

Herriman General Plan



FINAL DRAFT PLAN: OCTOBER 2021

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Introduction



Herriman N&T





1.1 INTRODUCTION

WELCOME TO HERRIMAN NEXT!

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

HERRIMAN: PLANNING CONTEXT

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

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

1.2 PLANNING FOR STEWARDSHIP

HERRIMAN MISSION: STEWARDSHIP

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

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

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

HERRIMAN: PLAN OUTCOME

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

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

CLEAR

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

MEANINGFUL

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

COMPREHENSIVE AND INTEGRATED

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

COHESIVE

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

LONG-TERM

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

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

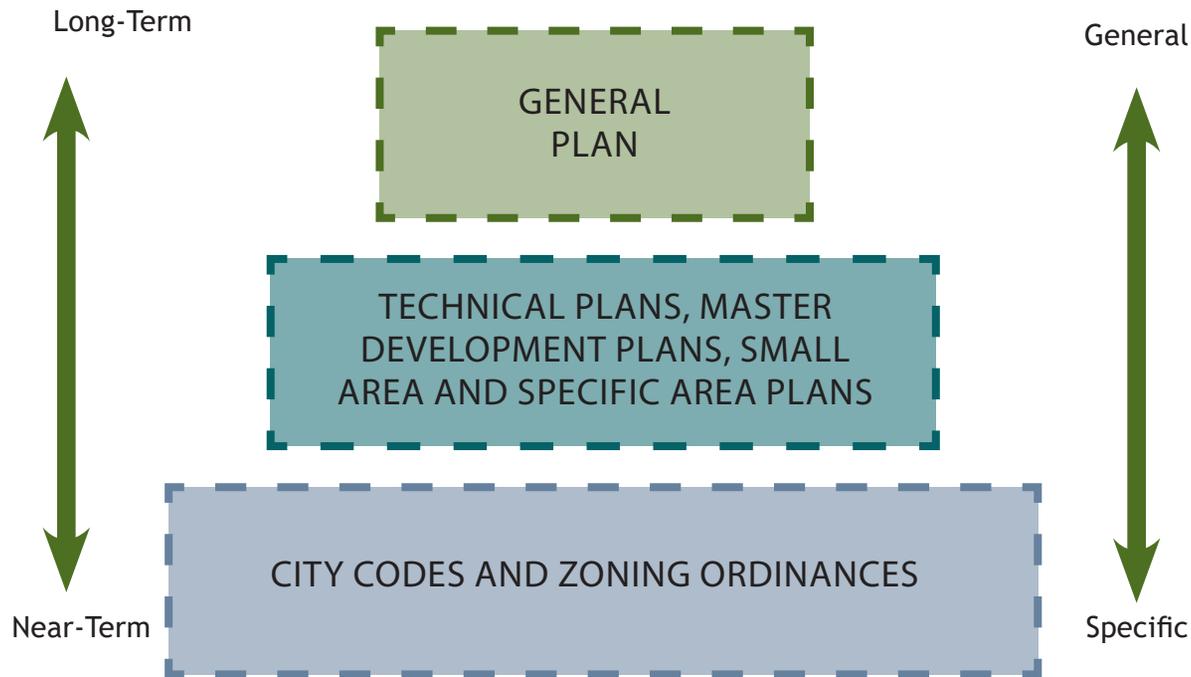


1.3 THE PLAN PURPOSE

WHY WE HAVE A GENERAL PLAN

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

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



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

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

WHY IS THE CITY UPDATING ITS PLAN?

The City must update its General Plan periodically to keep up with the changing needs and conditions of the city and region, as well as reflect new local, regional, state, and federal laws. It is important to align the community's current conditions with the needs of tomorrow.

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

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

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

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

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

The State of Utah's LUDMA states that each municipality shall "...prepare and adopt a comprehensive, long-range general plan for:

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

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

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

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

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

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

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

HERRIMAN NEXT: OUTREACH RECAP

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



2 STATISTICALLY-VALID SURVEYS

COMMUNITY WELL-BEING SURVEYS: 2 



11+ OUTREACH LOCATIONS

EVENT OPPORTUNITIES: 23+ 

 3,200+ PEOPLE

OPINIONS: 27,000+ 

1.4 CREATING THE PLAN

COMMUNITY VOICES

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

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

Feedback and opinions took the form of:

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

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

er \$400 in
DIGITAL
COUPONS.

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

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

of Activity & Engagement
Any Comments Here

Social Gathering Spaces
Place Any Comments Here

Peaceful & Relaxing Places
Place Any Comments Here

HERMAN
2024
FRK LANDSCAPE & PLANNING

Which Images in Each Row Catch YOUR Eye as a Good Fit for YOUR Neighborhood?

This is my top choice!

NEXT



Project Overview

What's NEXT for Herman?

Herman is the only city in the state that has a "Next" program. The program is a partnership between the city and the community to create a vision for the future of the city. The program is a partnership between the city and the community to create a vision for the future of the city. The program is a partnership between the city and the community to create a vision for the future of the city.

NEXT



1.5 NAVIGATING THE PLAN

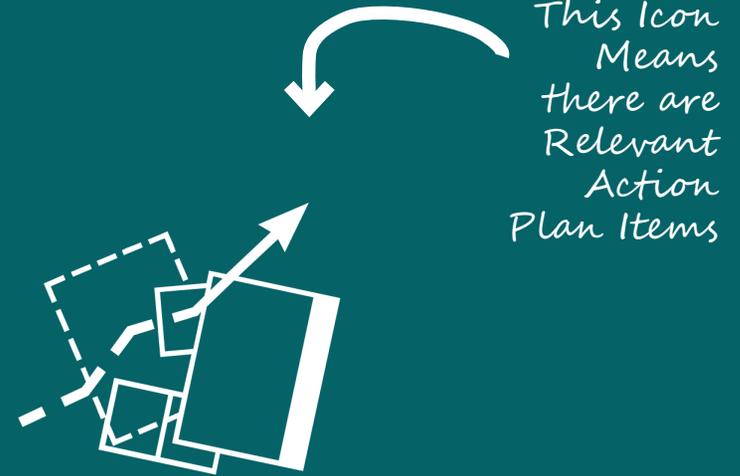
THE PLAN STRUCTURE

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

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

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

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



The Relevant Action Plan Items will be listed below

RELEVANT ACTION PLAN ITEMS (SEE CHAPTER 5):

Action Item: Review Future Land Use Map Annually/Bi-Annually

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

Action Item: Keep the Community Informed with Joint Meetings

Full Descriptions of the Action Items can be found in Chapter 5: Action Plan!





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

1.6 USING THE PLAN

WHO USES THE PLAN?

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

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

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

INFORMED DECISIONS

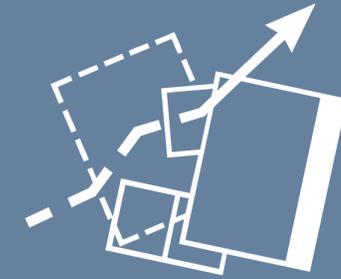
How can the plan help the city make informed, evidence-based decisions?

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

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

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

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



RELEVANT ACTION PLAN ITEMS (SEE CHAPTER 5):

Action Item: Review Future Land Use Map
Annually/Bi-Annually

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

Action Item: Keep the Community Informed with
Joint Meetings



Community Context





The Herriman Story



2.1 ABOUT HERRIMAN

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

HERRIMAN: THEN

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

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

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

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

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

HERRIMAN TIMELINE

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

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

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

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

The 1940 Census documents 160 residents.

The 1990 Census population is 885.

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

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

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

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

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

Mountain View Corridor opens in 2012.

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



2.2 HERRIMAN NOW

HERRIMAN: THE PEOPLE & THE PLACE

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

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

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

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



2.3 HERRIMAN NEXT: PLANNING CONTEXT

WHAT WE KNOW: LOCAL CONTEXT

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

WHAT WE KNOW: REGIONAL CONTEXT

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

- **Daybreak West** (South Jordan City) is partially built and fully planned. The extension of this large-scale planned community will bring additional jobs, housing, amenities, and services.
- **Rio Tinto-Kennecott** is looking to develop its two "Lark" areas (Unincorporated Salt Lake County).
 - **Lark North** was previously included in Herriman's annexation extent as Light Industrial. An updated perspective on mixing uses for this location has been included in the plan update.
 - **Lark South** was not previously included in Herriman's annexation extent. Located at the mouth of Butterfield Canyon, this area is also indicated as a mixed use area of housing and employment.
- **Olympia Hills** (Unincorporated Salt Lake County) received final approval from the Salt Lake County Council in March 2020 to rezone its 900+ acres from A-2 (Agriculture) and M-2 (Industrial) to PC (Planned Community). [<https://slco.org/planning-transportation/olympia-hills-related-documents/>] The master planned community is envisioned to provide a mix of housing, schools, higher education, and jobs. The Olympia Hills area was previously included in Herriman's extent as a mix of future uses similar to those in the approved master plan. Updates to this area reflect input from the Herriman General Plan process, should the area annex into Herriman as it develops.

HERRIMAN TECHNICAL PLANS/STUDIES

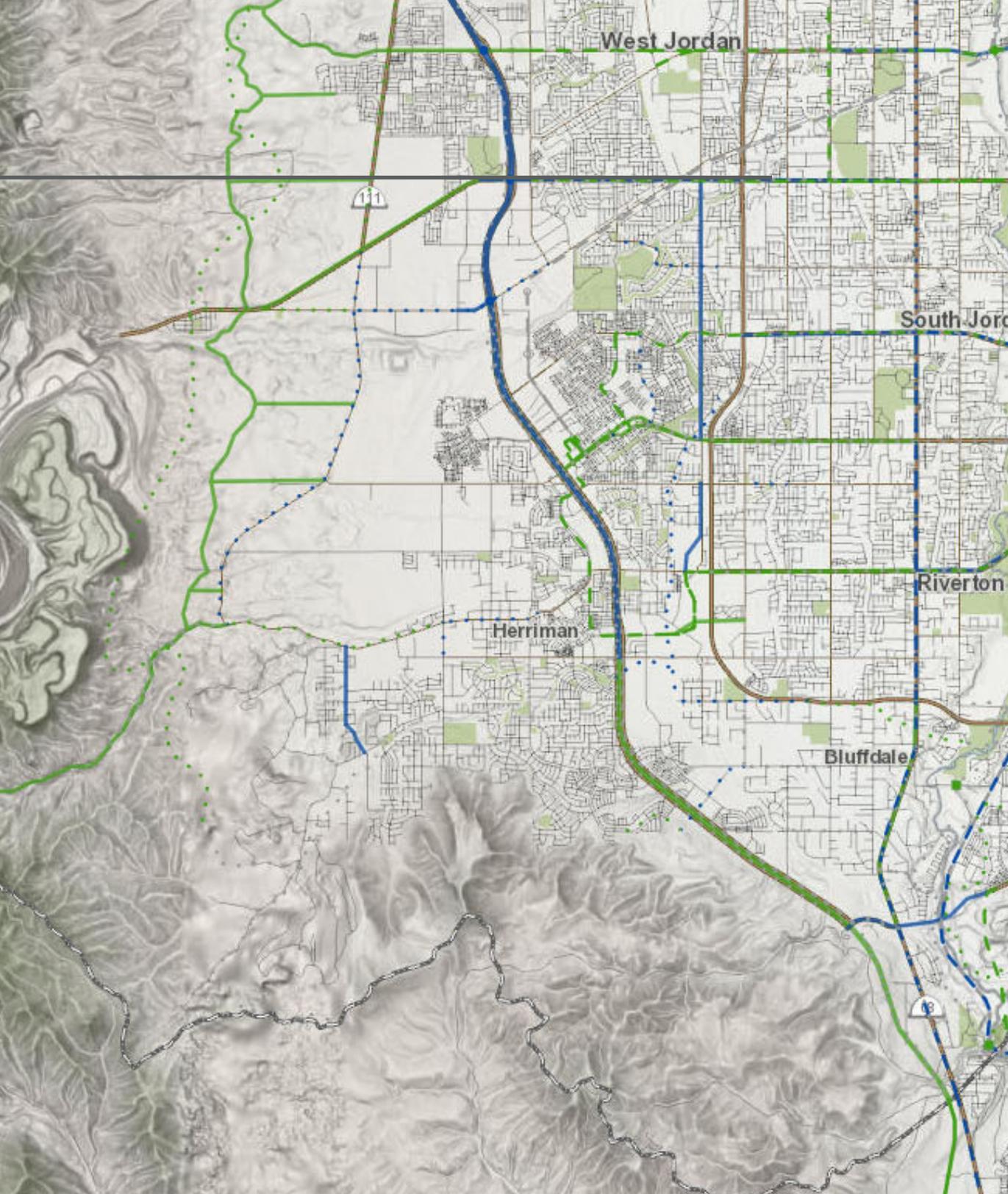


- Active Transportation Plan (2020)
- Transportation Master Plan (2020)
- Parks & Open Space Plan (2019/2020)
- Water Master Plan Update (2020)
- Economic Development Plan (2020)
- 2011 Bike Plan
- 2017 Economic Plan
- 2018 Balanced Economy
- 2019 Olympia Hills Impact Analysis Report
- 2019 Parks/Open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



REGIONAL PLANS/STUDIES

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



REGIONAL CONTEXT: WASATCH CHOICE 2050 (WC2050)

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

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

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

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

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

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

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

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



Community Vision



The Herriman Vision





3.1 INTRODUCTION

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

HERRIMAN: COMMUNITY VALUES

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

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

These form the basis of Herriman's community values and are critical to personal and community wellbeing and achieving a high quality of life.

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

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



The vision for Herriman's future fosters the Towne Center as the cultural & social hub of the city.

3.2 HERRIMAN'S VISION

HERRIMAN: VISION FOR THE FUTURE

The vision for Herriman's future:

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

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

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

Enrich the Herriman experience and carefully craft sense of place.

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

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

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



3.3 PRIORITIES & THEMES

HERRIMAN PRIORITIES

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

Priority 1: Bringing in Economic Development Opportunities

Priority 2: Preserving and Enhancing Community Character

Priority 3: Providing Community Amenities

Priority 4: Providing Safe Transportation Choices

Priority 5: Facilitating Employment Opportunities

Priority 6: Supporting & Maintaining a Mix of Housing Types

COMMON THEMES

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

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



3.4 KEY INITIATIVES

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

1 *Growing wisely*

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

2 *Optimizing Open Spaces*

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

3 *Maximizing Unique Fiscal Opportunities*

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

4 *Enhancing/Supporting Community & Culture*

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

1 Growing wisely

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

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

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

ACTION PLAN ITEMS :



- Action Item: Review Future Land Use Map Annually/Bi-Annually
- Action Item: Review Land Development Code (Subdivision, Zoning) Annually/Bi-Annually
- Action Item: Design Standards for New Development
- Action Item: Establish a Conservation Design Ordinance/ Zoning Category or Overlay
- Action Item: Update Zoning Ordinances to Support Mix of Housing Types
- Action Item: Accessory Dwelling Units
- Action Item: Expand Existing City Standards to Establish Trail and Other Public ROW Standards
- Action Item: Establish a Riparian Buffer Overlay Zone
- Action Item: Enact Low Impact Design Standards for Development/Re-Development
- Action Item: Establish an “Urban/Rural Reserve Boundary”
- Action Item: Transfer of Development Rights
- Action Item: Update Open Space Requirements
- Action Item: Develop Neighborhood Plans
- Action Item: Develop a Fiscal Impact Calculator
- Action Item: Facilitate Connections to the Trail System/ Expand the City Trail System
- Action Item: Dual Purpose Detention/Retention Basins



2 Optimizing Open Spaces

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

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

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

ACTION PLAN ITEMS:



Action Item: Review Future Land Use Map Annually/Bi-Annually

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

Action Item: Design Standards for New Development

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

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

Action Item: Establish a Riparian Buffer Overlay Zone

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

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

Action Item: Transfer of Development Rights

Action Item: Update Open Space Requirements

Action Item: Develop Neighborhood Plans

Action Item: Enhance Pedestrian Realm of Stable Neighborhoods

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

Action Item: Dual Purpose Detention/Retention Basins



3 Maximizing Unique Fiscal Opportunities

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

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

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

ACTION PLAN ITEMS:

Action Item: Review Future Land Use Map Annually/Bi-Annually



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

Action Item: Develop a Fiscal Impact Calculator

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

Action Item: Transfer of Development Rights

Action Item: Develop Neighborhood Plans

Action Item: Enhance Pedestrian Realm of Stable Neighborhoods

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



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4 Enhancing/Supporting Community & Culture

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

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

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

ACTION PLAN ITEMS:



Action Item: Design Standards for New Development

Action Item: Establish an Overlay for Herriman Old Town

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

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

Action Item: Accessory Dwelling Units

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

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

Action Item: Transfer of Development Rights

Action Item: Update Open Space Requirements

Action Item: Develop Neighborhood Plans

Action Item: Enhance Pedestrian Realm of Stable Neighborhoods

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

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





Policy Guide



The Herriman Prior





ities

4.1 INTRODUCTION

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

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

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

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

4.2 PRIORITIES & PLANNING AIMS/GOALS

1 economic development opportunities

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

2 community character

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

3 community amenities

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

4 safe transportation choices

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

5 employment opportunities

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

6 mix of housing

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



1 economic development opportunities

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

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

ED-1: Flexibility and Responding to Shifting Trends, Needs, and Impacts

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

Policies & Strategies:

Herriman will be prepared to support economic development and businesses in the city by offering flexibility in regard to design and uses in commercial zone.

Establish design/review standards and uses for flex space – somewhere between warehouse and commercial.

Herriman will consider using a Form-based Code approach for commercial nodes to allow for future flexibility in commercial and mixed-use spaces.

Herriman will consider supporting the creation of smaller business spaces for local businesses to locate. Smaller spaces can support flex space, co-working space, and smaller retail.

SUPPORTING PLANS/STUDIES:

Economic Development Plan

Better Cities Report/Study







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

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

Policies & Strategies:

Herriman will value its gateways and destinations as important assets and character-defining features.

Herriman will continue to expand and build features and facilities that are a good fit for the Herriman active and outdoor lifestyles, such as an indoor/outdoor climbing gym.

Herriman will recruit adventure, recreation, and outdoor activity venues.

