and operations at freeway entrances and along major road corridors in the City.

Policy: Create a coordinated program of special district, streetscape and right-of-way improvements in new development areas.

Implementation Measure: Prepare detailed design plans for development and enhancement projects near the north and east edges of the city.

Implementation Measure: Prepare detailed site and landscape plans for new parks and cultural uses in the city.

Goal: To strengthen the role of education and culture in Herriman.

Policy: Establish a special "Educational Village" district for the future campus of the Salt Lake Community College that encourages interaction between the community and college.

Goal: To ensure the future needs for schools and other public services meet future demand.

Policy: Cooperate with Jordan School District officials and other public service providers to locate and reserve appropriate sites for schools and other public services, as needed.

Goal: To protect transportation corridors and minimize impacts on surrounding land uses.

Policy: To establish U-111/Bacchus Highway as a new regional roadway connection between Salt Lake and Tooele Counties.

Policy: Introduce minimum setbacks between new residential uses and transit uses/corridors

Policy: Utilize transitional land uses, and physical buffers such as walls, fences and vegetation, to separate residential land uses from commercial, industrial and similar incompatible land uses.

Goal: To protect and conserve critical agricultural land and associated open spaces

Policy: Continue the rights of existing large lot owners to maintain horses and other agricultural uses.

Policy: Utilize Transfer of Development Rights and similar open-space conservation tools to buffer sensitive land uses from Camp Williams border, and to maintain critical open spaces and farm land.

Goal: To protect and conserve critical agricultural land, sensitive lands and sensitive natural features in the community.

Policy: Modify existing ordinances and codes to ensure sensitive lands, stream corridors, drainage ways, uplift areas and critical natural features in Herriman are preserved.

Goal: To promote implementation of the land use concepts contained in the Comprehensive Plan.

Policy: Integrate the concepts and ideas contained in the Comprehensive Plan into short-term action items to be implemented in the next 1- 5 years.

Policy: Prioritize Comprehensive Plan implementation measures as part of capital funding plans and short-term action plans.

Policy: Modify the existing City Code to ensure land use changes contained in the Comprehensive Plan are properly codified.

Implementation Measure: Modify the existing City Code to allow and encourage the mix of housing types and options presented in the General Plan.

Implementation Measure: Modify the existing City Code to ensure critical landscapes and open spaces are preserved and protected from future development.

Goal: To support the continued viability of Camp Williams through the reduction, elimination or mitigation of present and/or future compatibility issues.

Implementation Measure: Adopt and administer a "Military Activities (overlay) Zone" and regulation consistent with the overlay extent recommended in the Camp Williams JLUS Report.

Implementation Measure: Support efforts to enhance market awareness of the Camp and potential compatibility issues through timely and consistent disclosure to potential buyers or lessors of real property within the MAZ overlay area, including but not necessarily limited to, notations on approved development plats/site plans prior to their being recorded.

Goal: To maintain critical open spaces, habitat areas and natural features.

Policy: Regulate future development on steep hillsides, water ways and open land.

Implementation Measure: Ensure that environmental protection is adequately addressed in the development review process.

Implementation Measure: Enforce ordinances requiring development setbacks along creek corridors and drainages. The recommended setbacks are 100 feet along major waterways and creeks, and 50 feet along smaller tributaries, canals and drainages.

Implementation Measure: Work closely with the U.S. Army Corps of Engineers and other responsible agencies to ensure that any wetlands within the City are protected and maintained.

Implementation Measure: Work with Salt Lake County and the State of Utah to ensure that city, county and state statutes are consistent.

Goal: To conserve water on public and private landscapes.

Policy: Encourage water conservation through policies and ordinances that reduce indoor and outdoor water use.

Implementation Measure: Adopt a water conservation landscape ordinance.
Implementation Measure: Utilize water conserving landscape design and methods on public projects to serve as examples for private development.

Implementation Measure: Adopt an indoor water use ordinance that requires low flow plumbing fixtures and similar practices that conserve water use.

Goal: To maintain the positive design standards and unified appearance of existing commercial uses, and to extend these into future commercial developments.

Policy: Maintain and strengthen existing commercial design standards.

Goal: To extend the positive design and unified appearance of commercial uses to other uses in the city.

Policy: Develop new design standards for residential, industrial and other uses in the city.

4 Demographics and Housing

Introduction

Herriman is one of the fastest growing cities in Utah. This rapid change makes long-term planning a vital task to ensure growth is beneficial to residents. Facilitating proper housing development that is safe, efficient and diverse in type and affordability can improve the economic performance in the City, promote a feeling of community, and enhance the quality of life. The type of residential development that occurs will be influenced by government regulations and policies, zoning, existing land uses, and market forces.

A community should offer a wide spectrum of options, with a variety of housing types in order to support a population of diverse ages and cultures. A variety of housing options is also important in order to ensure that the needs are met of all stages of the lifecycle, including entry-level home buyers, larger households, aging population and special needs population. Demographic characteristics such as household size, number of children, age, etc., play a key role in determining the type of housing desired.

This housing chapter is organized to first evaluate existing conditions in Herriman, including demographics and the current housing supply. Existing and future needs are then presented and matched with supply and demographics in order to best determine the greatest needs and priorities for Herriman.

Summary of Findings

Herriman is a fast-growing bedroom community with primarily residential development. Housing units are overwhelmingly single-family, with 87 percent of units categorized as single-family houses. 76 percent of units are owner-occupied. At the projected rate of growth, the City can expect the addition of 16,173 more households by 2040 at the rapid average rate of 622 households per year.

Previous concerns about affordability within the City have been largely addressed in recent years with the construction of several large apartment complexes and senior living. In the City's previous affordable housing studies and in interviews with City

staff and residents, a major concern was housing affordability - there was the impression that the predominance of single-family homes left few affordable options for different income levels or other demographic needs. The construction of three major apartments contributed to more affordable housing stock overall; the estimated total of affordable housing units in the City is 1,343 units, or about 17.6 percent of all housing units. Additionally, two more complexes with a planned 722 units combined are expected to be completed within the next year which could contribute to affordable housing availability.

Future rapid growth in the City will require continual monitoring of affordability. Single-family homes continue to be the most popular development within Herriman. The housing market is quickly heating up this year and unmonitored growth could lead to future imbalances like those experienced in previous years. It is anticipated that plans for development of the Herriman Towne Center, with numerous apartments and townhomes, will meet future affordability needs for many coming years.

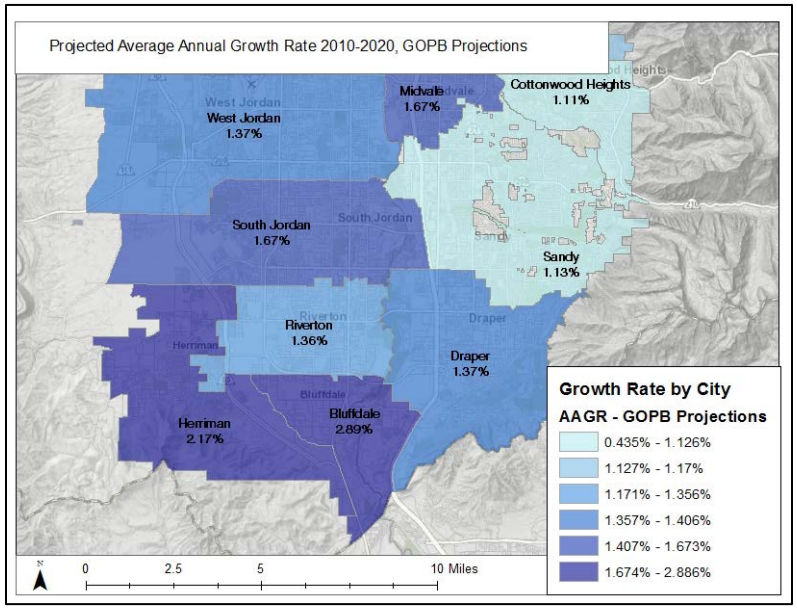
Lifecycle housing is a predominant concern that still presents difficulties in housing. The City's population is disproportionately low in the age ranges of 20 to 30 years old and in residents older than 65. Attention to affordability can aid in supporting these groups, but a big factor going forward is providing the specialized housing these groups need and desire. Development in the Towne Center will be a large factor in improving the housing appeal to the 20 to 30 year old age range. Shared-wall housing, such as apartments, condos and townhomes, can meet many of the reduced income needs of both age groups. Addressing housing needs for seniors also comes from providing assisted living and other communities with specialized support. Herriman is planning for these needs well; an assisted living home started construction recently and a large congregate care facility has been approved. Focuses on senior housing since 2013 may be a contributing factor to the increased population in residents 65 and older.

Demographic Profile

Demographic characteristics greatly influence housing demands within a city. Population growth, age, income and other characteristics of a city's population determine what types of housing are desired and how many units need to be available. This section evaluates these factors in Herriman in order to inform the analysis of the demand for units and the type of those housing units.

Population

The City's fast and variable growth makes projecting population particularly challenging. The City's population was only 1,523 in 2000 according to the United States Census; however, the City experienced rapid growth of 20,262 by the 2010 Census. More recent Census estimates from 2015 put the City's population at 30,835. The City estimates it to actually be over 35,000.



Conservative estimates by the Governor's Office of Planning and Budget (GOPB) shown in Table 1 below project continued growth at the highest rate of any city in Salt Lake County.

Table 1: GOPB Population Projections

	2010	2020	2060	Percent Change 2010-2060	AAGR
Salt Lake County	118,554	140,950	302,619	155.26%	1.89%
Bluffdale	7,598	10,099	25,125	230.68%	2.42%
Herriman	21,785	27,003	81,310	273.24%	2.67%
Riverton	38,753	44,339	67,192	73.39%	1.11%
South Jordan	50,418	59,509	128,992	155.84%	1.90%

The GOPB estimates heavily weight a historically low population and recent slowing in housing growth during the recession. Since Herriman City's rapid growth has been through new home construction in the last decade, the City provided another estimate that accounts for renewed gains in the housing market during the economic recovery. These estimates were created for updates to the General Plan and account for potential within the City as housing starts maintain rapid momentum through 2040. These estimates are shown in Table 2.

