

## 10-20-9: PRESERVATION OF OPEN SPACE:

A. At least twenty percent (20%) of the planned unit development must be preserved as permanent open space or provided for as required in subsections A1 and A2 of this section. One-half ( $\frac{1}{2}$ ) of the permanent open space required must be maintained in one contiguous parcel that is configured in a usable size and shape to provide amenities outlined in the Parks Master Plan and does not include any unbuildable property. Open space that is unbuildable because of, among other things, slope, wetlands, flood drainage or contamination, ~~may only~~ shall be counted at ~~fifty percent (50%)~~ twenty-five percent (25%) of the actual acreage to satisfy applicable open space requirements. Detention basins may only count as open space if they provide recreational amenities, including, but not limited to, playgrounds, gazebos, exercise stations, or sports fields, i.e., football, soccer, lacrosse, with parking lots. The location and amenities of all the required open space shall be reviewed and approved by the planning commission as part of the PUD process. Park strips do not count as open space.

1. Open space may be provided in a location outside of the boundaries of the PUD, if the following requirements are met:

- a. The off-site open space must be located within Herriman City limits.
- b. Open space that is unbuildable because of, among other things, slope, wetlands, flood drainage or contamination, ~~may only~~ shall be counted at ~~fifty percent (50%)~~ twenty-five percent (25%) of the actual acreage to satisfy applicable open space requirements. Detention basins may only count as open space if they provide recreational amenities.
- c. The location and amenities of all the required open space shall be reviewed and approved by the planning commission as part of the PUD process.
- d. A portion of the open space may be required to remain within the boundaries of the PUD.

2. A fee in lieu of required open space may be provided if the following requirements are met:

- a. The amount of acreage that is required as open space shall be reviewed and approved by the planning commission as part of the PUD process.
- b. The fee in lieu of shall be determined by an appraised price per acre and the amount shall be approved by the city council.
- c. The fee shall be designated as parks funds and shall be used to purchase or improve property for parks in other areas of the city.
- d. A portion of the open space may be required to remain within the boundaries of the PUD.