Herriman will capitalize on the draw of the active lifestyle crowd to come to Herriman. Herriman will develop strategies for expanding the use of the natural open spaces throughout the year and different season.

ED-3: Safeguard and integrate future opportunities into existing and future development patterns

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

Policies & Strategies:

Herriman will facilitate discussions with schools - both public and charter - regarding the long-term plans for commercial sites and their safety impacts for students vs. community/civic sites and/or sites within residential/mixed use neighborhoods.

Herriman will evaluate linking specific requirements to change requests for areas designated by a Mixed Use/Commercial FLU category.

Herriman will continue to focus higher intensity commercial uses along Mountain View Corridor.

ED-4: Support community and culture and city character with economic development

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

Policies & Strategies:

Herriman will enhance the pedestrian experience of key commercial areas with unstructured opportunities for socialization by updating design guidelines.

Herriman will work to update public spaces to ensure they are pedestrian-friendly.

Herriman will encourage interactive public art, wayfinding signage, unique furnishings, and placemaking elements for new commercial and/or mixed use developments to promote uniqueness and vibrancy.

Herriman will consider and evaluate the impact drive-through businesses have on the surrounding context and street system at peak usage.

ED-5 Leverage the link between economic development and employment

Herriman recognizes that increasing employment opportunities may offer a more diverse set of jobs to residents, but also attract a daytime population. This daytime population will help to support amenities and services in mixed use areas in conjunction with the resident population, making them more feasible sooner.

Policies & Strategies:

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

2 community character

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

Aim/Goal: Herriman aims to enhance the public realm throughout the city and guide private development to frame the public realm and create neighborhoods of lasting value and beauty.

CC-1: Community Character is reflected in residential/neighborhood development patterns.

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

Policies & Strategies:

Herriman will recognize the different types and character of Herriman's neighborhoods and match amenities that are compatible/tailored/appropriate

Evaluate development patterns to help blend the look and feel of older/conventional Herriman with the newer look and feel of Herriman.

Herriman will Support a mix of development patterns and Balance the mix of newer, compact neighborhoods with more conventional subdivisions.

Larger homes and lots are an element of the community character of Herriman and its heritage/ evolution. Herriman will support some larger homes and/or lot sizes, especially as the community moves west and away from the center and infrastructure.

Ensure residential developments continue to reflect the character of Herriman by providing a mix of new and conventional development patterns, including equestrian properties.

Achieve a balance of smaller lots and mid-size lots in new neighborhoods.

Maintain flexibility for areas that are still evolving and will change as the community reaches a built-up stage, recognizing that some aspects that define the community's character are yet unknown.

SUPPORTING PLANS/STUDIES:

Parks and Open Space Plan

Herriman Hills Plan







CC-2: Community Character is linked to an outdoor/active lifestyle, which can be used to promote the city's image and economic development/employment opportunities. Herriman will establish the city as a host for a wide range and diversity of regional events and offer amenities to serve these.

Policies & Strategies:

Herriman will locate compatible uses nearby to serve the visiting population (hospitality, convenience stores, gas stations, restaurants, cafes, coffee shops, bike stores, ag supply stores, etc.).

Herriman will continue to Support and expand the mountain bike trail system to offer additional resources to residents and create a destination for regional mountain bikers.

Herriman will address the different demands and desires of the whole population for community amenities and community character. Herriman recognizes differences may be based on age, length of residency, and household configuration.

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

Herriman will continue to preserve open spaces and view throughout Herriman using a range of tools and strategies. Maintain key areas where the mountain side remains open and preserves the views across the city. The hillsides and foothills on the south, southwest, and western portions of the city (in current boundaries and annexation intent) are critical to be good stewards of and protect.

Policies & Strategies:

Herriman will proactively identify areas to be protected as open space/green space and integrated with development.

Herriman will coordinate efforts with public and private entities to maximize quality open spaces and views.

Herriman will consider views of important vistas when evaluating development location and scale.

Herriman will evaluate conservation/open space subdivisions for all areas outside the Towne Center and future Mixed-Use Centers.

CC-4: Community Character is reflected by heritage, agricultural, and the equestrian lifestyle and neighborhoods. Herriman supports the preservation of an agricultural and equestrian presence in the community. Herriman will continue to allow and encourage agricultural and equestrian-friendly developments throughout the community.

Policies & Strategies:

Herriman will support development of additional equestrian properties, where a smaller home with outbuildings is located on a larger lot. Herriman will update development standards regarding minimum home sizes for larger lots; and re-evaluate any requirements that may lead developers to build larger homes to recoup the cost. Herriman will ensure equestrian lots have access to equestrian trails, horse arenas, and that fencing standards and barns/accessory buildings are allowed and appropriate for equestrian uses.

Herriman will develop an overlay zone for large animal rights and working agricultural properties on a range of various lots sizes and housing types.

Herriman will highlight key areas of the city, such as Old Town/Historic Herriman, where "old" Herriman can be easily visualized. The city will evaluate the purchase of historic landmark buildings to preserve.

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

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

Policies & Strategies:

Herriman will support existing neighborhoods with changes/improvements that will help them as they evolve and provide amenities for the next generation.

Looking forward 20 years, one of the most important thing Herriman can do now to define its community character is to plant trees.

Herriman will build the foundation for a future look and feel of Herriman as a community of tree-lined streets by planting trees in the public rights of way and ensuring private development is planting trees. Herriman will ensure improvements are made and that HOAs have the necessary resources to enforce landscaping requirements.

Herriman will plan ahead to avoid changes in the feel of major transportation corridors. Plan landscaping and street trees to be there when major corridors are to be widened. Avoid putting in trees only to rip them out unless other trees are already in place, such as double rows of street trees.

3 community amenities

Community Amenities are critical to personal and community wellbeing. Herriman will expect, anticipate, and plan for changes and trends in regard to amenities. What's hot now, might not be in 1 year, 5 years, or more. Herriman will create a system of community spaces (parks and open spaces) to provide buffers and to accommodate the needs of the residents of its neighborhoods. Herriman aims to create opportunities for social interaction and support community wellbeing in each neighborhood of the city.

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

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

Policies & Strategies:

Herriman will work with adjacent communities, the county, and regional partners to promote and connect residents to the regional trail and park system.

Herriman will work to provide safe and convenient access to local and adjacent open space/green space via walking or biking. Herriman will strategically locate and build trailheads to support local access to open spaces via connecting trails and bicycle and pedestrian infrastructure, in order to allow access without a car.

Herriman will build and/or coordinate shared parking for trailheads at nearby parks, schools, and churches to provide convenient access to open space amenities while mitigating the impacts on local streets and neighborhoods.

Herriman will continue to establish a trail system that conveniently and efficiently provides a means of alternate transportation between all neighborhoods, serves as a recreational resource, and connects to parks and open spaces city-wide. Herriman will preserve existing trail easements.

Herriman will develop design standards to enhance and improve street crossings where trails cross major roads (collectors and arterials).

Herriman will design and implement consistent wayfinding signage and mapping of the trail system.

SUPPORTING PLANS/STUDIES:

Better Cities Report/Study

Parks and Open Space Plan







CA-2: Community Amenities are linked to an Outdoor/Active Lifestyle and can be used to promote Herriman’s character and economic development/employment opportunities.

Policies & Strategies:

Herriman will continue to expand and build a range and diversity of outdoor recreation features and facilities, considering options such as a golf course, disc golf course, camping/glamping in Yellow Fork and Butterfield Canyons, indoor/outdoor climbing or adventure parks.

Herriman will ensure regulations are flexible to allow for adventure/active uses in areas such as flex/warehouse space, which will support transitions to other uses if trends shift and the venue wanes over time.

Herriman will continue to build/expand trails and establish Herriman as a mountain biking destination (similar to Provo Canyon and others).

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

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

Policies & Strategies:

Herriman will enhance the pedestrian experience of key commercial areas with unstructured opportunities for socialization by updating design guidelines.

Herriman will encourage interactive public art, wayfinding signage, unique furnishings, and placemaking elements for new developments that are commercial and/or mixed use to promote uniqueness and vibrancy.

Herriman will support expansion and enhancement of the performing arts programs, which the community enjoys and supports as well as attracting patrons from outside the city. Herriman will evaluate strategic locations to ensure supporting services are nearby.

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

Herriman will address the different demands and desires of the whole population for community amenities and community character. Herriman recognizes differences may be based on age, length of residency, and household configuration.

Policies & Strategies:

Herriman will recognize the different types and character of Herriman's neighborhoods and match amenities that are compatible/tailored/appropriate.

Herriman will work to provide multiple recreation centers/venues with diverse offerings at each to appeal to a wide range of active lifestyles. A primary focus is a recreation center on the south side with a complementary set of amenities and sports/rec offerings. Something that can accommodate/support the growth for this area. This area/side of Herriman is missing some of the amenities that other areas enjoy.

Playing to a variety of different interests will support Herriman in the long-term. The trend to live in smaller homes and do more activities outdoors is a good fit for Herriman. Don't be too quick to change specific uses in neighborhoods, (e.g. a horse arena), but be flexible with the uses.

Herriman will evaluate collaboration with local public and charter schools for use of open spaces and recreation amenities outside of school hours (e.g. tennis courts).

4 safe transportation choices

Community Amenities are critical to personal and community wellbeing. Herriman will expect, anticipate, and plan for changes and trends in regard to amenities. What's hot now, might not be in 1 year, 5 years, or more. Herriman will create a system of community spaces (parks and open spaces) to provide buffers and to accommodate the needs of the residents of its neighborhoods. Herriman aims to create opportunities for social interaction and support community wellbeing in each neighborhood of the city.

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

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

Policies & Strategies:

Herriman will continue creating a connected road network at all scales, with multiple route choices through the city to facilitate mobility and accessibility between neighborhoods and to/from regional destinations.

Herriman will ensure appropriate spacing of north/south and east/west collector roads to support flow of traffic around and through Herriman.

Herriman will continue to establish a trail and sidewalk system that conveniently and efficiently provides a means of alternate transportation between all neighborhoods, serves as a recreational resource, and connects to parks and open spaces city-wide. Herriman will preserve existing trail easements.

Herriman will develop design standards to enhance and improve street crossings where trails cross major roads (collectors and arterials).

Herriman will limit the use of cul-de-sacs and dead-end streets. Use cul-de-sacs only where it makes sense because of natural features/topography (e.g. along a ridge or creek bank).

SUPPORTING PLANS/STUDIES:

Transportation Master Plan

Active Transportation Master Plan

Regional Long Range Transportation Plan





NO PARKING ANY TIME

STOP



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

Policies & Strategies:

Herriman will evaluate and implement interim/transitional uses for existing and future transit corridors that benefit and support the land use patterns developed in anticipation of transit service. This may include use of alternate transportation modes, such as bicycle, pedestrian, and autonomous vehicle transit.

Herriman will proactively/strategically plan and build amenities and landscaping in its major transportation corridors, anticipating the addressing the planned changes/expansion of the roadways to avoid removal of street trees and pedestrian improvements.

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

Herriman will continue to establish a trail system that conveniently and efficiently provides a means of alternate transportation between all neighborhoods, serves as a recreational resource, and connects to parks and open spaces city-wide,

Policies & Strategies:

Herriman will enhance and expand the bicycle and pedestrian infrastructure of Herriman to ensure a safe, well-connected network.

Herriman will work with adjacent communities, the county, and regional partners to promote and connect residents to the regional trail and park system.

Herriman will develop design standards to enhance and improve street crossings where trails cross major roads.

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

Policies & Strategies:

Herriman will evaluate options (and lead discussions with regional partners) for facilitating access to the regional transit infrastructure - park and ride lots, local shuttle service, micro-transit.

Herriman will work to take advantage of existing infrastructure surrounding Herriman in the event transit expansion to Herriman doesn't happen or changes modes from what has been planned for and expected. Establish a Park/ride to access the TRAX station in Daybreak.

Herriman will Ensure smooth connections via multiple modes to reach key connector points in the regional system (e.g. light rail, commuter rail, express bus/BRT stations).

Herriman will ensure higher intensity areas have good support for flow in/out of the city. Develop options for more direct routes vs. weaving through lower intensity residential areas.

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

Policies & Strategies:

Herriman will work with regional and state agencies to proactively coordinate the planning and implementation of infrastructure and services to serve the growing population as development continues.

Herriman will establish guidelines and understand the infrastructure impacts of development. What development is allowed before infrastructure is built, and what the timeframe is between development and transportation improvements. Herriman will seek to have discussions regarding transportation infrastructure issues sooner.

Herriman will Link the development approval process and decision making to the Regional LTP Phases. If development is proposed to occur in an area where transportation improvements are earmarked for Phase 2 or 3 or unfunded, then pause and/or confer/coordinate with regional agencies to shift projects forward.

5 employment opportunities

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

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

EMP-1: Jobs/Housing Balance

Policies & Strategies:

Herriman will bring in more jobs and shift the jobs/housing balance of Herriman.

Herriman will enrich new types of businesses, while still supporting home-based business opportunities

Herriman will consider a form-based code approach for commercial/mixed use nodes to allow for future flexibility of buildings/spaces to become commercial.

Herriman will consider how best to support the creation and location of smaller business spaces for local businesses to locate. These may also support flex space, co-working spaces, and smaller retail.

SUPPORTING PLANS/STUDIES:

Economic Development Plans

Better Cities Report/Study





Miss Cordellias

Chord Health





EMP-2: Employment/Transportation/Circulation

Policies & Strategies:

Herriman will support getting people to local jobs by having good local circulation and connectivity to allow travel to/from work/employment nodes without traveling on the same routes as people leaving city to work.

Herriman will evaluate solutions to drop-off and access issues related to new patterns of working from home.

Herriman will evaluate solutions for better facilitating home-based businesses, such as day care or instructional learning, in areas where access and parking is more limited (e.g. in some of the higher density residential/mixed use neighborhoods).

EMP-3: Employment/Economic Development/Community Amenities

Policies & Strategies:

Herriman supports attracting and diversifying the types of businesses and employment opportunities in the city. Herriman recognizes that increasing employment opportunities may offer a more diverse set of jobs to residents, but also attract a daytime population. This daytime population will help to support amenities and services in mixed use areas in conjunction with the resident population, making them more feasible sooner.

Herriman will strive to create lively work-share, mixed use centers. Herriman will enhance the pedestrian experience of key commercial areas with unstructured opportunities for socialization by updating design guidelines.

Herriman will support entrepreneur space and start-ups by encouraging live/work units in mixed use areas.

Herriman will evaluate costs for fast-tracking installation of fiber throughout the city to help facilitate attracting employers/businesses as well as facilitating those employees who are working from home or are using work-share spaces closer to home.

EMP-4 Establish the Herriman Employment Typology

Policies & Strategies:

Herriman will work to understand what types of businesses/companies will be attracted to Herriman. Warehouse type businesses like Bullfrog Spas and distribution warehouses are good fits, as well as those looking for flex space in business park areas.

EMP-5: Be Flexible and Forward-Thinking

Policies & Strategies:

Herriman will limit the conversion of commercial zones/areas to other uses and keep an intentional excess to attract unique businesses and opportunities.

6 mix of housing

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

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

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

Policies & Strategies:

Herriman will be flexible with the uses, types, and mixes of housing in different neighborhoods and across the city as a whole.

Herriman aims to create and/or enhance neighborhoods to provide a safe environment with a mix of housing, amenities, and services that are tailored to the context of the area.

Herriman will monitor the types of housing in the city – lots sizes/unit sizes to show where gaps are. This will help identify what and where the “missing” home types are for Herriman.

Herriman will work to identify target percentages for the mix of housing types within a zone or FLU category. The density range has been ineffective because development has trended toward building to the upper limit rather than providing a range/mix. Create/enforce a set mix - e.g., 60% max of target net density lot size; 20% larger, 20% smaller.

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

Policies & Strategies:

Herriman will support entrepreneur space and start-ups by encouraging live/work units in mixed use areas.

Herriman will continue to build new and enhance existing mixed use areas with a range of housing types that help provide the population needed to attract amenities that serve a daytime population of employees.

SUPPORTING PLANS/STUDIES:

Moderate Income Housing Plan

Annual Moderate Income Housing Reports







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

Policies & Strategies:

Herriman will evaluate conservation/open space subdivisions for all areas outside the Towne Center and future Mixed-Use Centers.

Herriman will work to attract more horse owners, which helps to support Community Character and Herriman's heritage.

Herriman will continue shifting to lower density for the southwest areas of Herriman near Butterfield Canyon and Yellow Fork and south by the foothills. These areas are further away from the main transportation corridors.

MH-4 A Mix of Housing types to support community wellbeing

Herriman will create opportunities for social interaction and support community wellbeing in each neighborhood of the city.

Policies & Strategies:

Herriman will enhance the pedestrian experience of neighborhoods by requiring sidewalks and street trees and establishing standards for small streets in new developments/neighborhoods.

Herriman will evaluate how regulations can be updated to help provide opportunities for formal and informal socialization and connection to the community and people around you. Porches, yards, and sidewalks are places for people to interact with each other.

Herriman will evaluate targeting attached row homes instead of separate homes with minimal side setbacks and no yards.

Herriman will support creating smaller homes on the smaller lots – a little more space if the homes are separate units.

Herriman will evaluate how to allow for more flexibility with setbacks to encourage more community interaction and socialization.

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

Policies & Strategies:

Herriman will support external detached and attached Accessory Dwelling Units (ADUs) in all residential zones where the lot is large enough to support the additional unit (Perhaps .25 acres or .20 acres).

Target these for long-term rental/lease vs. short-term rentals and ensure off-street parking is provided and required.

Herriman will meet state standards regarding housing affordability, such as allowing internal ADUs (also known as Mother-in-Law apartments), while ensuring adequate parking is accounted for.



Action Plan



Making it Happen





5.1 AN ACTION PLAN

HERRIMAN: ACHIEVING THE FUTURE WE WANT

What is next for Herriman? Plan. Then do.