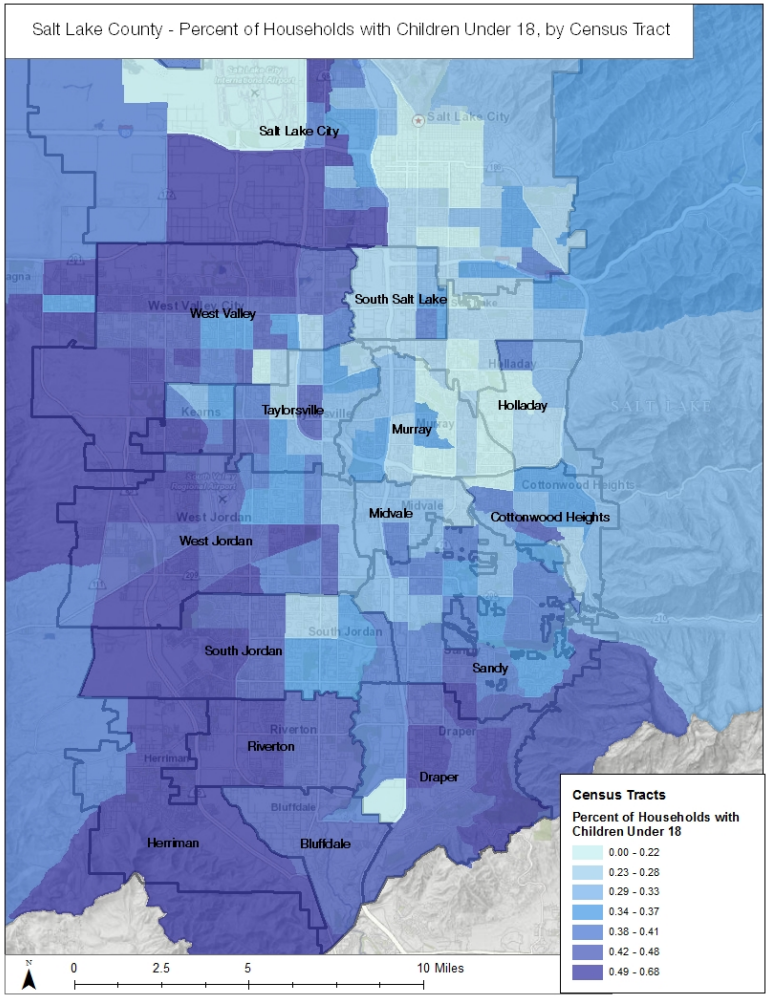
Table 2: Population Projections - Herriman City Internal Projections

	2010	2020	2030	2040
Herriman Pop.	21,785	45,420	67,570	89,720

Age and Household Size

Herriman has a very young population with a median age of 21.6 years. This is a result of having a high population of children, large household sizes, and few seniors in the City. The median

age is significantly lower than surrounding cities and ten years younger than the Salt Lake County median - a gap that has widened more than two more years since 2013. Herriman has the highest household size in the area at four persons per household. In fact, 72.6 percent of households have children at home up ten percent since 2013 and more than double the national percentage.



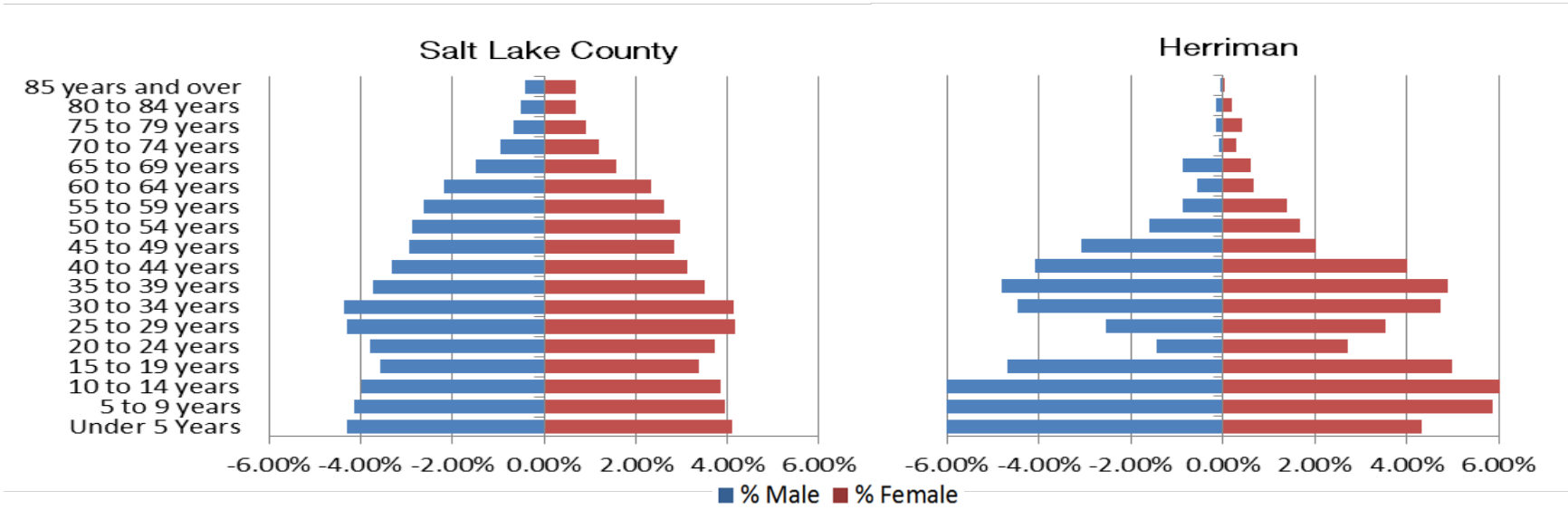
The table below also shows that almost half of Herriman's total population is under 19, while only about four percent of residents are older than 65.

Table 3: Demographics of Surrounding Communities

	Herriman	Riverton	South Jordan	Bluffdale	Salt Lake County	Utah
HH Size	4.00	3.64	3.60	3.74	3.02	3.14
Median Age	21.6	29.5	30.8	28.0	31.5	29.9
% of households with children under 18	72.6	57.0	48.9	50.6	39.8	42.7
% of total population 19 and under	45.5	35.4	33.4	35.1	28.7	31.1
% of total population 65 and over	3.8	9.1	10.7	8.4	13.0	13.6

Source: United States Census; ACS 2014 5-Year Estimate

The population pyramid below shows this trend in ages compared to Salt Lake County. There are many families with adults in their 30's that generally have children at home, but populations with generally less children are sparse – those in their 20's and older than 50. There are sharp differences that distinctly show these gaps in ages. City staff and residents corroborate this trend. Most housing is family-oriented, leaving fewer options for people not necessarily seeking single-family homes built for larger households.



Source: ACS 2014 5-year estimates

Income

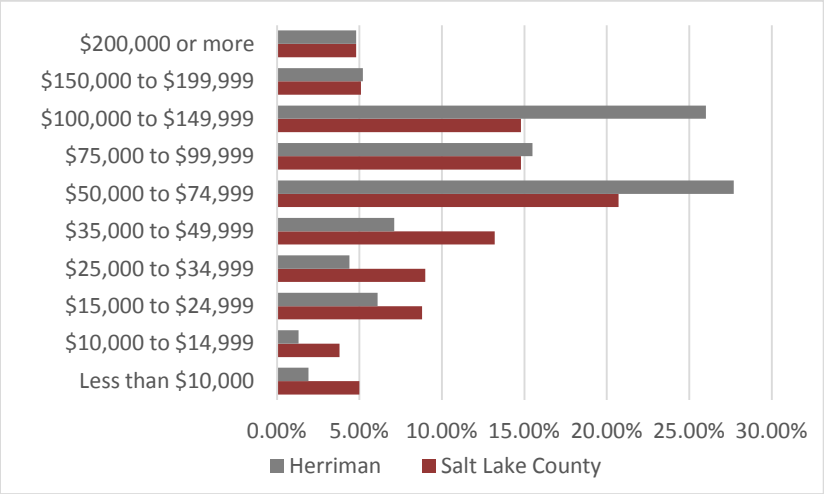
Herriman has a very high median household income at $78,141 compared to Salt Lake County's median of $61,446. Surrounding cities are even higher, indicating overall strong income levels in the southwest part of the County.

Table 4: Median Household Incomes

	Herriman	Riverton	South Jordan	Bluffdale	Salt Lake County	Utah
Median HH Income	$78,141	$84,718	$91,228	$88,731	$61,446	$59,846

Source: ACS 2014 5-Year Estimate

A significant portion of the population in Herriman makes between $50,000 and $150,000 per year. About 69 percent of the population falls in this range compared to 50 percent County-wide. Only 14 percent of households live on less than $35,000 in Herriman while 27 percent of households in Salt Lake County live at this income level or less. The largest income category is $50,000 to $74,999 with 28 percent of Herriman's population in this income range.



EMPLOYMENT

Herriman is a bedroom community with most development being residential. Most residents commute to employment centers outside the City. Jobs per household, a standard metric for showing employment and economic activity within a City, shows this trend with Herriman at a very low 0.40 jobs per household. This supports the fact that most residents commute outside the City to work. By comparison, Salt Lake County has an average jobs per household rate of 1.84 – much higher than Herriman's figure.

Table 5: Jobs per Household

	Herriman	Riverton	South Jordan	Bluffdale	Salt Lake County
Jobs per household	0.40	0.85	1.49	1.44	1.84

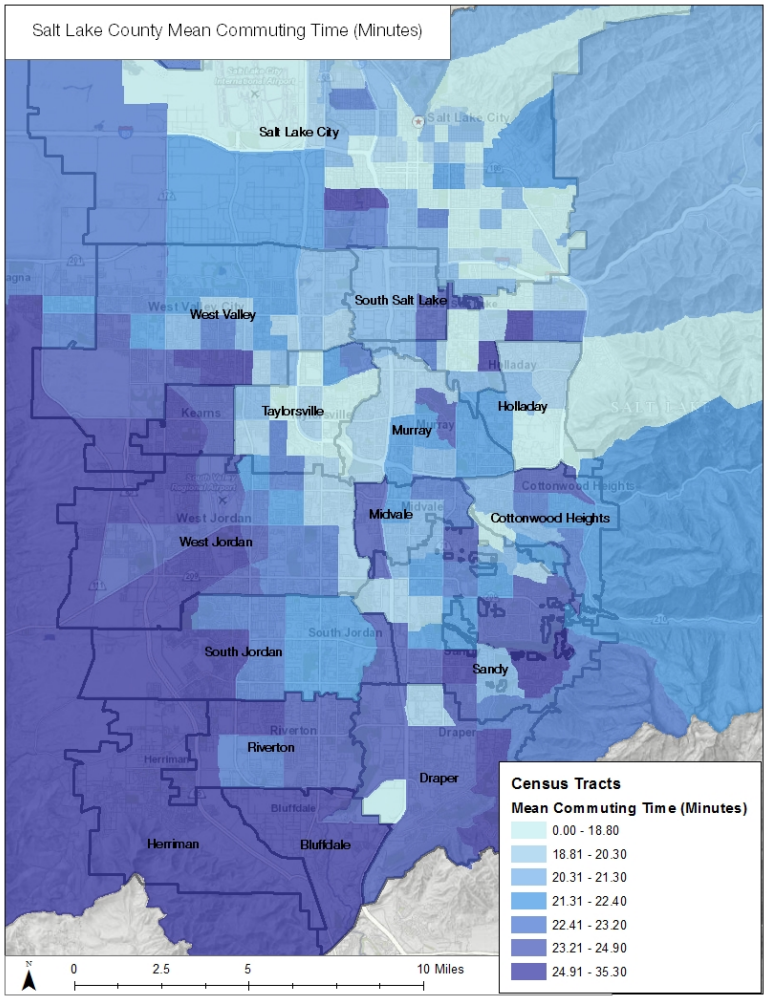
Source: ACS 2014 5-Year Estimate, ZPFI

The types of employers in Herriman further show the City as a residential suburb. The largest employers are schools, retailers and the City government itself. There are few large employers and none above 250 employees. Smaller businesses are primarily retail and service oriented. Table 6 below shows the major employers in Herriman.

Table 6: Largest Employers in Herriman

Employee Range	Companies
50-99	Butterfield Canyon Elementary Café Rio Carepoint Network Herriman Elementary McDonalds Old Republic National Title Ins. Wal-Mart
100-249	Smith's Food and Drug Blackridge Elementary Fort Herriman Middle School Herriman City Herriman High School Providence Hall Inc. Copper Mountain Middle School Silvercrest Elementary

Source: Utah Department of Workforce Services FirmFind



Herriman also has a significant number of employers in the construction industry. There are 90 employers that are categorized as construction. Although construction industries are the most frequent employers, most of these employers have less than ten employees. The next most frequent is professional services with 55 firms and health care with 37 firms.

Current Housing Supply

The majority of housing units in Herriman are owner-occupied, single-family homes. Herriman currently has 7,620 residential parcels listed with the Salt Lake County Assessor's office, with about 8,398 total housing units. Over 89 percent of those units are categorized as single-family residences (SFRs). The median value for SFRs is $291,550 according to the County's assessed values. The next largest category is condo units, another type of housing also often occupied by the owner. The median value of condos is $144,100. Manufactured homes in the city have high median values due to generally large lot sizes and high land value. The average land size of manufactured homes in the city is 1.32 acres.

Table 7: Number of Parcels and Units by Housing Type

Summary	Number of Units	Avg Lot Size (acres)	Median Value
Duplex/MIL Units	5	0.35	$355,950
Condo Units	108		$144,100
Manufactured Homes	48	1.32	$280,200
99+ Apt	920		
Modular	5	0.44	$227,000
SF Units[1]	7,454	0.50	$291,550

Source: Salt Lake County 2013 Parcel Database

[1] Salt Lake County property designations include town-homes as single-family properties. However, Solameer Townhomes are specifically included in the 99+Apt Category because they are not individually for sale. They are rented through a central office like an apartment.

2014 ACS data estimates a 76 percent ownership rate for the City. This rate is higher than the rest of the County which has a rate of 67 percent ownership of housing units.

Table 8: Proportion of Homes that are Owner-Occupied

	Herriman	Riverton	South Jordan	Bluffdale	Salt Lake County
% of units owner-occupied	76.3%	89.0%	81.3%	82.7%	66.6%

Source: ACS 2007-2011

Herriman has three apartment complexes within the City – Copperwood Apartments (formerly Farm Gate), Timber Gate Apartments, and Solameer Townhomes. Copperwood has 498 units, Timber Gate has 280, and Solameer has 134. There are currently no small multi-family complexes and there is only one duplex. Rent values range from $849 to $1,495 and are discussed

in detail in the Housing Affordability section. Other apartment complexes totaling 722 units are in the planning and construction stages and will be rented at market rates.

Housing Conditions

Due to rapid population growth in Herriman in the last decade, much of the housing units are newly built. ACS data shows that 94 percent of housing in Herriman was built since 1990, compared to only 34 percent of housing county-wide.

Table 9: Proportion of Housing Units by Year Built

Year Structure Built	Salt Lake County	Herriman
Built 2010 or later	1.7%	8.0%
Built 2000 to 2009	16.4%	72.7%
Built 1990 to 1999	16.0%	13.0%
Built 1980 to 1989	13.7%	0.8%
Built 1970 to 1979	20.3%	2.0%
Built 1960 to 1969	9.0%	2.3%
Built 1950 to 1959	9.8%	0.5%
Built 1940 to 1949	4.2%	0.0%
Built 1939 or earlier	8.8%	0.7%

Source: ACS 2014 5-Year Estimate

The County Assessor notes that 96 percent of residences are in Superior, Excellent or Very Good condition and 88 percent are constructed with Very Good, Good, or Average construction grades.

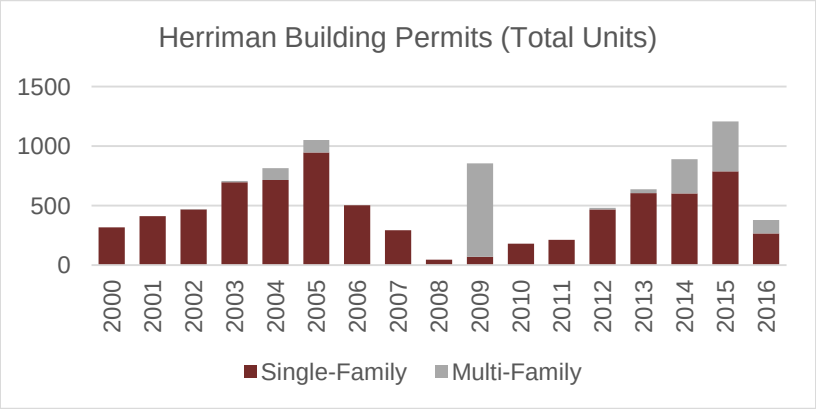
Future Housing Supply

Projections

Using the City's population projections that place population at 89,720 by 2040 and dividing by the current household size of 4.00, about 22,430 total households are projected to be in the City by 2040. This is a growth of 16,173 households from the 6,257 estimated by the 2014 ACS – an average of 622 new households per year.

Herriman Housing Permits

In addition to the 6,221 single-family units already built and listed in the Assessor's parcel database, an additional 264 permits have been submitted in 2016 for single-family homes, condos and townhomes and 115 multi-family units have also been permitted this year. A portion the permitted 1,208 units from 2015 are also in addition to the units listed by the Assessor. The graph below shows that the building of single-family homes is back on an upward trend after a drop-off during the recession.



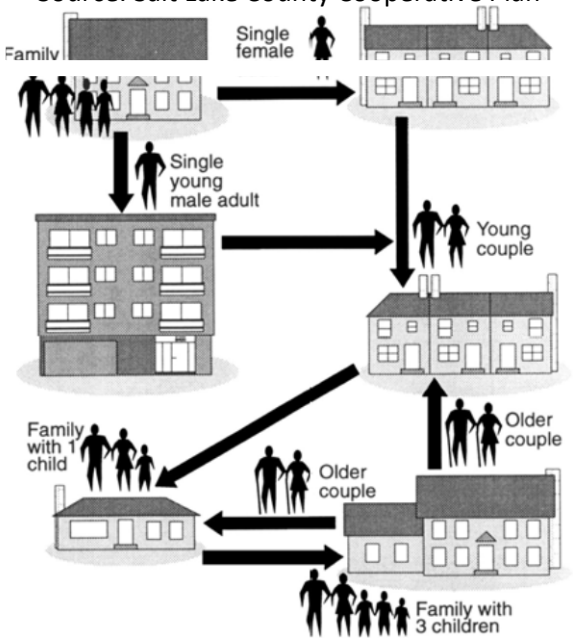
Source: University of Utah BEBR, Herriman City (2016 through April)

In addition to building permits, there are additional housing units in the planning stages with the City. This includes an estimated 722 apartment units, continued rapid growth in single-family homes in Rosecrest, Herriman Towne Center, and other individual properties throughout the City, and several senior living projects that will total 322 units for sale.

Lifecycle Housing

There are significant age gaps in the City, with very few people in their 20's or above 65 years old, indicating that the current housing supply is not adequately meeting full life-cycle housing demands, although the City has made significant efforts in the last three years to address these needs. It is important to ensure housing suitable for different stages of life, such as units for singles and young couples, townhomes for retirees, as well as opportunities for senior citizen housing and long-term care/assisted living facilities. Such an approach creates opportunities for people to live and grow in the same community. It also enables young couples, families and the elderly to live near relatives.

Life-Cycle Housing
Source: Salt Lake County Cooperative Plan



2014 ACS data shows about five percent of all households were held by those 65 and older. In meetings with residents during the 2013 General Plan development, a common concern is the lack of life-cycle housing within the City. Many felt that the lack of townhomes and senior housing pushes out residents as they age. Residents indicate that this is not from lack of interest in staying, but that fixed-incomes and lifestyle and health needs force them to leave the City as they age to seek communities with living and health assistance. To address this concern, an assisted living home with 20 beds, a 301 bed congregate care facility and several senior living communities are in planning and construction stages. Townhomes in the Towne Center will help independent retirees live in the city without the maintenance needs of a house.

Millennials, or Generation Y, are those currently age 18 to 34 and are another group disproportionately absent in Herriman's population. This is another segment of the population that residents feel are "pushed out of the nest" after leaving their parents and don't stay in the City because they cannot purchase a home. They are generally highly educated, along with being entrepreneurial and active in their communities. Ensuring the City remains attractive and is a good fit for this large cohort can be a important asset for the City.

Development at the Towne Center is on the right track to cater to this group. Millennials see socially-conscious shopping and living as highly desirable. This generation is also highly social and often seeks semi-urban, mixed-use development. Since this demographic is generally thrifty, development like the Towne Center that matches modern aesthetics, but at a discount compared to more urban areas, will be a draw.

Housing Affordability

Utah State Code (Section 10-9a-403) requires municipalities to include a plan for moderate-income housing as part of a general plan. It outlines a responsibility of a City to facilitate a

"reasonable opportunity" for those households with moderate-income to live within the City. Moderate-income housing is defined by HUD as "housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80 percent of the median gross income for households of the same size in the county in which the City is located." This study uses Area Median Income (AMI) in Salt Lake County as determined by the U.S. Department of Housing and Urban Development (HUD) and average household size to determine moderate income thresholds for an average household.

Area Median Income Levels

According to HUD, the AMI for 2016 in Salt Lake County is $73,800. Salt Lake County has an average household size of 3.02; therefore, a household of three persons is used as the average family size, putting the moderate-income threshold at $53,150.

Table 10: Area Median Income Thresholds by Household Size

Household Size	30% of AMI	50% of AMI	80% of AMI
1 person	$15,550	$25,850	$41,350
2 persons	$17,750	$29,550	$47,250
3 persons	$20,160	$33,250	**$53,150**
4 persons	$24,300	$36,900	$59,050
5 persons	$28,550	$39,900	$63,800
6 persons	$32,580	$42,850	$68,500
7 persons	$36,730	$45,800	$73,250
8 persons	$40,890	$48,750	$77,950

Source: HUD

HUD considers an affordable monthly housing payment for either a mortgage or rent to be no greater than 30 percent of gross monthly income. This 30 percent should include utilities and other housing costs such as mortgage and hazard insurance.

Table 11 below shows affordable monthly allowances at different levels of income given in table 10 above. These amounts represent total housing costs affordable at 30 percent of gross income. Utah Code does not stipulate whether those of moderate income must be able to purchase a home, so the allowance considers affordability for either a mortgage or rental rate. A family choosing housing would need to factor utilities and other fees for a given housing unit within this affordable range. For example, a household of three at the 80 percent AMI threshold has a monthly housing allowance of $1,329. If utilities are $300[2], the family can afford a rent or mortgage payment of $1,029 per month, including taxes and interest if applicable.

Table 11: Monthly Housing Allowance by Household Size and AMI Thresholds

Household Size	30%	50%	80% of AMI
1 person	$388.75	$646.25	$1,033.75
2 persons	$443.75	$738.75	$1,181.25
3 persons	$504.00	$831.25	**$1,328.75**
4 persons	$607.50	$922.50	$1,476.25
5 persons	$713.75	$997.50	$1,595.00
6 persons	$814.50	$1,071.25	$1,712.50
7 persons	$918.25	$1,145.00	$1,831.25
8 persons	$1,022.25	$1,218.75	$1,948.75

Source: HUD, ZPFI

Translating this moderate-income affordability level to home values, a family of three at 80 percent of AMI can afford a home in Herriman up to $192,382. This assumes utility payments at $300 per month, current Herriman property tax rates, insurance, a four percent interest rate, 30 year mortgage term and a ten percent down payment. Table 12 shows the home price ranges affordable to household income categories at various interest

[2] Utilities include water, sewer, gas, electric, and garbage. This is an estimated amount for a typical resident based on interviews with City staff.

rates. Note the significant difference the interest rate can make. While current rates are currently under four percent, making housing much more affordable, affordability in the City will be more difficult to maintain if interest rates rise in the future.