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

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

ACTION ITEM: REVIEW FUTURE LAND USE MAP ANNUALLY/BI-ANNUALLY

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

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

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



ACTION ITEM: REVIEW LAND DEVELOPMENT CODE (SUBDIVISION, ZONING) ANNUALLY/BI-ANNUALLY

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





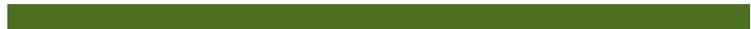


ACTION ITEM: ESTABLISH A RIPARIAN BUFFER OVERLAY ZONE

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

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

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



ACTION ITEM: INSTALL DUAL PURPOSE DETENTION/RETENTION BASINS

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

ACTION ITEM: ENACT LOW IMPACT DESIGN STANDARDS FOR DEVELOPMENT/RE-DEVELOPMENT

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

Herriman will implement alternative storm water solutions to reduce runoff and impacts on the infrastructure system and consider soil permeability and the recharge of aquifers.

Herriman will promote the use of on-site natural processes to attenuate pollution, manage hydrology, and provide quality open space for development projects. Natural landscaping can improve the function of open space and promote the infiltration of runoff. By managing hydrology and pollution on-site, a developer can reduce the impact on stormwater sewers and the need for detention basins.

ACTION ITEM: DEVELOP NEIGHBORHOOD PLANS

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

ACTION ITEM: CREATE DESIGN STANDARDS FOR NEW DEVELOPMENT

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

Design Standards will prioritize:

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

ACTION ITEM: DEVELOP A FISCAL IMPACT CALCULATOR

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





ACTION ITEM: UPDATE ZONING ORDINANCES TO SUPPORT MIX OF HOUSING TYPES

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

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



ACTION ITEM: ESTABLISH TRANSFER OF DEVELOPMENT RIGHTS

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

ACTION ITEM: KEEP THE COMMUNITY INFORMED WITH JOINT MEETINGS

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

ACTION ITEM: ESTABLISH A CONSERVATION DESIGN ORDINANCE/ZONING CATEGORY OR OVERLAY

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

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

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

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





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

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

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

ACTION ITEM: REASSESS ACCESSORY DWELLING UNITS

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

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

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

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

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

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

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

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

ACTION ITEM: ESTABLISH AN OVERLAY FOR HERRIMAN OLD TOWN

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

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



PATIO

ACTION ITEM: FACILITATE CONNECTIONS TO THE TRAIL SYSTEM/EXPAND THE CITY TRAIL SYSTEM

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

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

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

Herriman will prioritize actions that work to achieve the following:

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





ACTION ITEM: ENHANCE THE PEDESTRIAN REALM OF STABLE NEIGHBORHOODS

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

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

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

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

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

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

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

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

ACTION ITEM: UPDATE OPEN SPACE REQUIREMENTS

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



Future Use & Development Pattern



The Herriman Way





6.1 INTRODUCTION

HERRIMAN: NEIGHBORHOODS

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

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

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

HERRIMAN: FUTURE LAND USE DECISIONS

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

Residential & Neighborhood - the foundation of the Herriman community.

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

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

6.2 FUTURE USE & DEVELOPMENT CATEGORIES

1 RESIDENTIAL & NEIGHBORHOOD

Herriman's residential neighborhoods are the foundation of the community. Currently comprising nearly 64% of the developable land within city and annexation boundaries, and 54% of all land (including open space and sensitive lands), this category of use and development types will remain the forefront of Herriman's future development.



2 MIXED USE & COMMERCIAL

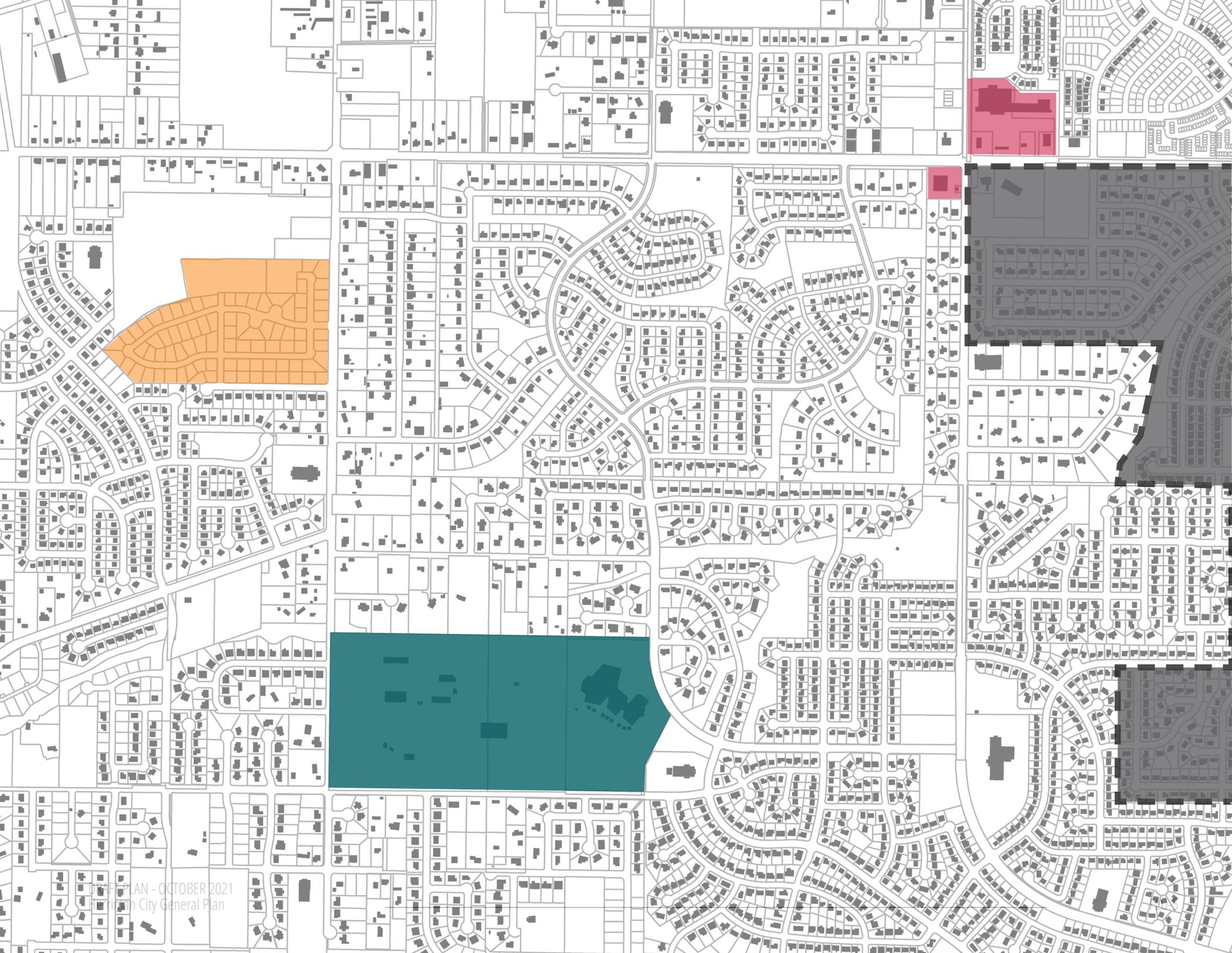
Herriman's commercial and mixed-use areas are the economic fuel for keeping the city fiscally sustainable and providing services and amenities for the people that live, work, and recreate in the city. These areas are approximately 31% of the developable land within city and annexation boundaries, and 26% of all land (including open space and sensitive lands), this category of use and development types provides a diversity of uses to support the city.



3 CIVIC & COMMUNITY

Herriman's Civic & Community areas are the connecting links for the community. Currently comprising nearly 20% of all land (including open space and sensitive lands) within city and annexation boundaries, this category of use and development types will keep residents healthy and engaged with their community.

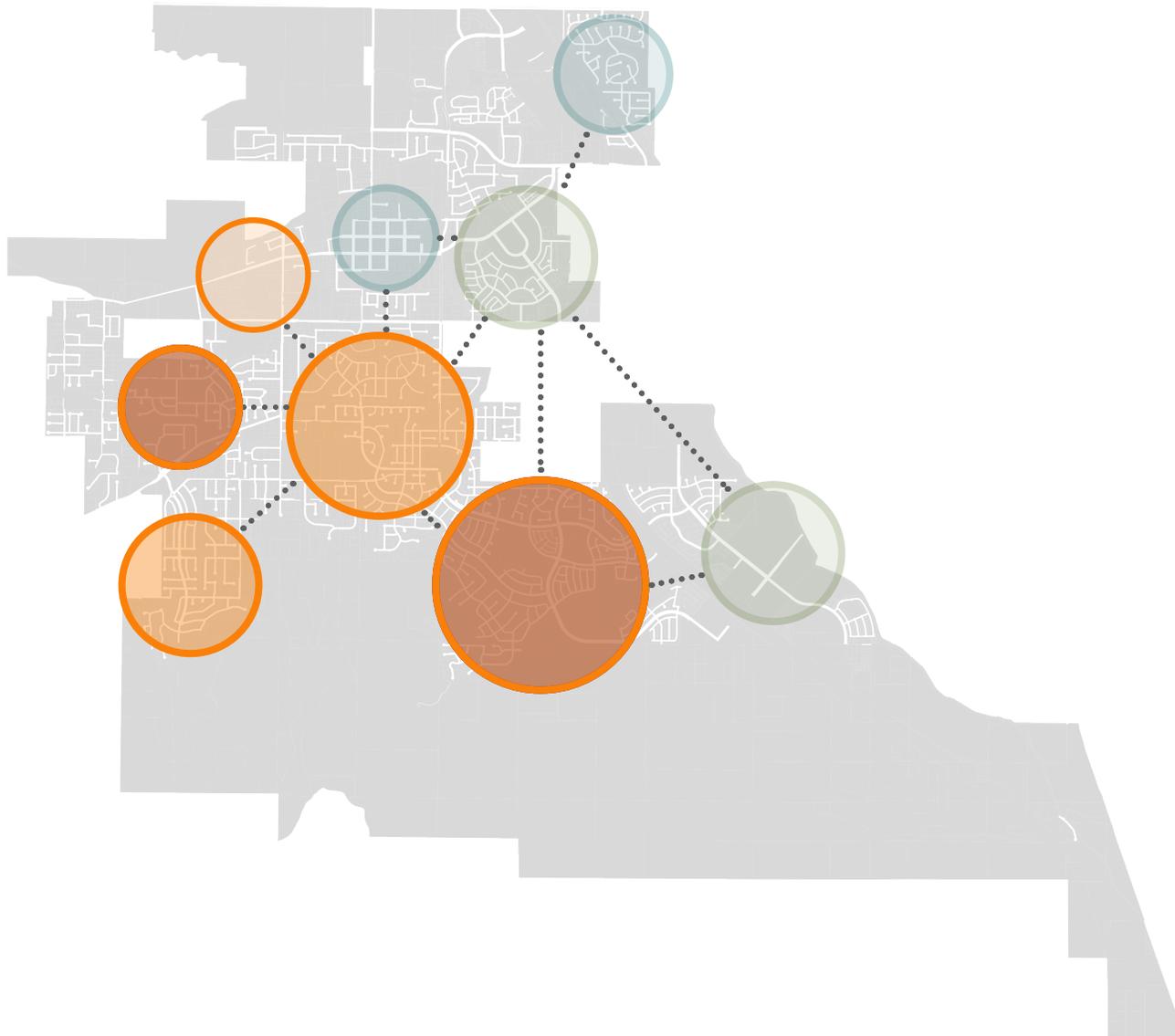




			Proposed FLU Categories																	
			Residential & Neighborhood						Mixed Use & Commercial						Civic & Community			PC		
			Rural Density (Mountain/Canyon)	Low Density (Hillside/Agricultural)	Neighborhood One	Neighborhood Two	Mixed Use Neighborhood One	Mixed Use Neighborhood Two	Neighborhood Commercial	General Retail	Employment Campus	Office Mixed Use	Recreational Resort/Activity Center	Education Village	Civic/Community	Parks & Plazas	Open Space	Utility/Support Services	Planned Community	
Average Net Density (DU/AC)			0.20	1.00	3.03	6.67	10.00	12.50												
Typical Lot Size (Acres)			5.00	1.00	0.33	0.15	0.10	0.08												
Max Gross Density (DU/AC)			0.15	0.80	2.40	8.00	12.00	16.00												
Previous/Current FLU Categories	Gross DU/AC (Min)	Gross DU/AC (Max)																		
Rural Residential		0.2																		
Resort/Recreational		0.4																		
Hillside/Rural Residential	0.5	1.7																		
Agricultural Residential	1.8	2.7																		
Low Density Residential	1.8	2.5																		
Single Family Residential	2.6	4.5																		
Medium Density Residential	4.6	8																		
High Density Residential	8	20																		
Mixed Use																				
Mixed Use: Towne Center																				
Commercial																				
Light Industrial/Business Park																				
Public (Institutional/Cultural/Schools)																				
Parks and Recreation																				
Open Space																				
Quasi-Public/Utilities																				
Military Operations																				

Current Zoning Districts			Proposed FLU Categories														
			Residential & Neighborhood						Mixed Use & Commercial					Civic & Community			PC
			Rural Density (Mountain/Canyon)	Low Density (Hillside/Agricultural)	Neighborhood One	Neighborhood Two	Mixed Use Neighborhood One	Mixed Use Neighborhood Two	Neighborhood Commercial	General Retail	Employment Campus	Office Mixed Use	Recreational Resort/Activity Center	Education Village	Civic/Community	Parks & Plazas	Open Space
Current Agricultural Zones	DU/AC	Lot size															
A-1	1	1 acre															
A-.50	2	0.5 acres (21,780 sq. ft.)															
A-.25	4	0.25 acres (10,890 sq. ft.)															
Current Residential Zones	DU/AC	Lot size															
R-1-43	1.0	1 acre (43,560 sq. ft.)															
R-1-21	2.0	0.5 acres (21,780 sq. ft.)															
R-1-15	2.9	0.34 acres (15,000 sq. ft.)															
R-1-10	4.4	0.23 acres (10,000 sq. ft.)															
R-2-15	5.8																
R-2-10	8.0																
R-M	9.0 to 20																
Current Recreational Zones	DU/AC	Lot size															
FR-1 Forestry Recreation Zone	1	1 acre															
FR-2.5 Forestry Recreation Zone	0.4	2.5 acre															
FR-5 Forestry Recreation Zone	0.2	5 acre															
FR-10 Forestry Recreation Zone	0.1	10 acre															
FR-20 Forestry Recreation Zone	0.05	20 acre															
RC Resort Community Zone	0.4	2.5 acre															
Current Commercial & Office Zones																	
C-1																	
C-2																	
OP																	
Current Manufacturing Zones																	
T-M																	
M-1																	
Current Mixed Use Zones																	
MU	10 to 15																
MU-2	10 to 15																

1 RESIDENTIAL/NEIGHBORHOOD

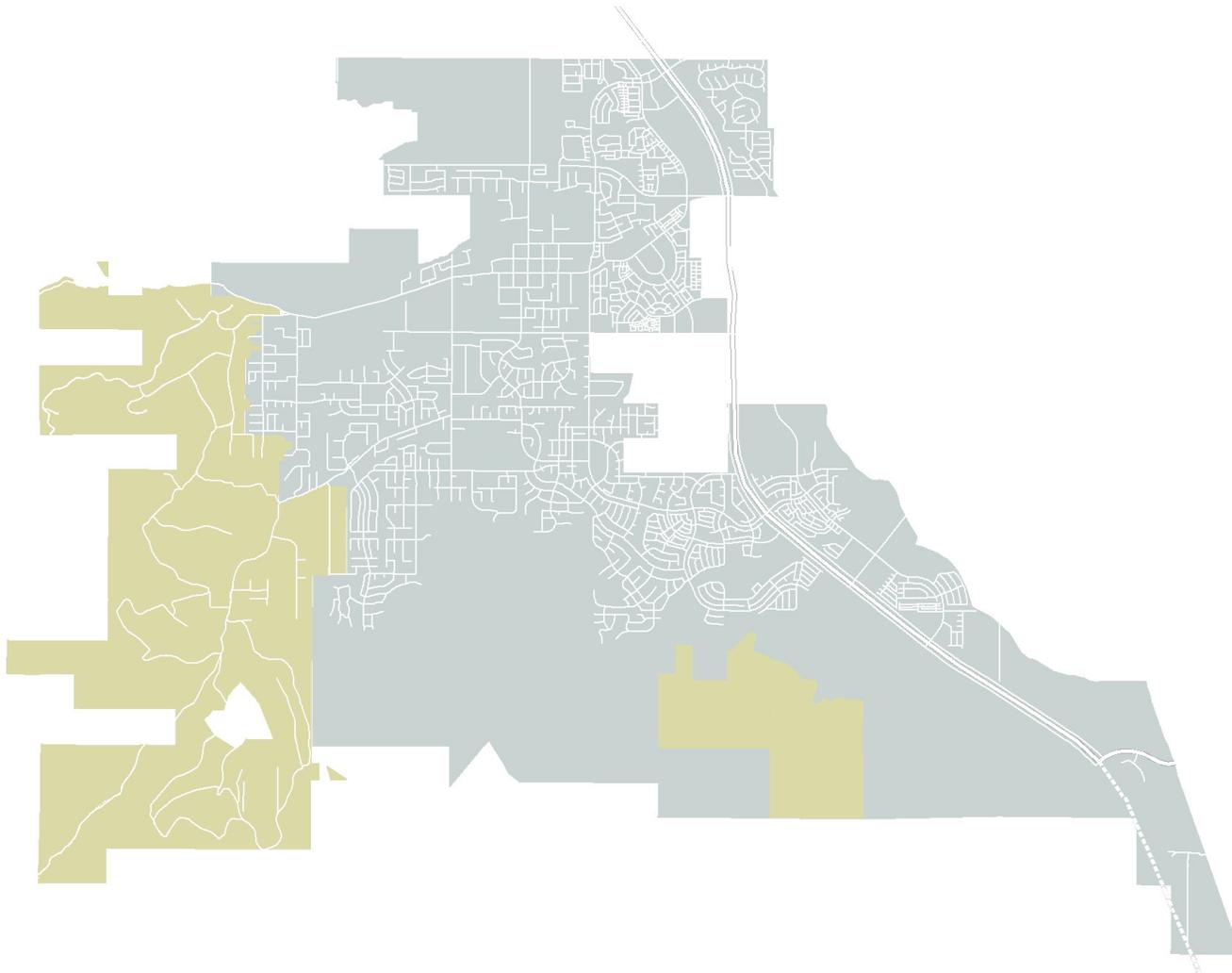


- *Mountain/Canyon Residential*
- *Hillside/Agricultural Residential*
- *Neighborhood Residential One*
- *Neighborhood Residential Two*
- *Mixed Use Neighborhood One*
- *Mixed Use Neighborhood Two*



MOUNTAIN/CANYON RESIDENTIAL

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



OVERVIEW & KEY ELEMENTS

WHY IS THIS CATEGORY USED?