Table 12: Annual Household Income Requirements for Various Home Values

Household Income Range	Home Price Range					
	4% Mortgage		5% Mortgage		6% Mortgage	
	Low	High	Low	High	Low	High
$10,000 to $14,999	$0	$5,174	$0	$4,702	$0	$4,285
$15,000 to $24,999	$5,179	$54,245	$4,706	$49,237	$4,289	$44,833
$25,000 to $34,999	$54,249	$103,315	$49,241	$93,772	$44,837	$85,380
$35,000 to $49,999	$103,320	$176,920	$93,777	$160,575	$85,385	$146,202
$50,000 to $74,999	$176,925	$299,596	$160,580	$271,913	$146,206	$247,572
$75,000 to $99,999	$299,601	$422,272	$271,918	$383,251	$247,576	$348,941
$100,000 to $149,999	$422,277	$667,623	$383,256	$605,928	$348,945	$551,680
$150,000 to $199,999	$667,628	$912,975	$605,932	$828,604	$551,684	$754,419
$200,000 or more	$912,980		$828,609		$754,423	

Source: ZPFI

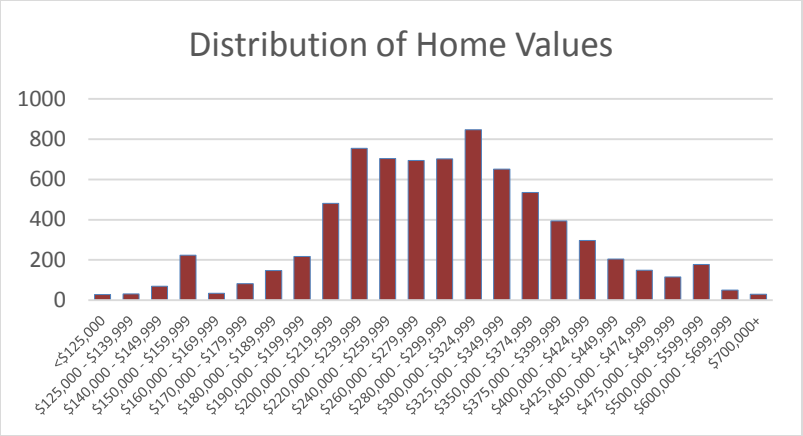
Pricing and Affordability

Table 13 below shows the distribution of non-apartment units by home value, as maintained by the Salt Lake County Assessor's Office. The median value is $278,550 of these assessed values, already higher than the $248,200 analyzed in just 2013. The 2014 ACS places the City's median household value higher at $285,900. Both median values are above the affordable threshold of $192,382. Approximately 8.8 percent are within this affordability target or below or 669 units.

Table 13: Non-Apartment Residential Unit Values

Home Value	# of Units	% of total	Cumulative % Total
<$125,000	28	0.37%	0.37%
$125,000 - $139,999	31	0.41%	0.77%
$140,000 - $149,999	69	0.91%	1.68%
$150,000 - $159,999	223	2.93%	4.61%
$160,000 - $169,999	34	0.45%	5.05%
$170,000 - $179,999	83	1.09%	6.14%
$180,000 - $189,999	147	1.93%	8.07%
$190,000 - $199,999	217	2.85%	10.92%
$200,000 - $219,999	481	6.31%	17.24%
$220,000 - $239,999	755	9.91%	27.15%
$240,000 - $259,999	704	9.24%	36.39%
$260,000 - $279,999	694	9.11%	45.50%
$280,000 - $299,999	702	9.22%	54.72%
$300,000 - $324,999	847	11.12%	65.84%
$325,000 - $349,999	651	8.55%	74.39%
$350,000 - $374,999	535	7.02%	81.41%
$375,000 - $399,999	393	5.16%	86.57%
$400,000 - $424,999	297	3.90%	90.47%
$425,000 - $449,999	205	2.69%	93.16%
$450,000 - $474,999	149	1.96%	95.12%
$475,000 - $499,999	116	1.52%	96.64%
$500,000 - $599,999	177	2.32%	98.96%
$600,000 - $699,999	50	0.66%	99.62%
$700,000+	29	0.38%	100.00%

Source: Salt Lake County 2015 Parcel Database



While apartments are less common in the City, most units are within or just over the affordable threshold defined by 80 percent of AMI. Assuming about $250[3] per month in utility and other housing costs, rent rates should be $1,079 or lower to be affordable. Timber Gate is Section 42 housing and has two pricing tiers ranging from $849 to $1039 for units under Section 42 pricing, and $1,009 to $1,149 for their market unit rates. Only 15 of the three- bedroom units at Timber Gate fall just above this cut-off at $1,149 for the largest market units. However, most units at Timber Gate, including 97 other three-bedroom units, are affordable.

Table 14: Timber Gate Apartments and Rental Rates

	Section 42 Units		Market Units	
Unit Type	**# of Units**	**Rental Rate**	**# of Units**	**Market Rates**
2 bed/ 1 bath	80	$859	3	$1,009
2 bed/2 bath	81	$899	12	$1,009
3 bed/2 bath	97	$1,039	15	$1,149
Total Complex	258	$859-1,039	30	$1,009-1,149

[33] Apartment utilities are assumed to be lower than those in a SFR.

Copperwood (formerly Farm Gate) has rental rates ranging from $849 to $1,330. Copperwood was unable to provide how many units there are in each unit category, but only their three-bedroom units are outside an affordable range. A rough estimate assuming each type is about 25 percent of the total units puts about 374 units in the affordable range.

Table 15: Copperwood Apartments and Rental Rates

Unit Type	Number of Units	Rental Rate*
1 bed/1 bath	NA	$849-879
2 bed/ 1 bath	NA	$919-949
2 bed/2 bath	NA	$959-979
3 bed/2 bath	NA	$1,130-1,330
Total Complex	498	$849-1,330

*Rates vary by floor

Townhomes are generally grouped with single family properties because they are often individually owned, but the new Solameer townhomes are rented from a single owner and through central office. Since it acts more like an apartment and has central ownership, it will be considered with apartments in

this analysis. Solameer has rental rates ranging from $1,050 to $1,495. Only their one-bedroom units are within an affordable range.

Table 15: Solameer Townhomes and Rental Rates

Unit Type	Number of Units	Rental Rate
1 bed/1 bath	27	$1,050
2 bed/ 1.5 bath	47	$1,275-1,300
2 bed/2.5 bath	10	$1,375
3 bed/2.5 bath	50	$1,450-1,495
Total Complex	134	$1,050-1,495

There is a reasonable opportunity for moderate-income households to live in the City. Combining affordable apartment and single-family units brings the total estimated number of units that can be classified as affordable at 1,343. About 17.6 percent of housing units are therefore affordable to moderate-income households. There is a reasonable opportunity for moderate-income households to live in the City.

Matching Market with Demographics

Outside of moderate-income affordability, it is notable how current housing availability matches income levels of Herriman residents. This analysis again assumes a four percent mortgage rate, ten percent down payment, 30 percent of gross income, $300 in utilities per month for SFR ($250 for apartments) and other factors like taxes and insurance. The table below shows by home price ranges the income level that matches a given price range, the percentage of single-family homes in that price range, and the percentage of residents that fall into that income category.

Table 16: Household Income and SFR Home Price Distribution

Household Income Range	% of HH in Income Range	Affordable Home Price Range	Affordable SFR Units
$10,000 to $14,999	1.3%	$0 to $5,174	0.0%
$15,000 to $24,999	6.1%	$5,179 to $54,245	0.0%
$25,000 to $34,999	4.4%	$54,249 to $103,315	0.0%
$35,000 to $49,999	7.1%	$103,320 to $176,920	5.8%
$50,000 to $74,999	27.7%	$176,925 to $299,596	48.7%
$75,000 to $99,999	15.5%	$299,601 to $422,272	35.5%
$100,000 to $149,999	26.0%	$422,277 to $667,623	9.5%
$150,000 to $199,999	5.2%	$667,628 to $912,975	0.4%
$200,000 or more	4.8%	$912,980 or more	0.1%

Table 17: Household Income and Apartment Rent Distribution

Household Income Range	% of HH in Income Range	Affordable Rental Rate Range (After Utilities)	Units in Range
$10,000 to $14,999	1.3%	$0 to $24	0
$15,000 to $24,999	6.1%	$25 to $274	0
$25,000 to $34,999	4.4%	$275 to $524	0
$35,000 to $49,999	7.1%	$525 to $899	286
$50,000 to $74,999	27.7%	$900 to $1,524	634
$75,000 to $99,999	15.5%	$1,525 to $2,149	0
$100,000 to $149,999	26.0%	$2,150 to $3,399	0
$150,000 to $199,999	5.2%	$3,400 to $4,649	0
$200,000 or more	4.8%	$4,650 or more	0

Resident income levels indicate room for increased growth in luxury housing. Comparing these numbers across rows shows that the large segment of the population making above $75,000 per year has limited housing stock that reaches into their full buying potential. However, this isn't necessarily an indication that there are no luxury homes in Herriman, but that high-income households are possibly able to find quality housing at a

good price in the City, especially due to drops in home values during the recession. This distribution has started to even out – three years ago over 65 percent of homes were affordable to incomes between $50,000 and $74,999 per year and only 15 percent were in the affordability range for incomes of $75,000 to $99,999, compared to the current 49 percent and 36 percent, respectively. Also, the large household sizes in Herriman serve to reduce per capita incomes and provide families with less discretionary income to spend on larger homes.

There are few houses under the $103,315 level, leaving 11.8 percent of households making less than $35,000 with less than one percent of single-family homes in their matching affordability range. There are no apartments available to these income levels either. When this analysis was performed in 2013, many apartment units were available to this income range and only 9.6 percent of households fell in this category. This, plus the distribution in SFR prices moving upwards, indicates that the recovery in the housing marketing is outpacing rises in income levels.

Average sale prices in Herriman of single-family homes confirm an upward trend in home values. As values increase and the trend of building single-family home developments continues, it will be important to monitor that affordability keeps pace with population growth.

Table 16: Historic Sales Prices for Herriman and Surrounding Cities

City	2012 Value	2013 Value	2014 Value	2015 Value	2016 Value	% Change 2012 to 2016
Herriman	$243,450	$276,000	$301,500	$299,900	$329,900	35.51%
Riverton	$244,950	$279,450	$305,200	$307,000	$331,000	35.13%
South Jordan	$267,587	$314,000	$350,000	$365,000	$373,450	39.56%

Source: Salt Lake Tribune

Conclusion

Herriman is a fast-growing bedroom community with most development being residential. While current housing has reasonable amounts of affordable housing, careful planning through the City's rapid growth is needed to ensure continued balance in housing selection and prices.

Single-family homes continue to be the most popular development within Herriman, and unmonitored growth could lead to future imbalances in affordability and life-cycle demands. Plans for future development of the Herriman Towne Center will meet future affordability needs for many coming years and appeal to the currently underserved demographic of 20 to 30 year olds. Housing needs for seniors older than 65 are being actively and well addressed by the City through the planning and construction of senior communities and congregate care facilities.

The single-family home predominance also provides opportunities for the City to expand into the luxury home market, similar to trends in Riverton and South Jordan. City income levels indicate room to afford higher-valued homes, and Herriman has ample space to encourage high-priced, custom development.

Goals, Policies & Implementation Measures

Overall, housing is in great condition in Herriman. The City can take many steps to continue the promotion of safe, healthy, and attractive housing in a range of types, styles, and price levels.