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

WHERE IS THIS CATEGORY USED?

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

DEVELOPMENT PATTERN

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

CORRESPONDING ZONES

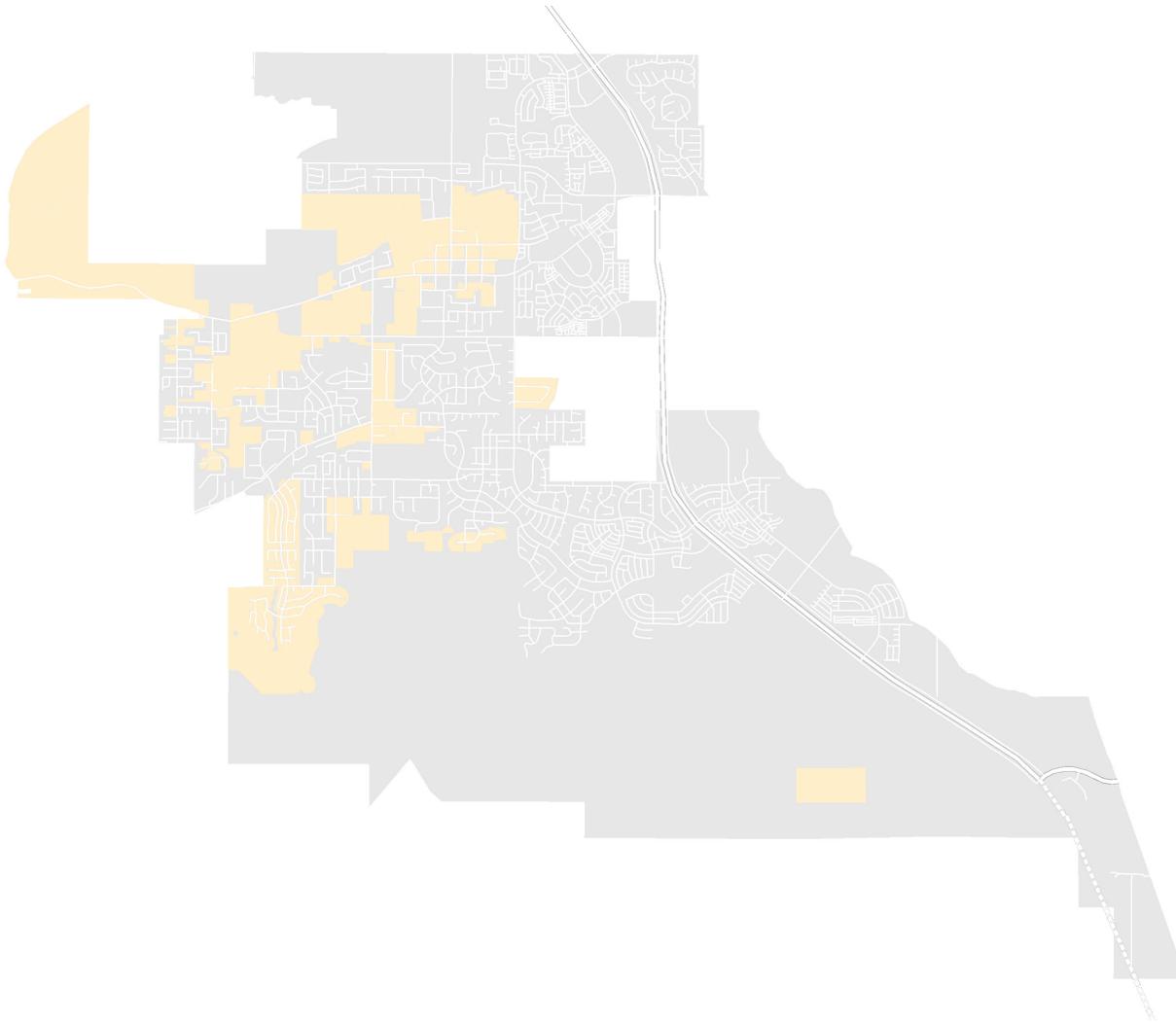
Agricultural Residential
A-1

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



HILLSIDE/AG RESIDENTIAL (LOW DENSITY)

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



OVERVIEW & KEY ELEMENTS

WHY IS THIS CATEGORY USED?

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

WHERE IS THIS CATEGORY USED?

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

DEVELOPMENT PATTERN

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

CORRESPONDING ZONES

Agricultural Residential
A-1

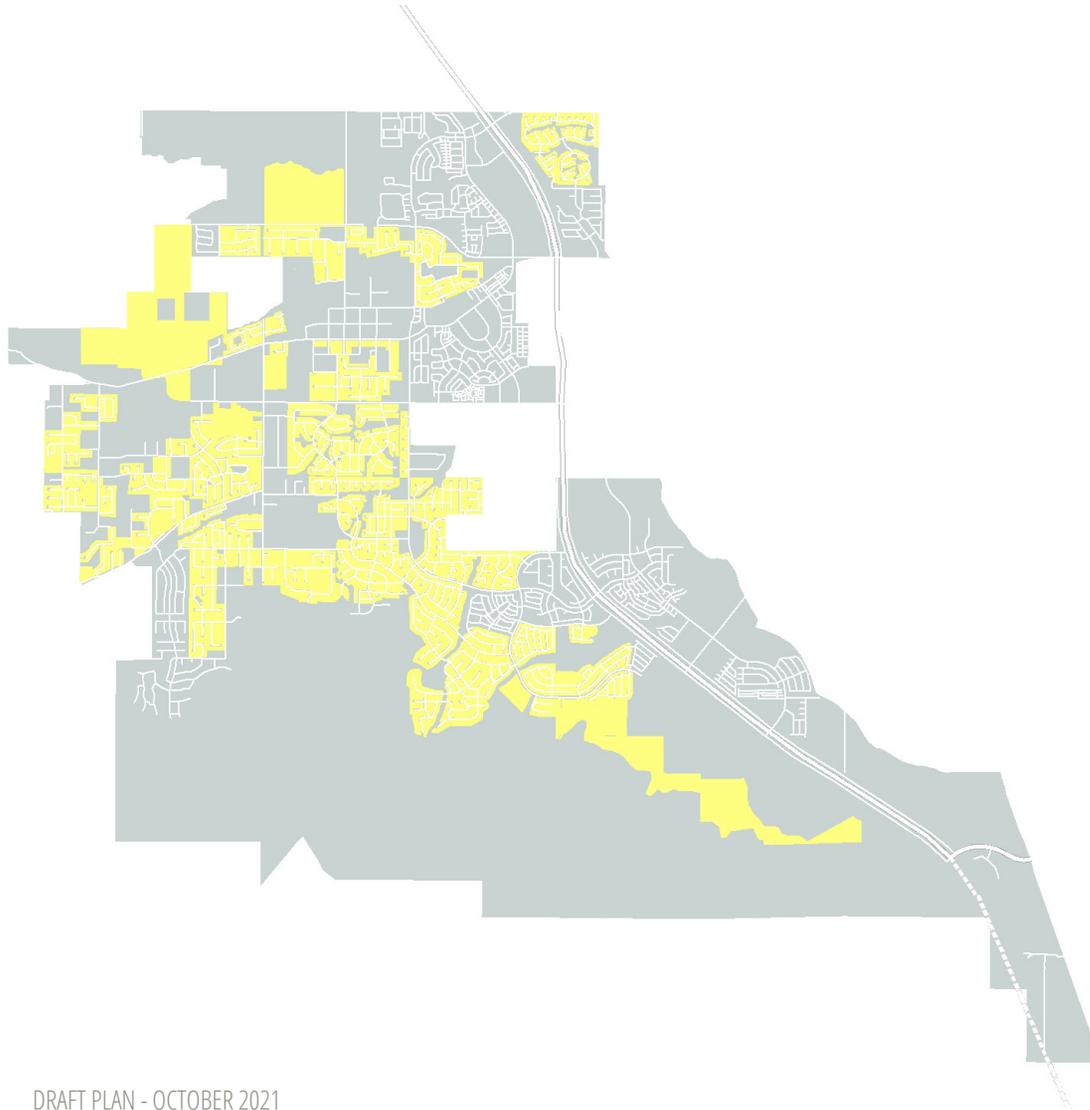
Forestry Recreation
FR-1; FR-2.5; FR-5

Residential
R-1-43



NEIGHBORHOOD RESIDENTIAL ONE

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



DRAFT PLAN - OCTOBER 2021

OVERVIEW & KEY ELEMENTS

WHY IS THIS CATEGORY USED?

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

WHERE IS THIS CATEGORY USED?

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

DEVELOPMENT PATTERN

Max gross density: 2.4 DU/AC
Typical lot size: .33 acres
Building form: 1 to 2 stories
Outbuildings: Detached, supportive
ADU's: detached or attached

CORRESPONDING ZONES

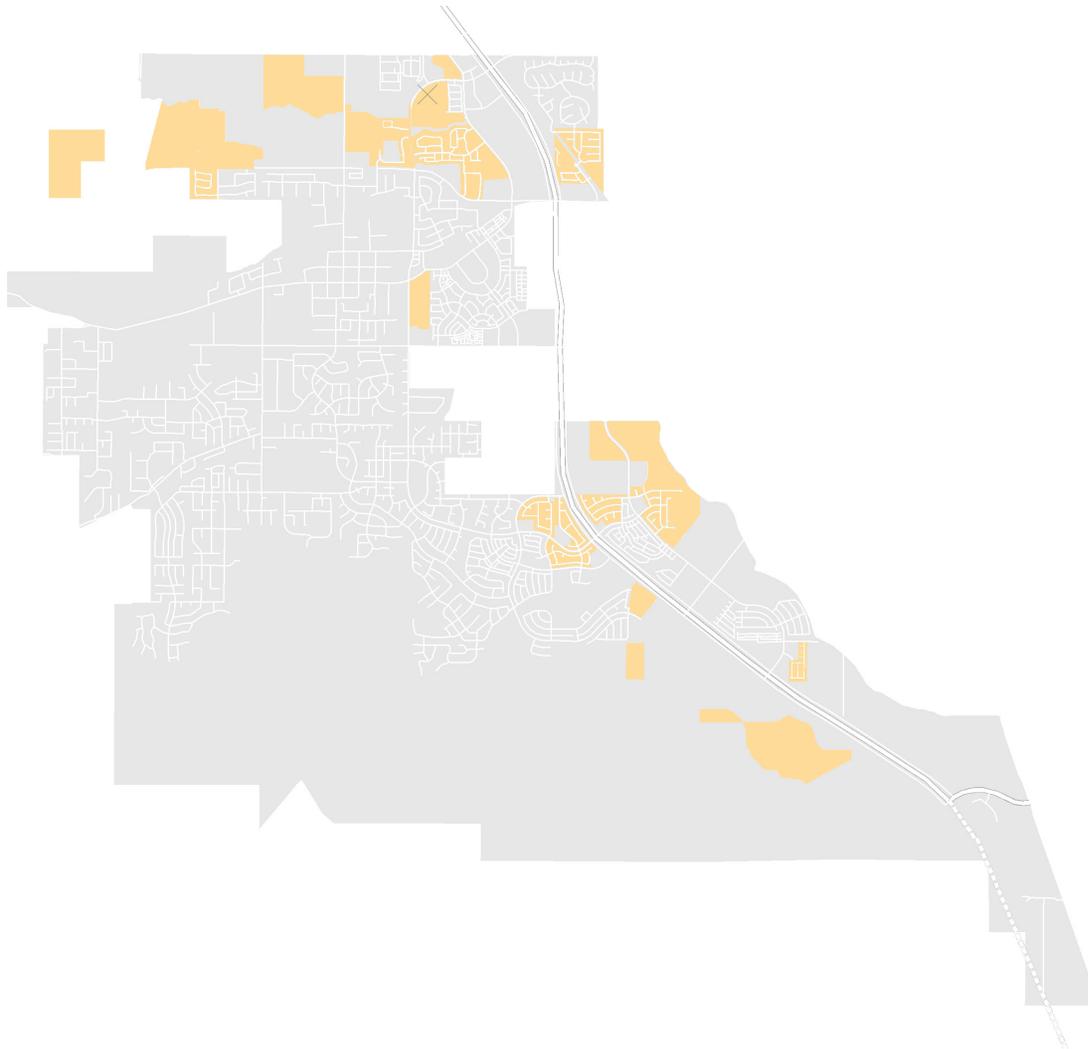
Agricultural Residential
A-.50; A-.25

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



NEIGHBORHOOD RESIDENTIAL TWO

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



DRAFT PLAN - OCTOBER 2021

OVERVIEW & KEY ELEMENTS

WHY IS THIS CATEGORY USED?

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

WHERE IS THIS CATEGORY USED?

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

DEVELOPMENT PATTERN

Max gross density: 8.0 DU/AC
Typical lot size: 0.15 acres
Building form: 1 to 3 stories
Outbuildings: Detached, supportive
ADU's: detached or attached

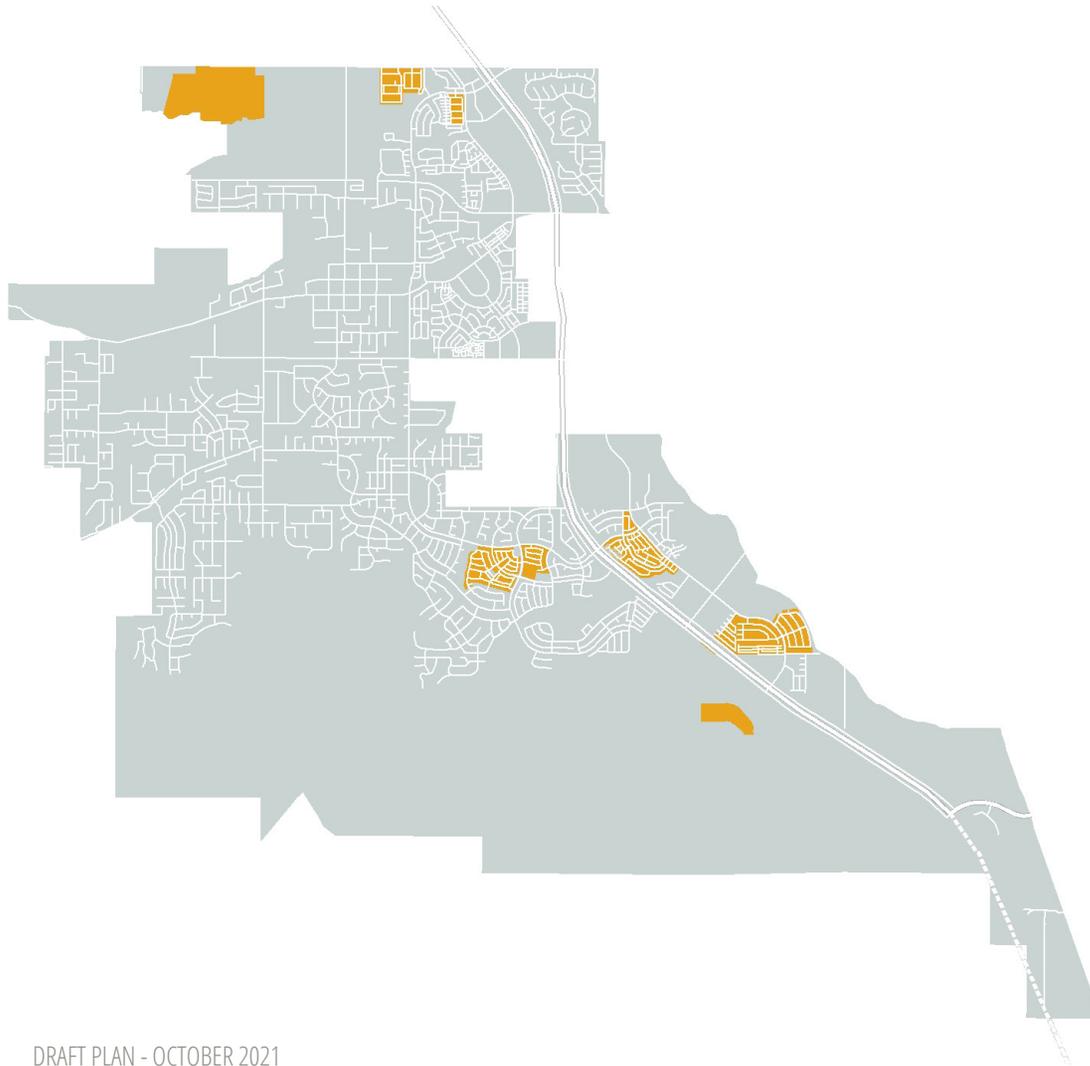
CORRESPONDING ZONES

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



MIXED USE NEIGHBORHOOD ONE

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



OVERVIEW & KEY ELEMENTS

WHY IS THIS CATEGORY USED?

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

WHERE IS THIS CATEGORY USED?

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

DEVELOPMENT PATTERN

Max gross density: 12.0 DU/AC

Typical lot size: 0.10 acres

Building form: 1 to 3 stories

Outbuildings: Attached/Detached, supportive

ADU's: N/A

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

CORRESPONDING ZONES

Residential

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

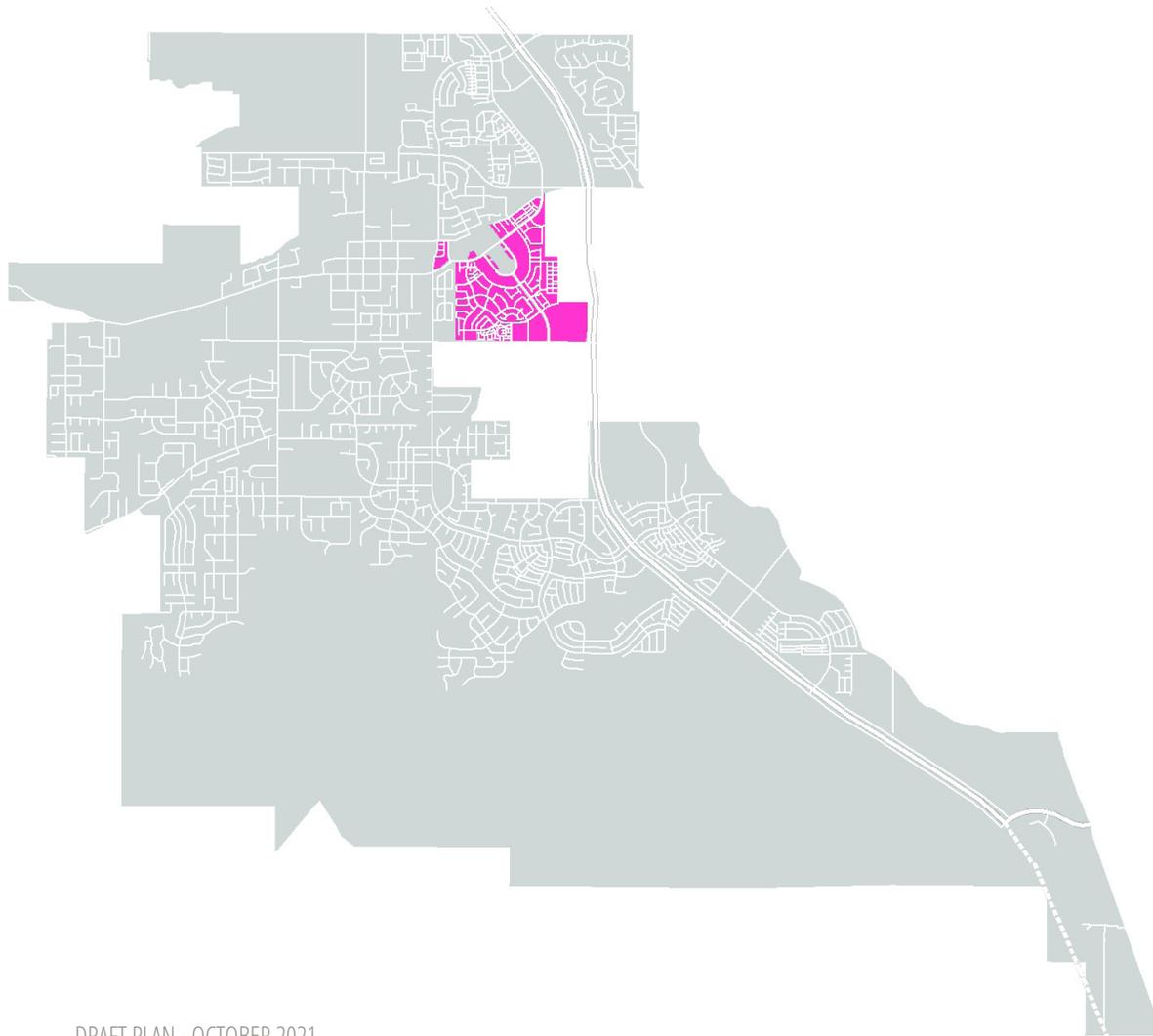
Mixed Use

MU



MIXED USE NEIGHBORHOOD TWO

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



OVERVIEW & KEY ELEMENTS

WHY IS THIS CATEGORY USED?

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

WHERE IS THIS CATEGORY USED?

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

DEVELOPMENT PATTERN

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

CORRESPONDING ZONES

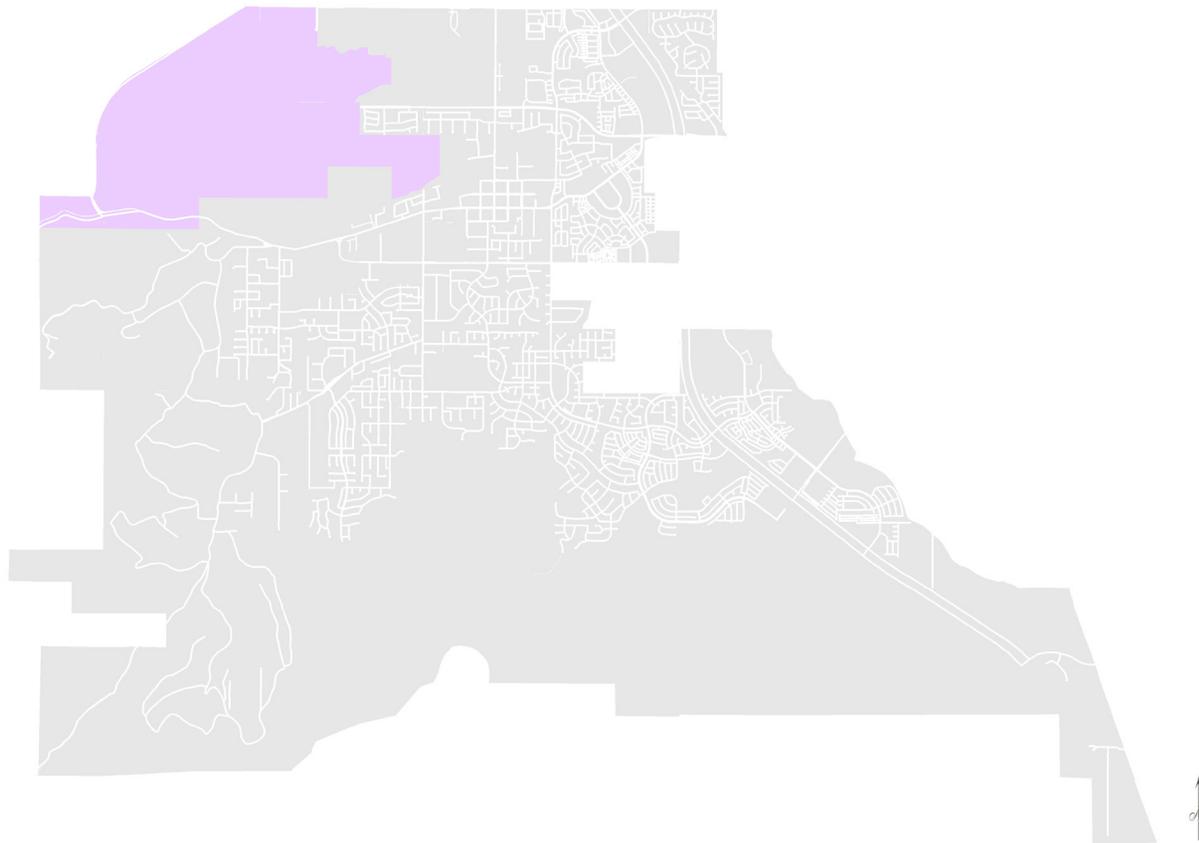
Residential
R-2-15, R-2-10; RM

Mixed Use
MU-2



PLANNED COMMUNITY

The Planned Community areas of Herriman reflect opportunities for large-scale properties to be developed into a collection of different uses and neighborhoods. To reflect the city's vision for Planned Community areas, each area designated with the Planned Community category will have a concept level diagram and descriptive narrative of the desired mix of uses developed as an accompaniment to the Future Use & Development Pattern chapter and the Future Use & Development Map. This concept level diagram may transcend multiple parcels under multiple owners.



OVERVIEW & KEY ELEMENTS

WHY IS THIS CATEGORY USED?

For large-scale projects that will include a mix of uses and development patterns keeping an element of flexibility can be beneficial. When the Planned Community category is used it signals that an additional evaluation of the area will occur by the City to identify the potential mix of uses that reflects Herriman's overall vision. The city will work to identify the best options for future configuration of the mix of uses and neighborhoods based on current and projected needs.

WHERE IS THIS CATEGORY USED?

These areas primarily represent land intended for a future Master Development Agreement and may be located anywhere within Herriman's current boundary or within the boundaries identified in Herriman's annexation intent policy.

DEVELOPMENT PATTERN

All development pattern characteristics will be determined by the corresponding characteristics of the FLU categories identified on the concept plan for each Planned Community area.

Max gross density: varies

Typical lot size: varies

Building form: varies

Outbuildings: varies

ADU's: varies

Mixed-Use Form: Horizontal or Vertical, varies

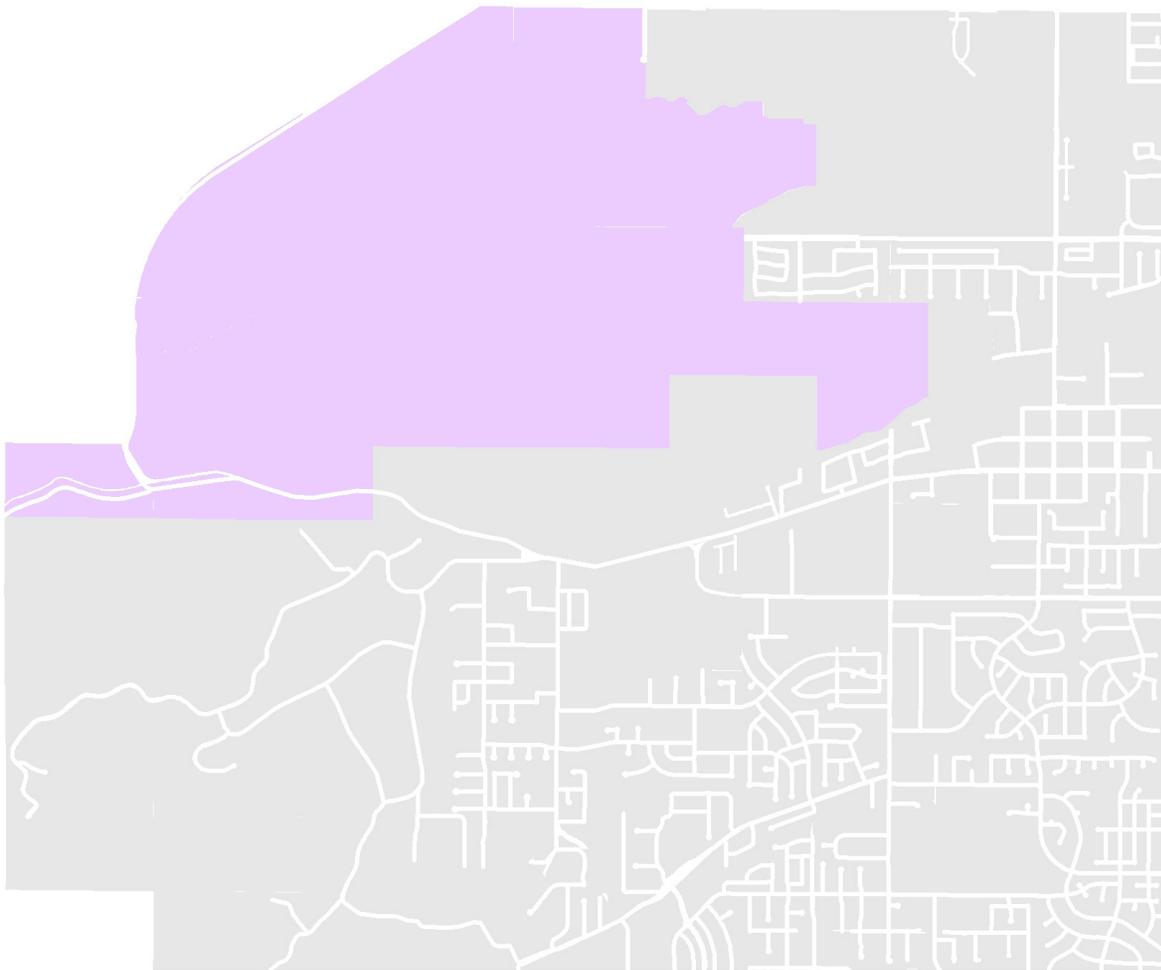
CORRESPONDING ZONES

The potential zones will be determined by the corresponding zones for the FLU categories identified on the concept plan for each Planned Community area.



PLANNED COMMUNITY: CONCEPT PLAN

The Planned Community areas of Herriman reflect opportunities for large-scale properties to be developed into a collection of different uses and neighborhoods. This concept plan reflects the city's vision for this Planned Community area. The narrative overview describes the desired mix of uses. This concept plan is an accompaniment to the Future Use & Development Pattern chapter and the Future Use & Development Map. Additional details for this concept plan may emerge as part of a Neighborhood Small Area Plan.



PLANNED COMMUNITY CONCEPT OVERVIEW

AREA DESCRIPTION

The concept plan includes multiple parcels located in Herriman's annexation intent boundaries on the Northwest corner of the city. Portions of this Planned Community area are waiting formal approval for annexation into Herriman City.

FUTURE USE KEY POINTS

1. Support additional employment opportunities by extending employment related categories west along 11800 South and Bacchus Highway.
2. Create a large (over 90 acre) regional/urban park that is long and linear along the Midas Creek vicinity. Development should be oriented to face this park in an urban regional park style (e.g., Liberty Park in Salt Lake City; Golden Gate Park in San Francisco; Central Park in New York City).
3. Enhance and feature new trails and connections to existing/planned trail systems.
4. Create an Educational Campus and surrounding mixed use community.
5. Identify known civic/community uses (e.g., Herriman City Public Works and Fire Station).
6. Develop a Neighborhood Plan to help articulate and represent the desired vision for the area.

FUTURE USE CATEGORIES

Residential/Neighborhood

Hillside/Agricultural Residential
Neighborhood One
Neighborhood Two

Mixed Use & Commercial

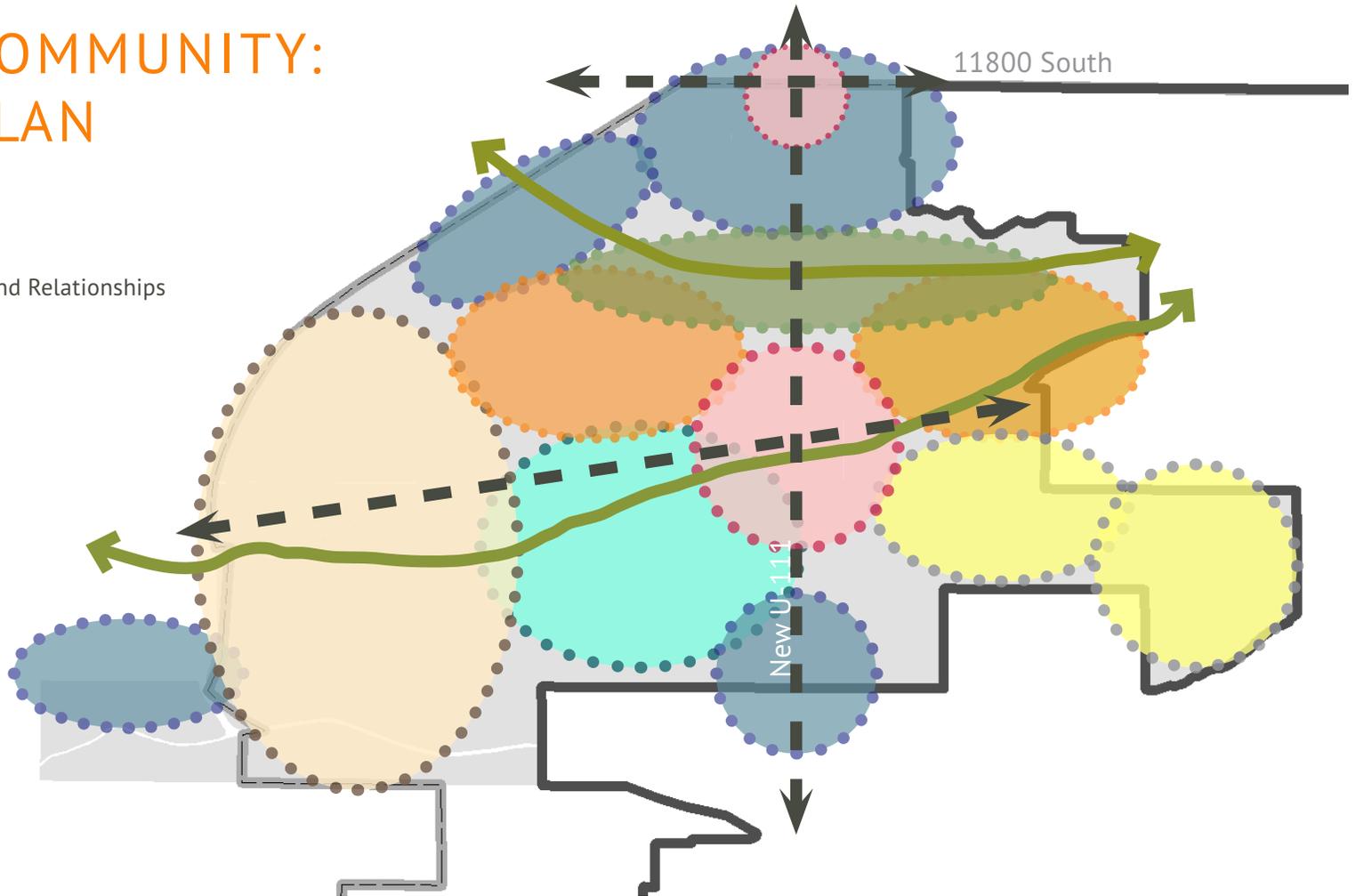
Neighborhood Commercial
Education Campus/Community
Employment Campus/Business Park
Office Mixed Use