Housing Affordability

Goal: To maintain reasonable affordability through rapid population growth and development trends.

Policy: While affordability is not currently a major concern, carefully monitor affordability in the City through rapid growth rates to ensure affordable housing grows proportionally with normal development.

Implementation Measure: Designate areas in the land use plan where multi-family development will be permitted.

Implementation Measure: Streamline development processes to encourage multi-family type development.

Implementation Measure: Allow for multi-family or town home mixed-use development as buffers between commercial and single-family residential areas, as well as in downtown. Accessory dwelling units may also be considered in appropriate areas. One possible area for higher-density residential could be near the SLCC campus.

Implementation Measure: Encourage some PUD neighborhoods with small lot sizes.

Life-Cycle Housing

Goal: To ensure housing is meeting life-cycle housing needs for all age groups including senior and starter housing.

Policy: Continue to guide development of assisted living, congregate care, and affordable housing to ensure residents can stay in Herriman through all stages of life.

Implementation Measure: Allow for multi-family or town home mixed-use development as buffers between commercial and single-family residential areas. Accessory dwelling units may also be considered in appropriate areas.

Implementation Measure: Allow senior housing developments at many levels of care and assistance to meet various life and health stages.

Luxury Housing

Goal: To allow a market for custom luxury home development to flourish.

Policy: High income levels in the City – along with a beautiful landscape, quiet neighborhoods, ample open land and other desirable lifestyle factors – indicate room in the market to encourage large custom homes for luxury consumers.

Implementation Measure: Maintain quality neighborhoods with aesthetic appeal. Follow land use plans to prevent loss of low-density areas.

Multi-Family Development

Goal: To provide for affordability and life-cycle housing concerns through development of multi-family housing that maintains the desired character of Herriman.

Policy: Require the highest standards of design, function, and appearance for all multi-family developments.

Implementation Measure: Building styles of multi-family developments should be compatible and harmonious with surrounding adjoining buildings.

Implementation Measure: Multi-family developments will be required to have approval from the planning and zoning commission regarding appropriated construction materials.

Implementation Measure: Multi-family developments will be required to develop open space and/or recreation amenities in proportion to their size.

Implementation Measure: Condominium projects are permitted in master-planned development areas.

Implementation Measure: Disperse multi-family developments throughout the City such that there is no concentration of multi-family dwellings in any one neighborhood or development area.

Maintaining Appeal

Goal: To maintain and enhance current conditions and aesthetic appeal through the City's neighborhoods.

Policy: Most housing in the City is new and conditions are good. Existing and future neighborhoods can benefit from deliberate efforts to maintain and promote desirable characteristics in residential areas.

Implementation Measure: New residential areas should be grouped into neighborhoods and planned in relation to schools, playgrounds, parks, and other facilities.

Implementation Measure: Schools, churches, libraries, fire stations, and other public buildings and structures, located in residential areas, should provide attractive and well- maintained landscaping.

Implementation Measure: Separate residential and non-residential uses by permanent, easily maintained walls, solid fences, and combinations of space and landscaping.

Implementation Measure: Industrial and other non-compatible activities should not be permitted or allowed to expand or encroach upon residential neighborhoods.

Implementation Measure: Adopt and vigorously enforce ordinance requiring land owners to keep their property free of weeds, junked vehicles and equipment, unsightly buildings, trash, and other debris.

Implementation Measure: Require the use of underground utility lines where feasible.

Implementation Measure: City-wide beautification programs should continue to be encouraged and supported by the City to strengthen citizen pride.

Implementation Measure: Encourage the creation of residential areas which are sensitive to natural features and environmental constraints.

Implementation Measure: Promote compatible, aesthetically pleasing architecture.

Implementation Measure: Discourage the intrusion of non-compatible uses which could lower residential values.

Implementation Measure: Ensure security and stability to developers and residents in future development. Decisions involving housing and housing policies should be made within the framework of the goals and objectives of this General Plan.

Stability and Vision of Housing Decisions

Goal: To ensure that future development decisions are made in alignment with this plan's vision and are in benefit to the general well-being of the City and residents.

Policy: Ensure that both existing and future City residents, as well as developers, have security in their actions and decisions and that there is developed and maintained an atmosphere of stability and confidence in all decision making.

Implementation Measure: Decisions involving housing and housing policies should be made within the framework of the goals and objectives of the General Plan.

Implementation Measure: City revenue needs, economic pressure, or developer "whims" shall not be allowed to compromise housing policies or standards.

Implementation Measure: Discourage division of existing subdivision lots which may be detrimental to housing character or housing values.

Implementation Measure: A major consideration for approval of subdivision and residential projects should be their effect on adjoining and surrounding uses and that they will not hinder the operation of agricultural functions in any way.

Implementation Measure: Development should always pay its own way.

5 Economic Development

Introduction

The Economic Development chapter of the Herriman General Plan is intended to provide direction for the City to maintain sustainable economic growth while preserving its historic rural character, natural environment and suburban developments. A stable and diverse economy supporting high-quality job growth plays a significant role in maintaining the vitality and quality of life within a community. A healthy tax base is essential to providing schools, parks, infrastructure, public safety, and other public facilities and services. The current conditions and economic projections are used as the basis for this section, which also includes goals and strategies to improve the economic well-being of residents, the local economy and the City as a whole.

Current conditions

Herriman City has experienced extremely rapid growth since its incorporation in June of 1999. The City has grown 1,330 percent—from a population of 1,523[1] in 2000 to 21,785[2] in 2010. This equates to an average annual growth rate of approximately 30 percent. Herriman City's 2012 population is estimated at 24,433[3] -- an average annual growth rate of approximately six percent over the past two years. The continued high growth rate is an indicator of the City's desirable location and quality of life.

The City's demographics are favorable to retail development. Average household size in the City is approximately 3.86,[4] which is higher than surrounding communities and the County, State and national average. The median income in Herriman of approximately $77,935[5] is also significantly higher than the County, State and National median income, but lower than the surrounding communities of South Jordan, Riverton, and Bluffdale.

Jobs per household are a standard measurement of economic activity in a community. Jobs per household in Herriman are relatively low at roughly one job for every three households. This is considerably lower than the County and State average. However, communities on the west side of the County tend to be bedroom communities with fewer opportunities for local employment.

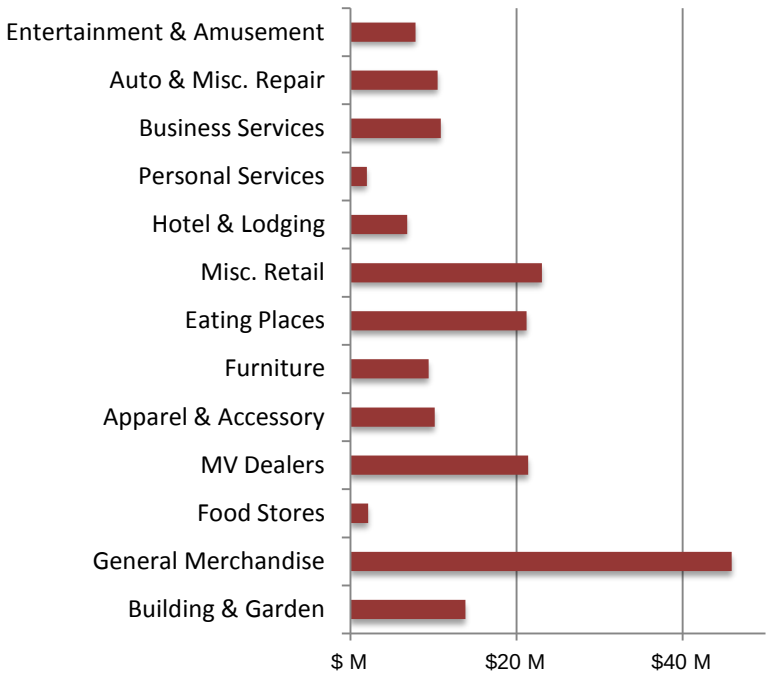
Herriman City has one of the highest levels of advanced educational attainment compared to neighboring Cities and the County,[6] with approximately 32 percent of Herriman's residents over 25 having attained a Bachelor's degree. Higher levels of education are favorable to attracting businesses with high quality jobs. The largest industries by employment in Herriman include construction and government. These industries are much higher as a percent of the total employment when compared to surrounding communities and the County in general. However, consideration must be given to the fact that the total employment in Herriman is relatively low and a few large employers can significantly affect the totals.

Herriman is capturing less than 20 percent[7] of the estimated retail purchases made by its residents, as residents are leaving the City to buy goods and services in almost every major retail category. Total annual spending by residents leaving Herriman to buy goods and

[1] 2000 US Census
[2] 2010 US Census
[3] US Census Quick Facts, 2012
[4] Source: US Census; ACS 2007-2011
[5] Source: US Census; ACS 2007-2011
[6] American Community Survey (ACS) 2005-2009; 2010
[7] 2010 Utah State Sales Tax Commission Data

services outside the City is nearly $200,000,000.[8] The highest dollar amounts of sales leakage are currently in the general merchandise, miscellaneous retail, eating places and motor vehicles retail categories.

Herriman Sales Leakage



The City's market share of total sales in Herriman, Riverton, South Jordan and West Jordan is only three percent, although the City's population is approximately ten percent of the total population.[9]

The City is poised to see significant retail and employment center growth over the next ten to 20 years and should work to position itself to take advantage of this growth. However, this plan recognizes that cities are not islands, and the condition of the County, State and National economy will impact economic conditions in Herriman City.

Economic Projections

Herriman City's population is projected to increase by approximately 18,000 persons through 2020 and 47,000 persons through 2030.[10] This will fuel demand for goods and services and will be the impetus for increased retail development. The average per capita retail spending in 2010 in Utah is $10,323[11] annually, which would result in approximately $185,814,000 in increased retail purchases by Herriman residents by 2020 and approximately $485,181,000 by 2030. Approximately 55 acres of retail space will be needed through 2020 and approximately 144 acres through 2030 to serve population growth.[6] It is a goal of Herriman City to capture a significant portion of this increased retail demand within City boundaries.

Herriman will also generate demand for approximately 162,000 square feet of office space through 2020 and approximately 423,000 square feet through 2030. Approximately 15 acres of office space will be needed through 2020 and approximately 39 acres through 2030 to serve population growth.[7]

	Population	Increased Retail Square Feet	Increased Retail Acres	Increased Office Square Feet	Increased Office Acres
Growth 2012 - 2020	18,000	360,000	55	162,000	15
Growth 2012 - 2030	47,000	940,000	144	423,000	39

[8] 2010 Utah State Sales Tax Commission Data

[9] 2010 Utah State Sales Tax Commission Data; US Census Data

[10] Source: Herriman City

[11] 5 $28,530,874,092 retail spending in 2010 divided by a 2010 population of 2,763,885.

Economic Districts

Based on current economic conditions, economic projections, land use and availability there are three economic districts in Herriman. Appropriate development of these districts will assist the City in becoming more economically sustainable. The three economic districts are:

- 11800 South and Mountain View Corridor
- 13400 South and Mountain View Corridor
- 14800 South and Mountain View Corridor

The City should establish priorities among these economic districts. A phased approach to development and/or redevelopment will ensure that the City has adequate financial and other development resources to successfully complete its economic development plans in these districts. The City should consider working in partnership with the private sector to implement development plans.

11800 South & Mountain View Corridor

The economic district at 11800 South and Mountain View Corridor (MVC) is situated at the north end of the City and borders South Jordan's Daybreak development. The Mountain View Corridor frontage road provides easy access to this economic district. The majority of the acres surrounding the intersection at 11800 South and MVC that are within the City's boundaries are undeveloped,[12] providing opportunities for commercial and residential development as part of Transit-Oriented Development projects.

Population growth projections surrounding the intersection of 11800 South and MVC over the next five to 20 years are sufficiently large to support the development of neighborhood retail. Neighborhood retail provides for the sale of convenience goods such as food, drugs and sundries, and personal services - those goods that meet the daily needs of an immediate neighborhood trade area. Convenient access to the MVC as well as the newly-constructed road from 11800 South to Main Street makes this area well suited to neighborhood office development for professional offices such as medical, dental, insurance and accounting businesses.

11800 South and Mountain View Corridor

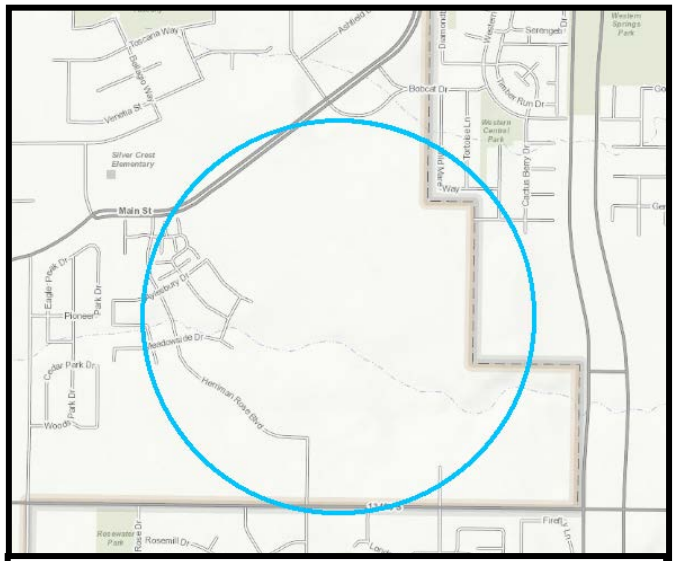
Herriman Towne Center

In June of 2008, the Sorenson Group and Herriman City announced the Herriman Towne Center. Herriman Towne Center, located in the heart of Herriman, will be the cornerstone to a larger 375+ acre district that will encompass a multi-faceted blend of residential, retail, office, civic, cultural and recreation space. The Mountain View Corridor frontage roads provide easy access to the Towne Center at both 13400 South and 12600 South.

Due to the location of the Towne Center, its proximity to the MVC and projected growth, this area provides the opportunity to become a prime commercial center in Herriman City. Based on population projections within a three to five-mile radius over the next 10 to 20

[12] As of FY 2012

years, this area has the potential to develop into community commercial over time. Retail within the mixed use areas of the Towne Center will be best suited for small specialty retail centered on providing personal services to the community. Office development in the Towne Center will be best centered on small professional offices such as dentists, accountants, attorneys, insurance agents, etc.



Herriman Towne Center

14800 South & Mountain View Corridor

There are currently 200+ acres of developable land surrounding 14800 South and Mountain View Corridor. With the announcement of the proposed Salt Lake Community College (SLCC) campus on a 90-acre site near the intersection of 14400 South and MVC, this area becomes an ideal site for a Light Industrial Research & Development Business Park. Plans for the proposed campus focus on renewable energy training and development and the campus would serve as the home of the school's National Institute for Advanced Energy Training, offering training for entry-level technician and manufacturing jobs in the energy field.

14800 South and Mountain View Corridor

Goals and Actions

The following goals and actions have been established as a guide that will lead to the improvement of the local economy and the City as a whole.

Goal: Encourage the retention of existing businesses and attract new businesses to locate in Herriman City

Action: Explore all types of economic incentives for encouraging economic development such as the appropriate use of Community Development Areas, (CDA's), Economic Development Areas (EDA's) and Redevelopment Areas (RDA's).

Action: Prepare literature to inform and encourage the relocation of potential or new businesses to Herriman City. This literature should provide information including tax rates, demographics, major employer

profiles, economic development programs, incentives, available property, availability of water and electrical resources, etc. The literature should also illustrate the quality of life and amenities in Herriman.

Action: Consider opportunities, such as featuring one local business each month on the City Website, to highlight businesses in the City that contribute to the City and its residents.

Action: Identify any current obstacles to doing business in Herriman, as well as improvements needed to attract business owners to Herriman, through organizing focus groups with residents who own businesses in and/or outside of Herriman.

Action: Support business creation programs that will attract new businesses to the City.

Action: Explore and implement ways to streamline the business license and planning approval processes for businesses that locate in Herriman City.

Action: Regularly update the Herriman City Economic Development Strategic Plan.

GOAL: WORK TO INCREASE THE RETAIL CAPTURE RATE IN HERRIMAN CITY

Action: The City should focus on attracting retail that will capture sales leakage specifically in the areas of General Merchandise, Eating Places, and Miscellaneous Merchandise.

Action: Work to attract neighborhood retail at 11800 South and MVC. Neighborhood retail provides for the sale of convenience goods such as food, drugs and sundries, and personal services - those goods that meet the daily needs of an immediate neighborhood trade area.

Action: Explore the possibility of neighborhood professional offices such as medical, dental, insurance and accounting businesses at 11800 South and MVC.

Action: Work to attract community commercial at 13400 South and MVC. The City should plan for the larger parcels required for anchor retail at 13400 South and MVC.

Action: Encourage small specialty/neighborhood retail within the mixed used areas of the Towne Center.

Action: Work to encourage office development in the Towne Center centered on small professional offices such as dentists, accountants, attorneys, insurance agents, etc.

GOAL: ENCOURAGE AND SUPPORT A DIVERSE ECONOMIC BASE

Action: Work with the Utah State Chamber of Commerce, and other appropriate local organizations to attract trade shows and other regional events.

Action: Promote and support the City's existing and potential small and local businesses. Local companies often provide significant financial reinvestment back into their communities. Local businesses could be encouraged to join in a common marketing campaign, such as "Local First Utah[13]."

Action: Foster small business start-ups by providing access to business services and locations.

Action: Consider establishing entrepreneurial development programs that will attract and help develop small businesses.

Action: Develop a partnership with the Salt Lake Community College - Herriman Campus to encourage training skillsets compatible with business development in the community.

Action: Identify and recruit businesses that will provide goods and services to increase convenience for City residents, increase the variety of places to shop and assist the City in becoming a full-service community.

Action: Encourage the development of a business park/employment center that will provide high-quality employment in the community.

[13] Local First Utah is a non-profit organization dedicated to preserving and enhancing the character of our community through promotion of locally owned and independent businesses throughout Utah.

Action: Consider promoting Herriman City to the film industry.

GOAL: ACTIVELY SEEK HIGH QUALITY JOBS THAT WILL PAY A LIVING WAGE AND HAVE GREATER BENEFIT FOR RESIDENTS OF HERRIMAN CITY AND SURROUNDING AREAS

Action: Work with EDCUtah to attract professional jobs to Herriman City.

Action: Create infrastructure and businesses that will foster professional job development in Herriman.

Action: Actively work to develop a Light Industrial Research & Development Business Park adjacent to the Salt Lake Community College Campus in Herriman. A Light Industrial Research & Development Business Park adjacent to the campus will provide an expanded tax base and much needed job creation within City boundaries. Job creation will bring employees into the City, increasing the demand for goods and services.

Action: Update ordinances and zoning maps to ensure businesses can thrive and appropriately expand in their current locations.

GOAL: DEVELOP A CITY "BRAND" THAT DEMONSTRATES THE "VALUE" OF HERRIMAN AS A PLACE TO INVEST, LIVE AND VISIT

Action: Create a "Brand Taskforce" comprised of stakeholders as well as marketing professionals to develop a brand strategy, planning and implementation based on the vision for the future of the City.

Action: Educate the City's key stakeholders regarding the City's brand and what it means to be 'on-brand' in their decisions, communications and actions.

Action: Encourage communication between the 'Brand Taskforce' and key City stakeholders to choose the right 'on brand' activities that will have the biggest, cumulative impact.

GOAL: ENHANCE AND EXPAND RECREATIONAL OPPORTUNITIES IN HERRIMAN CITY

Action: Encourage the development of public and private sports and recreation venues.

Action: Better promote existing recreation opportunities within the City such as biking trails, events at the Equestrian Center, and community events at the Herriman Recreation Center.

Action: Consider the creation of additional biking and hiking trails, a BMX facility and other outdoor recreation facilities.

GOAL: WORK TO ACCOMMODATE THE UTILITY AND TRANSPORTATION INFRASTRUCTURE NEEDS OF NEW AND EXPANDING COMMERCIAL DEVELOPMENT

Action: Encourage appropriate transit-based economic development.

Action: Encourage walkable retail shopping in areas such as the Towne Center.

Action: Develop an operative transportation infrastructure plan that includes transportation options for navigating truck traffic and employees in and out of Herriman. Regularly assess the current and future demand for public transportation and City-owned roads.

Action: Work with regional planning and development organizations to investigate the feasibility and possible local economic development impacts of local commuter rail and rapid bus transit in Herriman City.

Action: Ensure and plan for sufficient communications technology infrastructure to meet the needs of current and future businesses and residents in Herriman.

Action: Work to increase the number of "shovel-ready" sites.

6 Environmental

Introduction

Herriman City is committed to protecting public health, safety and welfare by protecting important natural resources and avoiding hazardous areas that could threaten human life and property. This plan has been developed in respect for the natural environment, with the intention of maintaining those systems to the greatest extent possible as part of accommodating necessary development.

Certain studies and exhibits of certain environmental hazards to be conducted as a condition for certain development approvals. As needed, Herriman City may request additional studies and third-party reviews of such results to further analyze environmentally sensitive areas.

Geologic Hazards

The Wasatch Front has numerous geologic hazards that are found occasionally in Herriman, including fault line hazards, liquefaction areas, and landslide prone areas. The City may request a natural hazards report, as per city ordinance *(19.29)*, if hazards are suspected or special conditions merit such study.

Floodplain Hazards

A majority of the drainages in the city are in the north area and are ephemeral (dry) creeks with minor flooding activity. There are known FEMA-identified special flood hazard areas within the city; the hazard areas are defined by FEMA on the FIRM website. As per city ordinance *(19.32)*, all FEMA-identified special flood hazard areas are adopted by reference and are subject to special regulation.

Wildfire Hazards

Wildfire is a serious concern in Herriman City. The dry hillsides in the 2020 Plan Area frequently burn due to both naturally occurring and human-caused fires. Camp Williams to the south frequently is a source of wildfires as artillery and other military operations are prone to creating sparks and fires. Protecting property from damage and humans from harm in this area is a serious concern of Herriman City and The Unified Fire Authority, which provides firefighting services here. The risk of fire and potential damage from fire in this area should be mitigated through special design measures, landscape treatment, and an appropriate relationship between buildings and open spaces to facilitate firefighting operations and slow down the spread of fire.