Civic & Community

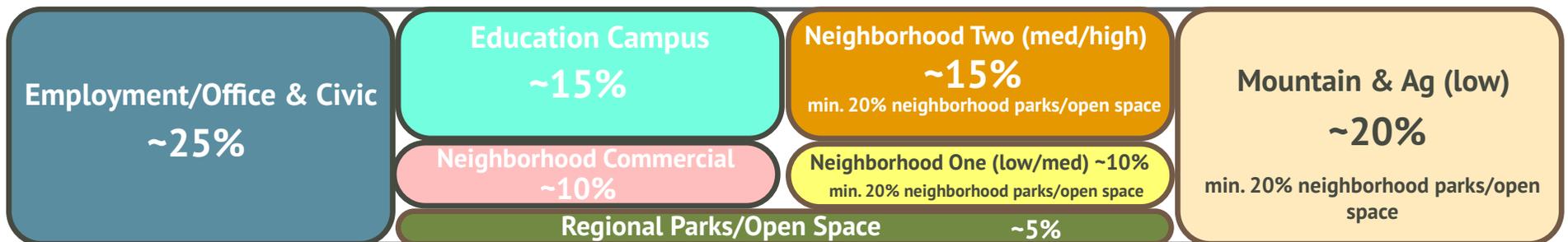
Civic
Parks
Open Space

PLANNED COMMUNITY: CONCEPT PLAN

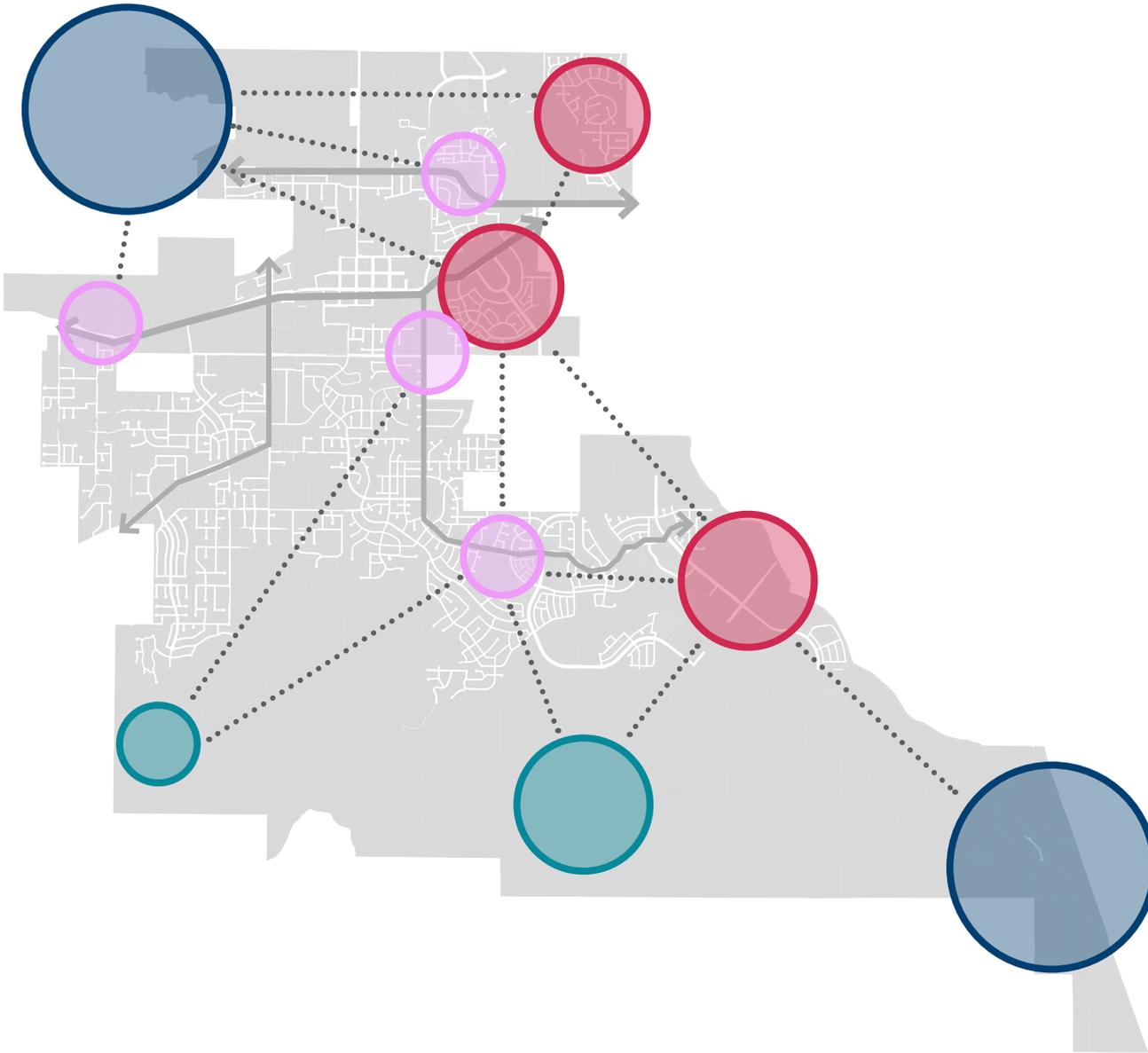
Concept Plan Map:
General Future Use Locations and Relationships



Concept Plan Use Categories:
Future Use Categories and General Percentages



2 MIXED USE & COMMERCIAL

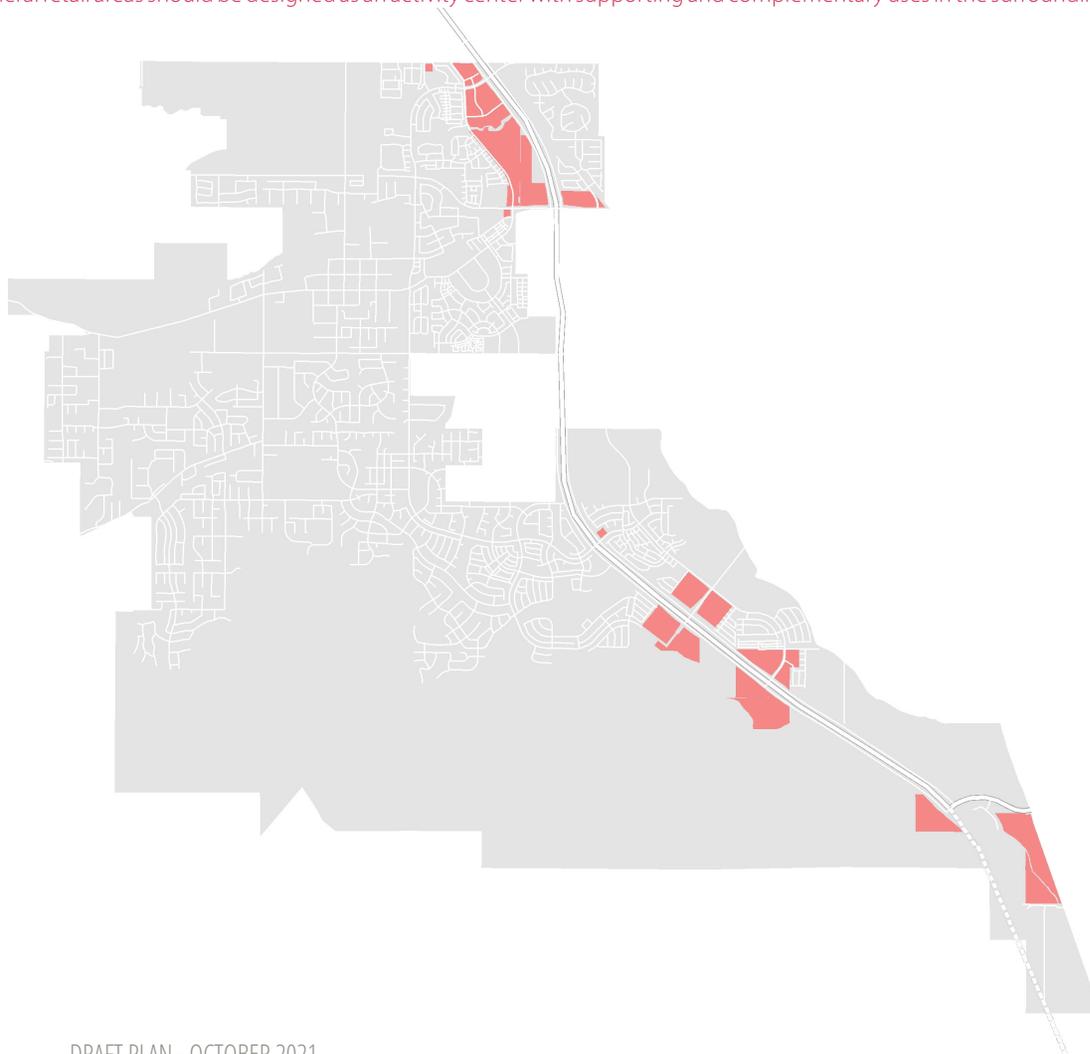


- *General Retail*
- *Neighborhood Commercial*
- *Employment Campus/
Business Park*
- *Office Mixed Use*
- *Recreational Resort/
Activity Center*
- *Educational Campus/
Mixed Use Community*



GENERAL RETAIL

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



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OVERVIEW & KEY ELEMENTS

WHY IS THIS CATEGORY USED?

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

WHERE IS THIS CATEGORY USED?

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

DEVELOPMENT PATTERN

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

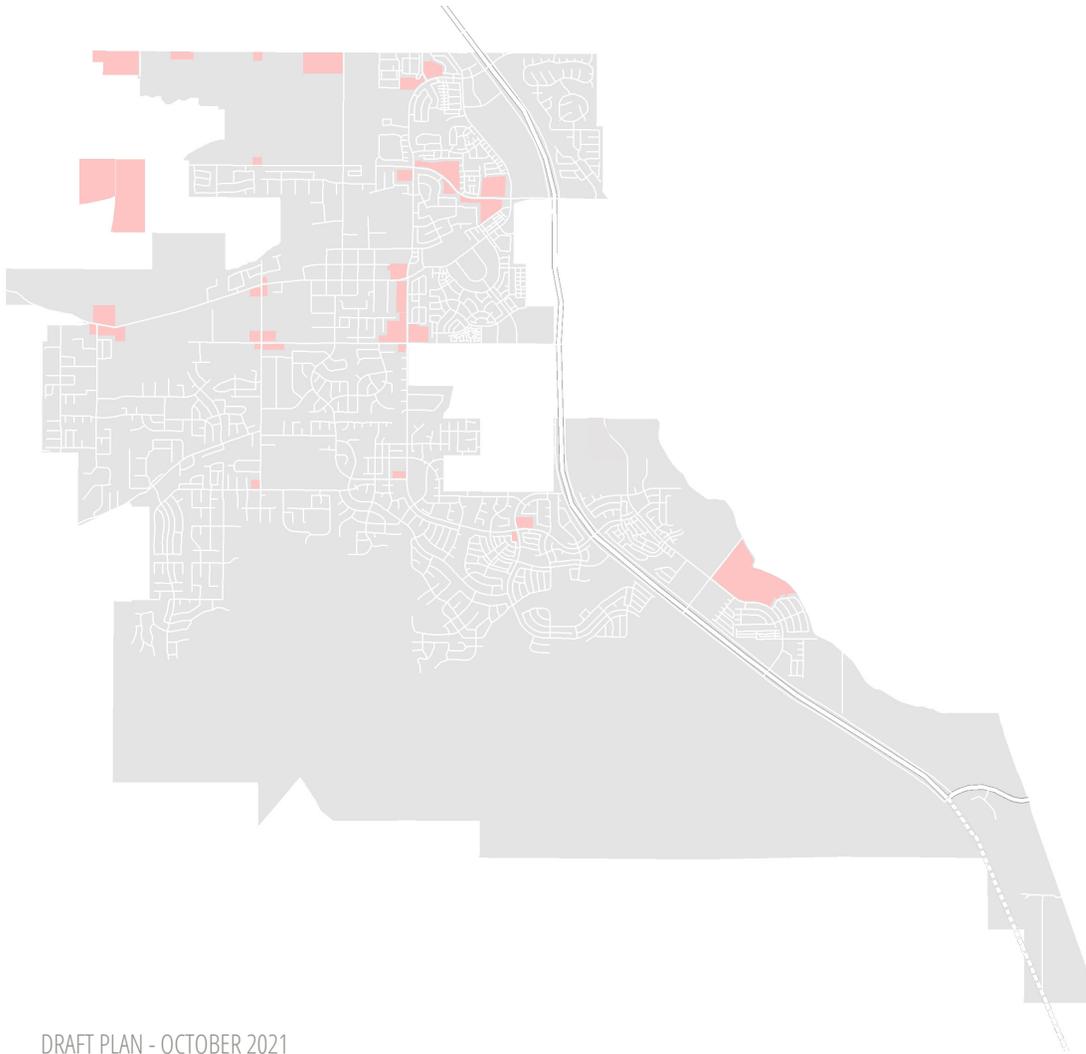
CORRESPONDING ZONES

Commercial & Office
C-2; OP



NEIGHBORHOOD COMMERCIAL

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



OVERVIEW & KEY ELEMENTS

WHY IS THIS CATEGORY USED?

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

WHERE IS THIS CATEGORY USED?

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

DEVELOPMENT PATTERN

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

CORRESPONDING ZONES

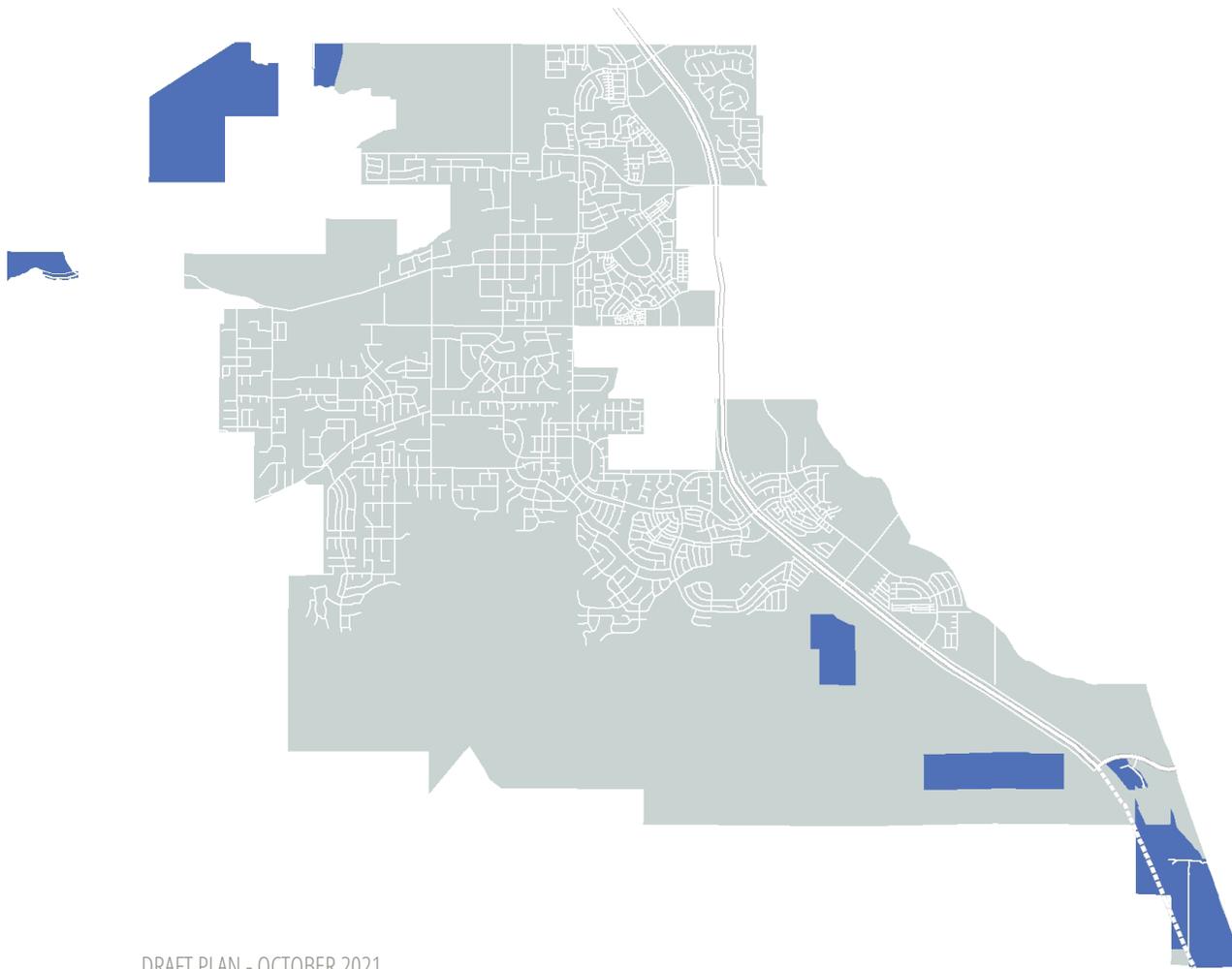
Commercial & Office
C-1; OP

Mixed Use
MU; MU-2



EMPLOYMENT CAMPUS/BUSINESS PARK

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



OVERVIEW & KEY ELEMENTS

WHY IS THIS CATEGORY USED?

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

WHERE IS THIS CATEGORY USED?