As illustrated in Figure 1, the Unified Fire Authority (UFA) has mapped the fire risk of unincorporated areas adjacent to Herriman City. All properties adjacent to Camp Williams or adjacent to known high or extreme fire hazard (as identified by the *Unified Fire Authority Wildfire Hazard Study* or other fire hazard studies) to conduct and provide to the City and UFA a similar assessment of their fire risk. Areas found to have high or extreme fire hazard ratings are subject to the special design requirements contained the *Utah Wildland-Urban Interface Code.* The *Utah Wildland-Urban Interface Code (2006)* requires categorizing new developments into different risk levels, then requiring special fire safety measures for higher risk areas. Such measures include fire resistant materials, sprinklers, landscape mitigation, and structure spacing. Proposed Utah State legislation would require counties (and potentially cities) to adopt a wildland fire ordinance in order to be eligible for financial and supervisory assistance from the state for fire suppression.

Herriman City is also coordinating with Camp Williams to create a firebreak and fire access between their property and new development adjacent to their property. The preferred location for this firebreak is along the Bonneville Shoreline trail. Camp Williams has produced maps of their fire patterns and risk levels.

Southwest View of Camp Williams, from City Border

Watershed Protection

The foothills of the 2020 Plan Area play an important watershed role in collecting and protecting runoff water that eventually reaches major water bodies and underground aquifers. This area is not part of a designated Salt Lake County Watershed District, but the health of this foothill landscape still effects water quality. Parts of Rose Creek and Jordan River watersheds lie in the 2020 Plan area. At 11.2 miles long, Rose Creek is one of the longest streams in the valley. The Jordan River is on the 303d list for Phosphorous and TDS and may be considered an "impacted water" as it exceeds their Total Maximum Daily Load for pollutants. A study is currently determining this and ways to improve its water quality. Any changes that increase erosion or pollutants reaching either water body must be mitigated.

Erosion Hazard

Erosion of existing soils is a threat to water quality and can undermine the overall stability of an entire developed area. Hillside areas are particularly vulnerable to long-term serious erosion impacts that can undermine buildings and roads, causing permanent damage and costly repairs. Erosion is a particular concern in combination with fire. As fire hazard in the foothills is moderate to severe at times of the year, Herriman City is cautious about erodible soils that could become a hazard after fire, rain or extreme grading.

As illustrated in Figure 2, Herriman is surrounded by hillsides with moderate to severe soil erosion potential and a few small spots with very severe potential. The Natural Resources Conservation Service (NRCS) mapped the soils in Salt Lake County and developed an erosion hazard rating for each soil type (NRCS, 1974 and 2002). The rating presented in this section is the "hazard of off-road or off-trail erosion" as described in the National Forestry Handbook (NRCS, 2004). The erosion hazard rating is based on the slope and soil erodibility K-factor of a surface that has 50 to 75 percent of its area exposed by grazing, mining, or other kinds of disturbance. The hazard categories are:

- Slight: Erosion is unlikely under ordinary climatic conditions.
- Moderate: Some erosion is likely and erosion-control measures may be needed.
- Severe: Erosion is very likely and erosion-control measures, including revegetation of bare areas, are advised.

- Very Severe: Significant erosion is expected, loss of soil productivity and offsite damage are likely, and erosion-control measures are costly and generally impractical.

Herriman City intends to prevent serious erosion problems by enforcing restrictions on steep slope development and applying necessary guidelines for grading and earthwork in moderate, severe and very severe erosion areas.

Steep Slopes & Hillside Protection

Herriman City restricts building on steep slopes to prevent dangerous erosion, excessive grading, impacts to the city's viewshed and excessive infrastructure and maintenance costs. The city wishes to preserve the original landforms and natural appearance of these foothills to the greatest extent possible. Development should rest lightly and blend in with the existing hills and drainages. Mass grading, large cuts and fills, and development that significantly changes or hides the natural contours of these hillsides are not acceptable.

The Hillside Overlay Zone ordinance applies to all property above the 5200 foot contour line, addressing the following:

- Steep slopes – Prohibiting development on slopes greater than 30% and roads crossing grades greater than 30%. Requiring special site plan review by the Planning Commission for any construction on slopes between 20% and 30%.

- Grading and Drainage – Minimizing grading, preserving natural landforms and drainage and using native plants for revegetation.

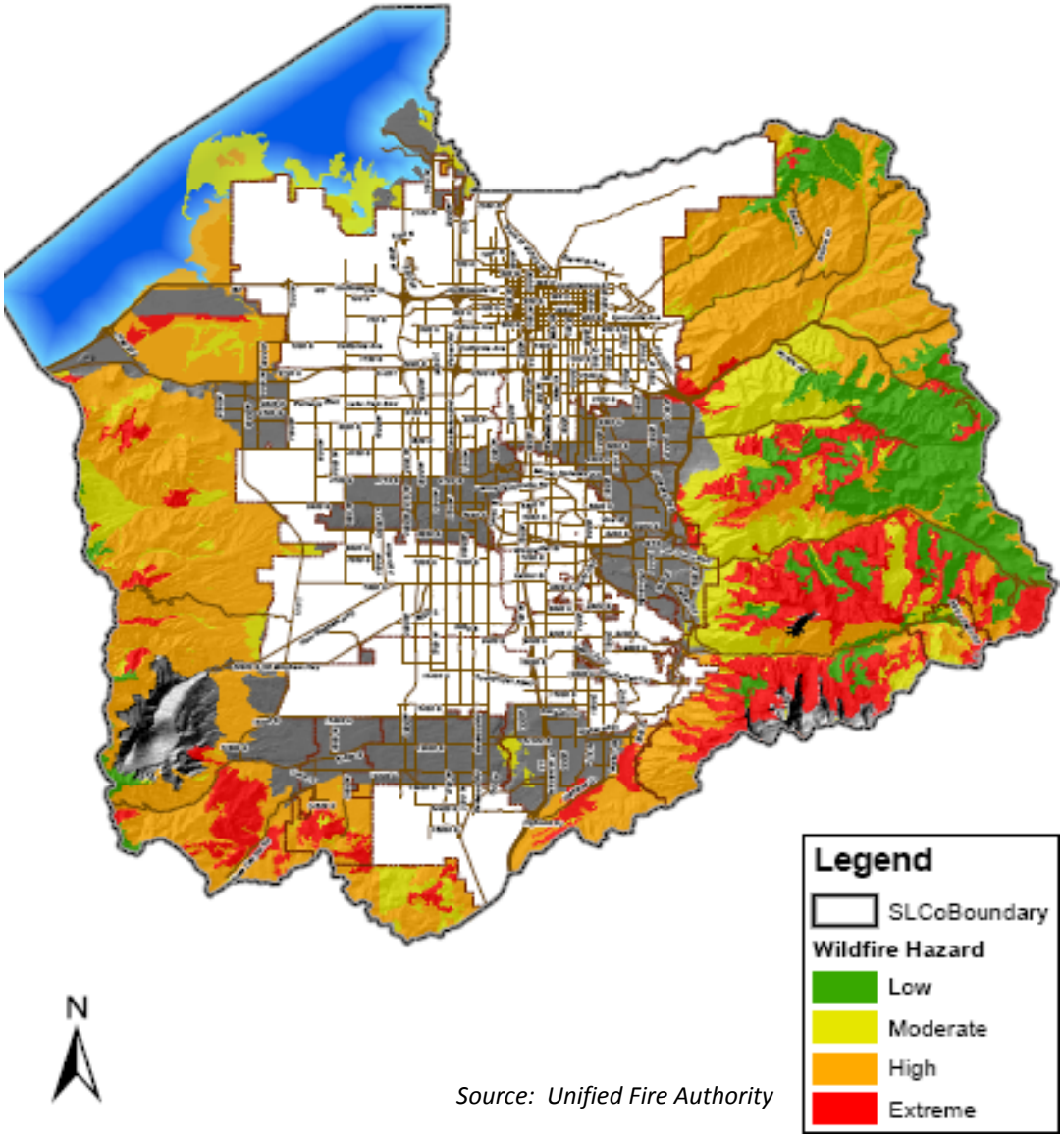
- Limits of Disturbance – Establishing a maximum area within which all construction activity, including grading, must occur.

- Ridgeline Preservation – Preserving the natural appearance of key ridgelines when viewed from significant vantage points.

- Clustering, lot coverage and open space – Site development to encourage large stretches of open space and public access to it.

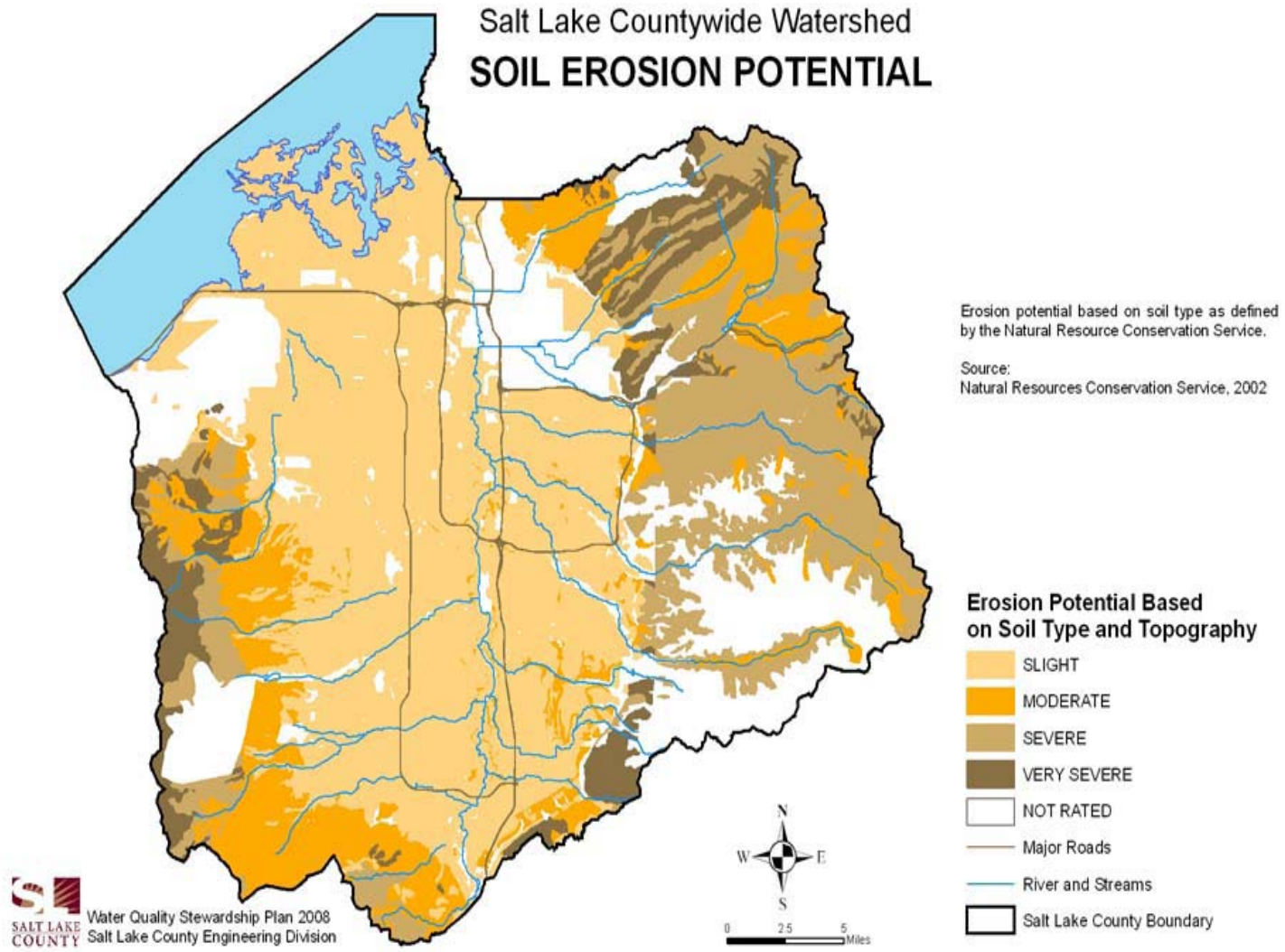
- Site plan approval – Special review and approval of site designs before issuing a building permit.

Figure 6-1
Wildfire Hazard



Source: Unified Fire Authority

Figure 6-2



Source: Salt Lake County Water Quality Stewardship Protection Plan, 2006.

7 Action Plan

Introduction

The purpose of this Action Plan is to prioritize implementation efforts over next five year period to ensure that change occurs to meet the goals of this plan. The Action Plan serves as a "living document", and should be evaluated once complete, to ensure no outstanding actions are required.

Action Plan Progress Matrix

The matrix is presented as a matrix with Actions presented by chapter by Implementation Period: Immediate (< 1 Year); Short-Term (1-5 Years) and Long-Term (5 Years+). Notes are provided for specific actions where required.

A land use and urban design — **ACTION PLAN**

No.	Action	Implementation Period: Immediate	1-5 Years	5 Years+	*Notes*
1	Considering the rapid rate of growth, update the General Plan every five years or more often to ensure the General Plan stays current and reflects new developments and changing community priorities.		☐	☐	*Monitor growth and change closely during 2014 and 2015 to determine need.*
2	Review the General Plan regularly to ensure it is being implemented as proposed. If not, make adjustments and modifications as required.	☐	☐	☐	*Monitor growth and change closely during 2014 and 2015 to determine need.*
3	Modify existing zoning ordinances, development guidelines and other implementation tools to ensure they are aligned with the vision contained in the general plan.	☐	☐	☐	
4	Allow no amendments to the updated Herriman 2025 General Plan for a period of one year following the date of adoption.	☐			
5	Consider potential amendments to the General Plan only during special meetings devoted solely to that process.		☐	☐	

A land use and urban design ACTION PLAN

No.	Action	Implementation Period Immediate	1-5 Years	5 Years+	*Notes*
6	Hold special meetings to consider potential General Plan amendments on a semi-annual basis only.		☐	☐	
7	Create new zones specific for the new Light Industrial/Business Park and mixed use zones.	☐			
8	Modify existing ordinances and codes to formalize establishment of the Herriman Historic Conservation District.	☐	☐	☐	*Work with the private land owners to ensure critical open space is provided as part of development process.*
9	Modify the existing City Code to ensure critical landscapes and open spaces are preserved and protected from future development.	☐	☐		
10	Modify the existing City Code to allow and encourage the mix of housing types and options presented in the General Plan.	☐			
11	Ensure that environmental protection is adequately addressed as part of the development review process.	☐			
12	Enforce ordinances requiring development setbacks along creek corridors and drainages.	☐	☐	☐	*Recommended setbacks are 100 feet along major waterways and creeks, and 50 feet along smaller tributaries, canals and drainages.*

A land use and urban design ACTION PLAN

No.	Action	Implementation Period Immediate	1-5 Years	5 Years+	*Notes*
13	Adopt a water conservation landscape ordinance.	☐			
14	Adopt an indoor water use ordinance that requires low flow plumbing fixtures and similar practices that conserve water use.	☐			
15	Prepare and utilize Action Plans and Capital Facility Plans that support the ideas and enhancement concepts contained in the General Plan.	☐	☐	☐	
16	Monitor the City's population growth on a regular basis and reflect those changes in the General Plan.		☐	☐	
17	Create detailed guidelines and educational information regarding the benefits of sustainable residential models, including Clustered Development and Mixed Use Development.	☐	☐		
18	Organize a committee to establish the Herriman Historic Conservation District.	☐	☐		*Specific items to be addressed include rules, appropriate tools, streetscape enhancements, parking coordination and reconfiguration, redevelopment ideas, coordinated signage, etc.*
19	Prepare detailed site and landscape plans for new parks and cultural uses in the city.	☐	☐		

A land use and urban design ACTION PLAN

No.	Action	Implementation Period Immediate	1-5 Years	5 Years+	*Notes*
20	Prepare detailed design plans for future development and enhancement projects near the north and east edges of the city.				
21	Utilize water conserving landscape design and methods on public projects to serve as examples for private development.				
22	Work closely with the U.S. Army Corps of Engineers and other responsible agencies to ensure that any wetlands within the City are protected and maintained.				
23	Work closely with Salt Lake County and the State of Utah to ensure that city, county and state statutes are consistent.				
24	Continue to promote Clustered Development and Commercial/ Residential Mixed-Use development in key expansion areas, particularly along the north and east boundaries of the city.				
24	Maintain and strengthen existing commercial design standards.				*Review existing comerrcial design standards immediately ito identify strengths and weaknesses. Continue to review and revise on a regular basis to ensure existing high design standards are maintained and enhanced over time.*
24	Develop new design standards for residential, industrial and other uses in the city.				*Identify land uses which require enhance design standards in the short-term. Based on the results, develop new ordinances and standards in the mid-term, with annual reviews and modifications as required in the long-term.*

B demographics and housing ACTION PLAN

No.	Action	Implementation Period			Notes
		Immediate	1-5 Years	5 Years+	
1	Designate areas in the land use plan where multi-family development will be permitted.				
2	Streamline development processes to encourage multi-family type development.				
3	Allow for multi-family or town home mixed-use development as buffers between commercial and single-family residential areas, as well as in downtown.				*Accessory dwelling units may also be considered in appropriate areas. One possible area for higher-density residential could be near the SLCC campus.*
4	Encourage some PUD neighborhoods with small lot sizes.				
5	New residential areas should be grouped into neighborhoods and planned in relation to schools, playgrounds, parks, and other facilities.				
6	Schools, churches, libraries, fire stations, and other public buildings and structures, located in residential areas, should provide attractive and well- maintained landscaping.				
7	Separate residential and non-residential uses by permanent, easily maintained walls, solid fences, and combinations of space and landscaping.				

B demographics and housing ACTION PLAN

No.	Action	Implementation Period			Notes
		Immediate	1-5 Years	5 Years+	
8	Industrial and other non-compatible activities should not be permitted or allowed to expand or encroach upon residential neighborhoods.				
9	City-wide beautification programs should continue to be encouraged and supported by the City to strengthen citizen pride.				
10	Encourage the creation of residential areas which are sensitive to natural features and environmental constraints.				
11	Building styles of multi-family developments should be compatible and harmonious with surrounding and adjoining buildings.				
12	Discourage the intrusion of non-compatible uses which could lower residential values.				
13	Ensure security and stability to developers and residents in future development.				*Decisions involving housing and housing policies should be made within the framework of the goals and objectives of this General Plan.*

C economic development ACTION PLAN

No.	Action	Implementation Period			Notes
		Immediate	1-5 Years	5 Years+	
1	Prepare literature to inform and encourage the relocation of potential or new businesses to Herriman City.				*This literature should include tax rates, demographics, major employer profiles, the quality of life, amenities, available property, water and electrical resources, etc. T*
2	Explore opportunities, such as featuring one local business each month on the City Website, to highlight businesses in the City that contribute to the City and its residents.				
3	Identify any current obstacles/ improvements needed with doing business in Herriman to attract business owners to Herriman. Organize focus groups with residents who own businesses in and/or outside of Herriman.				
4	Support business creation programs that will attract new businesses to the City.				
5	Implement ways to streamline the business license and planning approval processes for businesses that locate in Herriman City.				
6	Regularly update the Herriman City Economic Development Strategic Plan.				
7	Explore all types of incentives for encouraging economic development such as the appropriate use of Community Development Areas, (CDA's), Economic Development Areas (EDA's) and Redevelopment Areas (RDA's).				
8	Focus on attracting retail that will capture sales leakage specifically in the areas of General Merchandise, Eating Places, and Miscellaneous Merchandise.				

C economic development ACTION PLAN

No.	Action	Implementation Period			Notes
		Immediate	1-5 Years	5 Years+	
9	Work to attract neighborhood retail at 11800 South and MVC. Neighborhood retail provides for the sale of convenience goods that meet the daily needs of an immediate neighborhood trade area.				
10	Promote neighborhood professional offices such as medical, dental, insurance and accounting businesses at 11800 South and MVC.				
11	Include community commercial at 13400 South and MVC. The City should plan for the larger parcels required for anchor retail at 13400 South and MVC.				
12	Encourage small specialty/neighborhood retail within the mixed used areas of the Towne Center.				
13	Work to encourage office development in the Towne Center centered on small professional offices such as dentists, accountants, attorneys, insurance agents, etc.				
14	Work with the Utah State Chamber of Commerce, and other appropriate local organizations to attract trade shows and other regional events.				
15	Promote and support existing and potential small and local businesses.				*Local companies often provide significant financial reinvestment back into their communities.*

C economic development ACTION PLAN

No.	Action	Implementation Period			Notes
		Immediate	1-5 Years	5 Years+	
16	Foster small business start-ups by providing access to business services and locations.				
17	Develop a partnership with the Salt Lake Community College - Herriman Campus to encourage training skillsets that are compatible with business development in the community.				
18	Identify and recruit businesses that will provide goods and services to increase convenience for Herriman residents, increase the variety of places to shop and assist the City in becoming a full-service community.				
19	Develop a business park/employment center that will provide high-quality employment in the community.				
20	Work with EDC Utah to attract professional jobs to Herriman City.				
21	Create infrastructure and businesses that will foster professional job development in Herriman.				
22	Actively work to develop a Light Industrial Research & Development Business Park adjacent to the Salt Lake Community College Campus in Herriman.				*This will provide an expanded tax base which will bring employees into the City, increasing the demand for goods and services.*

C economic development ACTION PLAN

No.	Action	Implementation Period			Notes
		Immediate	1-5 Years	5 Years+	
23	Update ordinances and zoning maps to ensure businesses can thrive and appropriately expand in their current locations.	☐			
24	Create a "Brand Taskforce" comprised of stakeholders as well as marketing professionals to develop a brand strategy, planning and implementation based on the vision for the future of the City.		☐	☐	
25	Educate the City's key stakeholders regarding the City's brand and what it means to be 'on-brand' in their decisions, communications and actions.		☐	☐	
26	Encourage communication between the 'Brand Taskforce' and key City stakeholders to choose the right 'on brand' activities that will have the biggest, cumulative impact.		☐	☐	
27	Promote the development of public and private sports and recreation venues.	☐	☐	☐	
28	Improve advertising of the existing recreation opportunities within the City such as biking trails, events at the Equestrian Center, and community events at the Herriman Recreation Center.	☐	☐	☐	
29	Consider the creation of additional biking and hiking trails, a BMX facility and other outdoor recreation facilities.		☐	☐	

C economic development ACTION PLAN

No.	Action	Implementation Period			Notes
		Immediate	1-5 Years	5 Years+	
30	Encourage appropriate transit-based economic development.				
31	Develop an operative transportation infrastructure plan that includes options for navigating truck traffic and employees in and out of Herriman. Regularly assess the current and future demand for public transportation and City-owned roads.				
32	Encourage walkable retail shopping in areas such as the Towne Center.				
33	Work with regional planning and development organizations to investigate the feasibility and possible local economic development impacts of local commuter rail and rapid bus transit in Herriman City.				
34	Ensure and plan for sufficient communications technology infrastructure to meet the needs of current and future businesses and residents in Herriman.				