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

DEVELOPMENT PATTERN

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

CORRESPONDING ZONES

Commercial & Office
C-2; OP

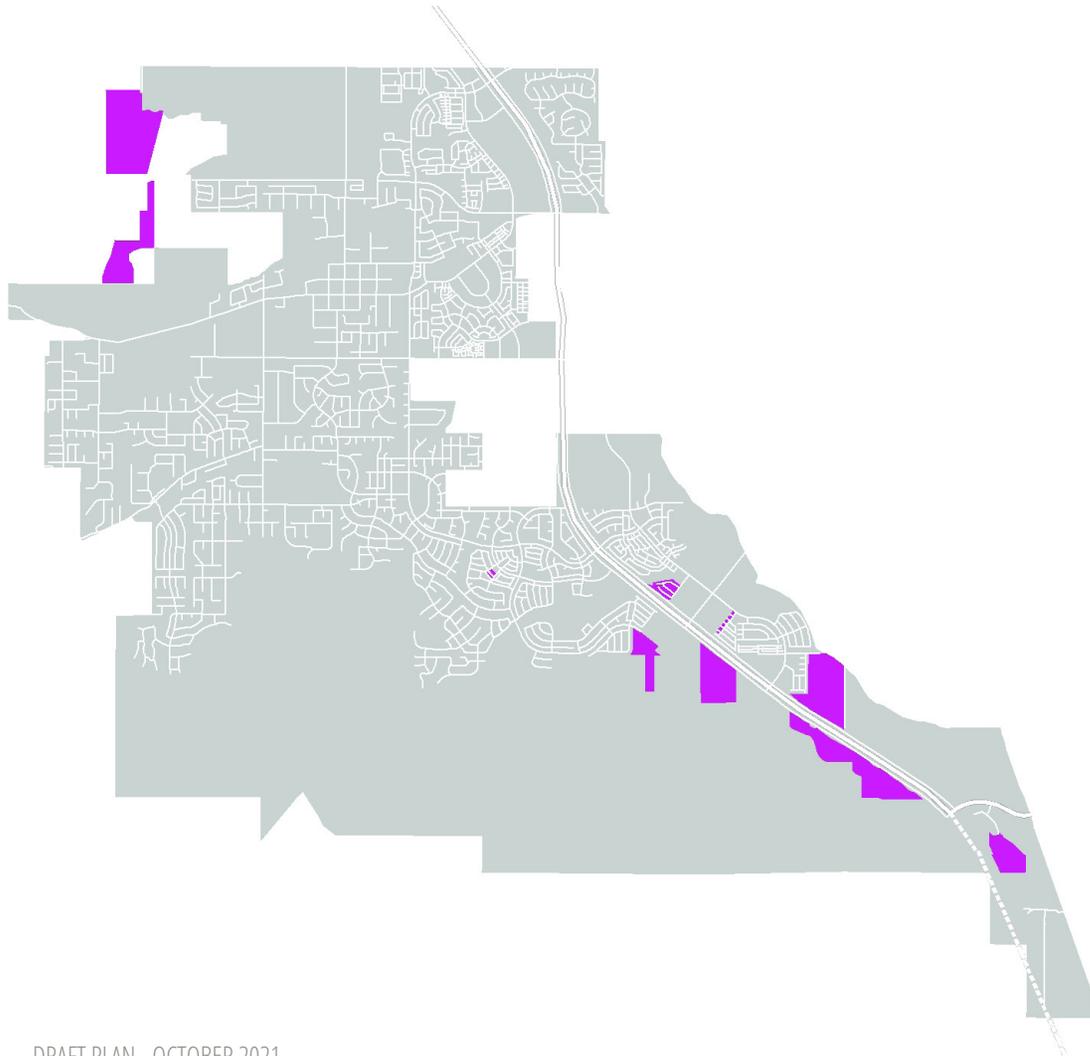
Manufacturing
T-M; M-1

Mixed Use
MU; MU-2



OFFICE MIXED USE

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



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OVERVIEW & KEY ELEMENTS

WHY IS THIS CATEGORY USED?

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

WHERE IS THIS CATEGORY USED?

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

DEVELOPMENT PATTERN

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

CORRESPONDING ZONES

Commercial & Office
C-1; OP

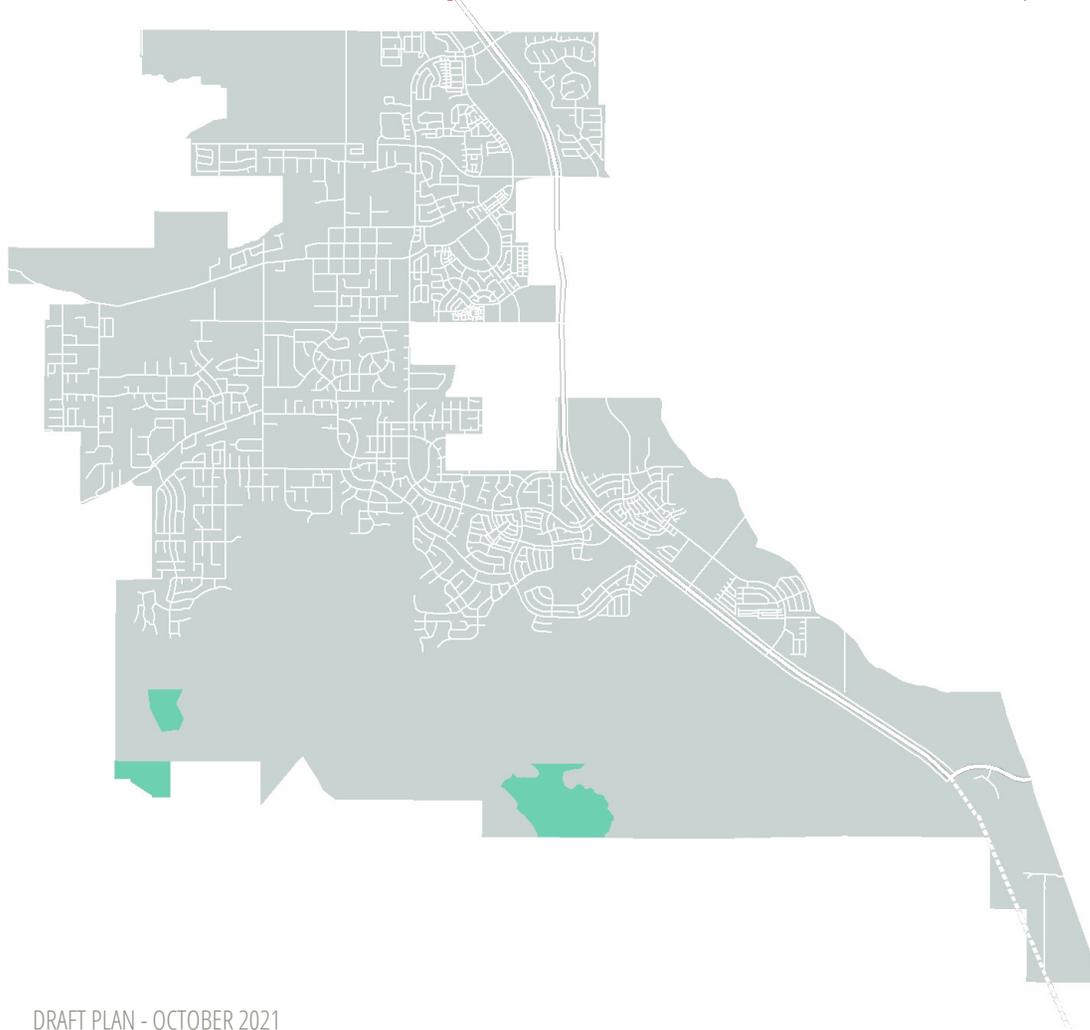
Manufacturing
T-M

Mixed Use
MU; MU-2



RECREATIONAL RESORT/ACTIVITY CENTER

The Recreational Resort and Activity Center areas of Herriman offer opportunities for businesses and community uses centered on recreation, entertainment, and the outdoors with accessory/auxiliary uses to support them. Recreational Resort and Activity Center areas can include a mix of community, commercial, and hospitality uses commonly found in resort and activity centers. These areas may range in scale, with smaller-scaled centers integrated with or adjacent to Lower Density Residential Neighborhoods or dedicated Open Space areas. The development in Recreational Resort and Activity Center areas covers a broad range and will have varying access and visibility needs. Development will be designed to best integrate with the context of its location, which may vary from remote foothill locations to areas adjacent to major transportation corridors and networks. Connections and urban design considerations will thus be evaluated on a case by case basis.



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OVERVIEW & KEY ELEMENTS

WHY IS THIS CATEGORY USED?

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

WHERE IS THIS CATEGORY USED?

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

DEVELOPMENT PATTERN

Max Residential gross density: 0.4 DU/AC

Typical Lot Size: Varies

Typical Building Footprint: Varies

Building form: 1 to 3 stories

Mixed-Use Form: Horizontal or Vertical

Service Area: 1 to 20 miles

Primary Access Modes: Driving, Biking, Transit

Secondary Access Mode: Walking

CORRESPONDING ZONES

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

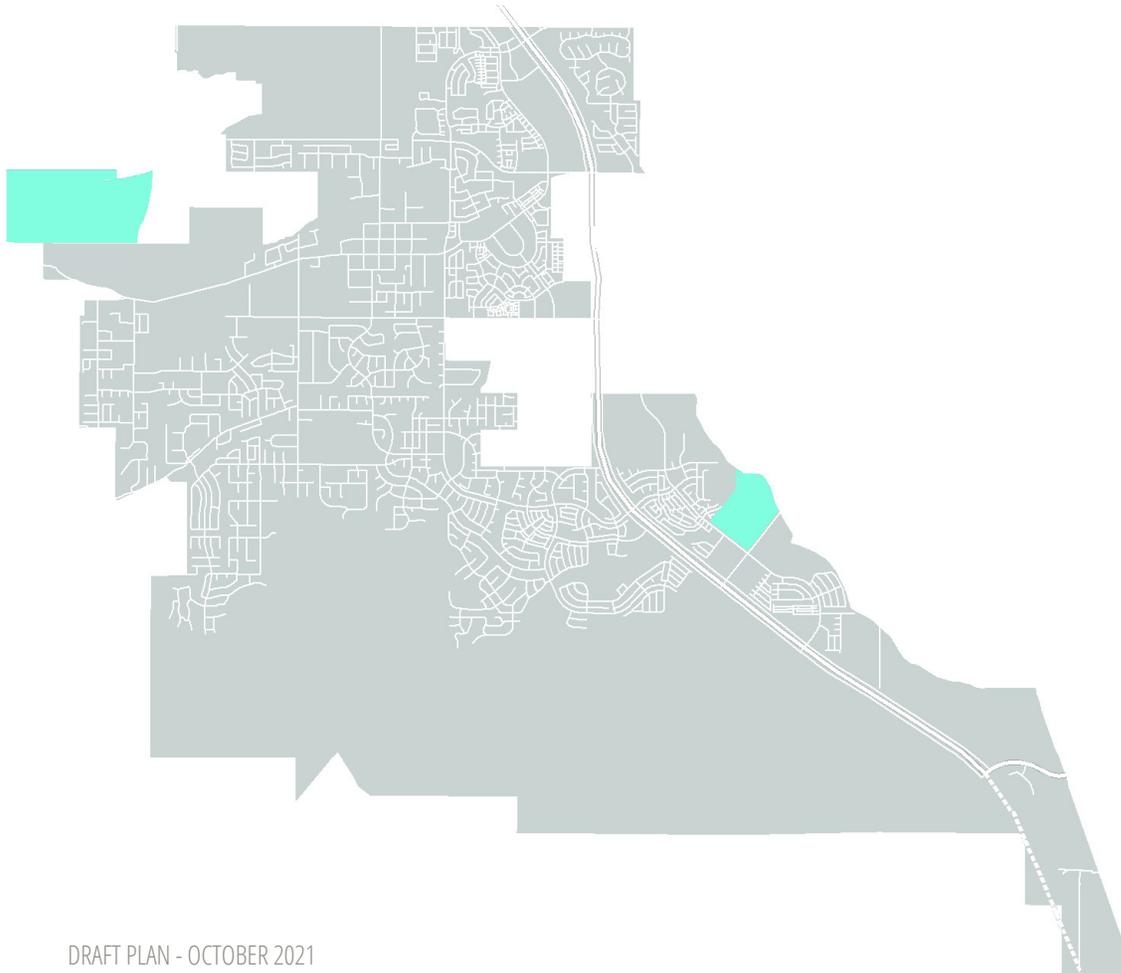
Commercial & Office: C-1, C-2; OP

Mixed Use: MU; MU-2



EDUCATIONAL CAMPUS/COMMUNITY

The Education Village areas of Herriman provide opportunities for secondary and higher Education Campuses to be developed as a mixed use village/neighborhood that offers a co-supportive blend of residential, shopping/commercial, office, open spaces, recreation, community, and academic/research uses. The Educational Campus shall function as the “center” of the district/village, with moderate density housing surrounding the campus and in turn supported by commercial, neighborhood-scale uses that are integrated into the neighborhood/area. Educational Village areas will be designed to function as an integrated and connected series of developments, with a connected complete street network that facilitates circulation by multiple modes. The campus may range in scale and may be located adjacent to a range of other uses, including Residential neighborhoods, Mixed-Use areas. These areas represent development that benefits from good access but do not necessarily need to rely on visibility from major transportation corridors. Development will be designed with connections to multi-modal networks and urban design considerations to create an attractive and functional campus setting that integrates into the community and surrounding neighborhoods.



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OVERVIEW & KEY ELEMENTS

WHY IS THIS CATEGORY USED?

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

WHERE IS THIS CATEGORY USED?

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

DEVELOPMENT PATTERN

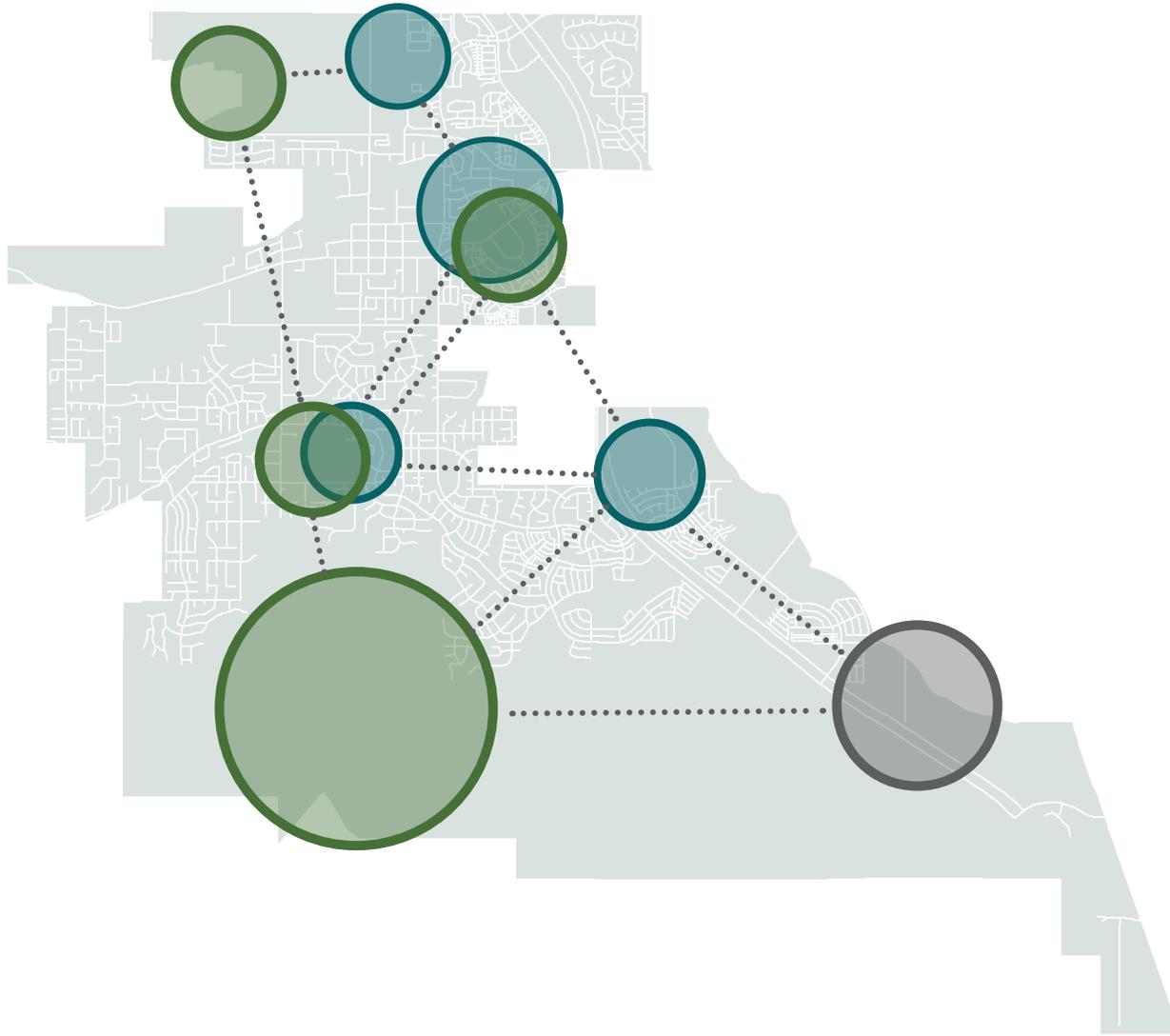
Max Resid. gross density: 12.0 DU/AC
Typical Resid. lot size: .06 to .25 acres
ADU's: detached or attached, dependent on lot size
Typical Non-Residential/Mixed-Use Building Footprint: Varies
Building form: 1 to 3 stories; 5 stories for Educational Buildings
Mixed-Use Form: Horizontal or Vertical, minimum of 10 to 25% of non-residential gross area
Primary Access Modes: Transit, Biking, Walking
Secondary Access Mode: Driving, Walking

CORRESPONDING ZONES

Commercial & Office: C-2; OP
Mixed Use: MU; MU-2
Residential: R-1-10, R-2-15, R-2-10, RM



3 COMMUNITY

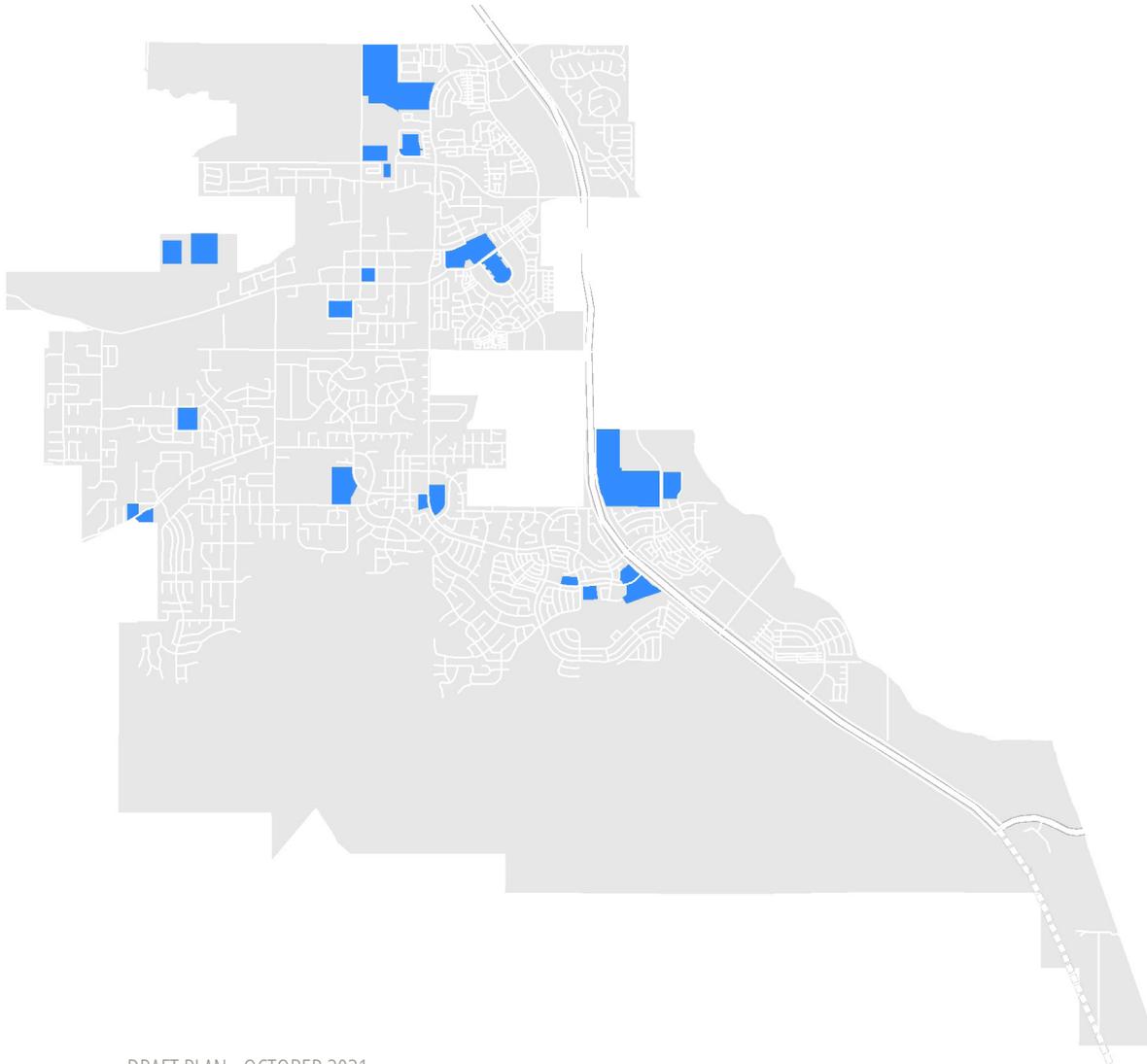


- *Civic/Community*
- *Parks & Plazas*
- *Open Spaces*
- *Utilities & Support Services*



CIVIC/COMMUNITY

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



OVERVIEW & KEY ELEMENTS

WHY IS THIS CATEGORY USED?

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

WHERE IS THIS CATEGORY USED?

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

DEVELOPMENT PATTERN

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

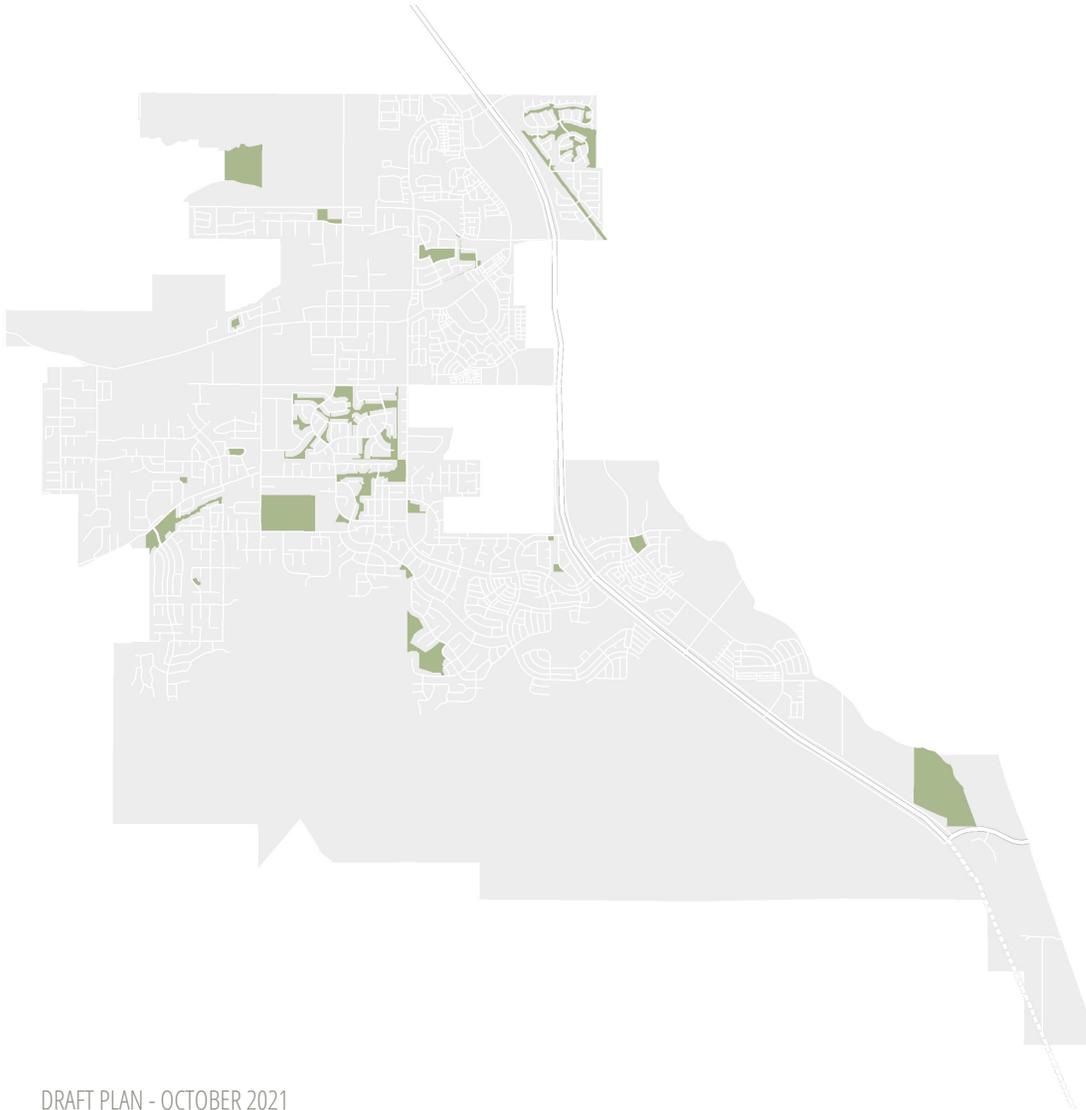
CORRESPONDING ZONES

All underlying zones



PARKS & PLAZAS

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



OVERVIEW & KEY ELEMENTS

WHY IS THIS CATEGORY USED?

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

WHERE IS THIS CATEGORY USED?

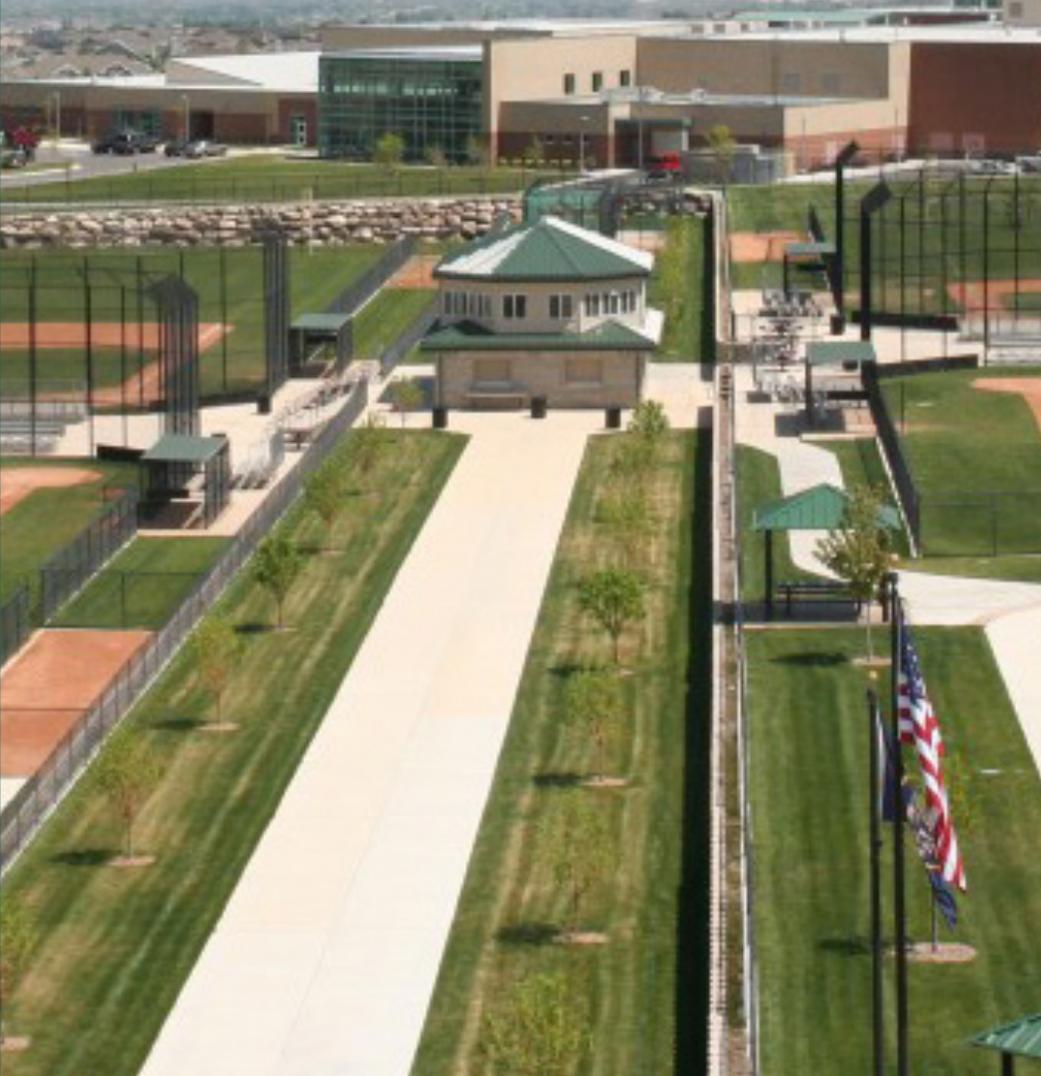
The Parks and Plazas areas should be well-distributed throughout the city with connecting links between them via linear open spaces, greenways, or trails.

DEVELOPMENT PATTERN

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

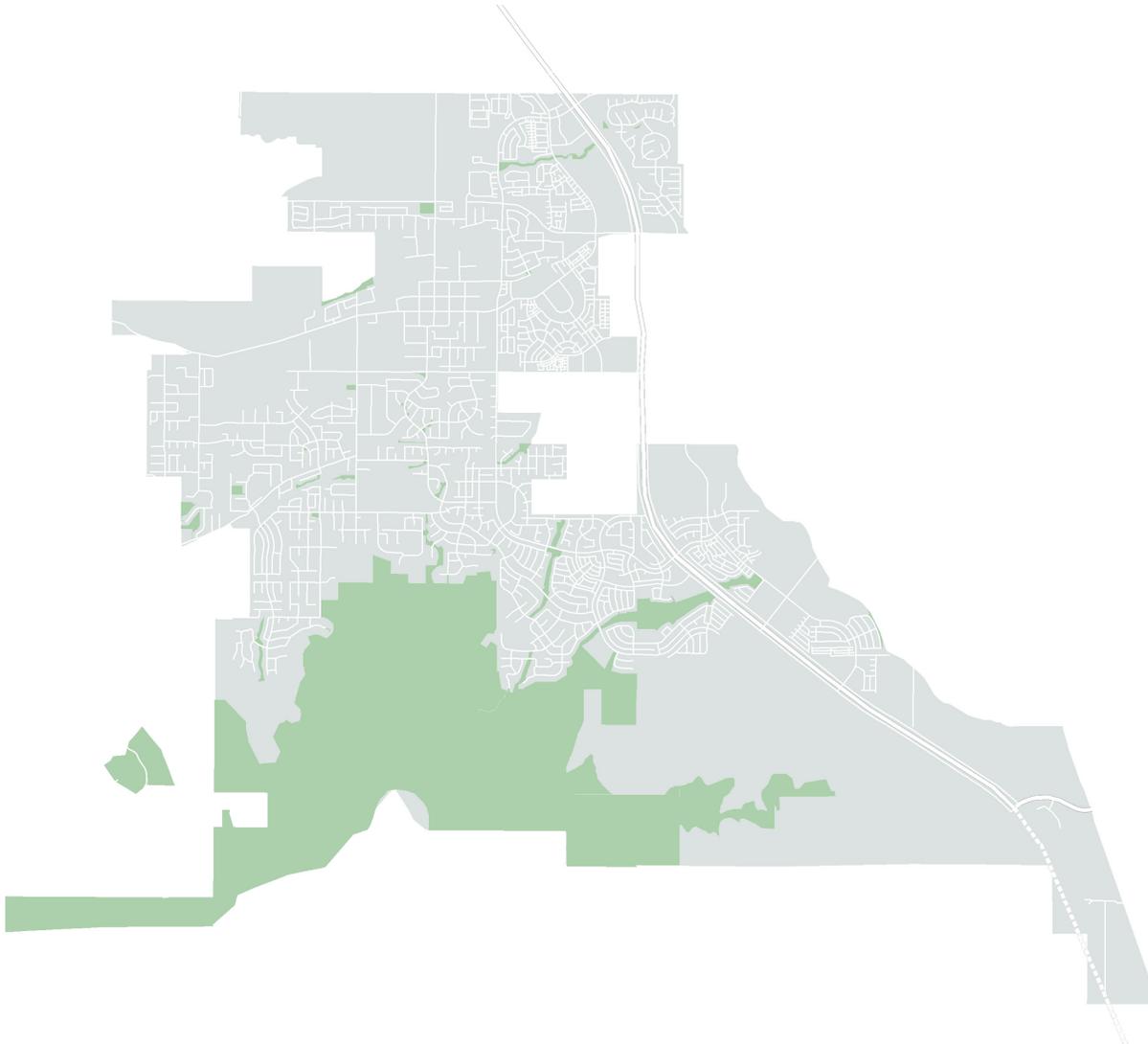
CORRESPONDING ZONES

All underlying zones



OPEN SPACES

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



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OVERVIEW & KEY ELEMENTS

WHY IS THIS CATEGORY USED?

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

WHERE IS THIS CATEGORY USED?

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

DEVELOPMENT PATTERN

Service Area: .25 to 5 miles

Primary Access Mode: Biking, Walking

Secondary Access Mode: Driving, Transit

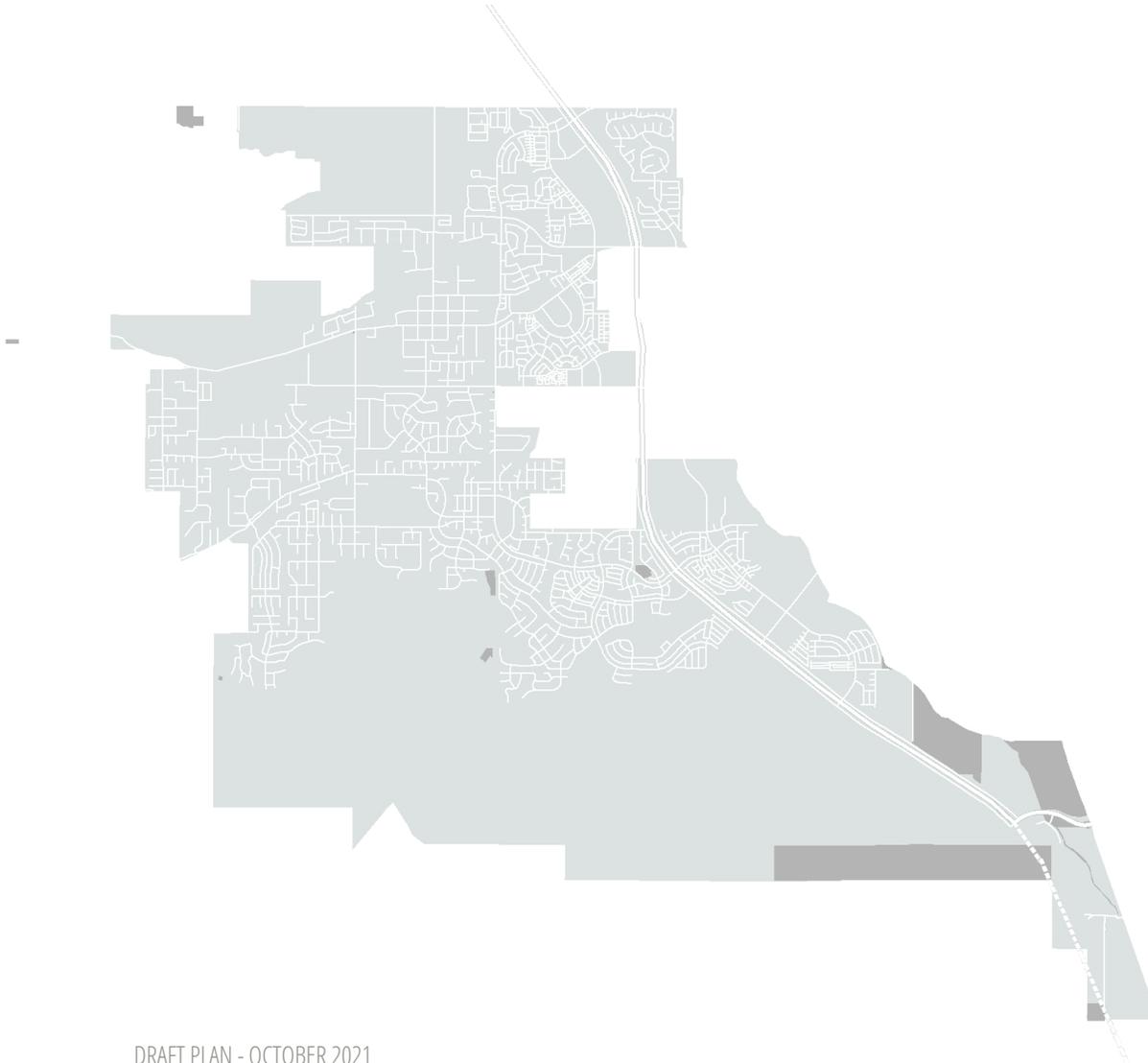
CORRESPONDING ZONES

All underlying zones



UTILITIES/SUPPORT SERVICES

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



OVERVIEW & KEY ELEMENTS

WHY IS THIS CATEGORY USED?

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

WHERE IS THIS CATEGORY USED?

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

DEVELOPMENT PATTERN

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

CORRESPONDING ZONES

All underlying zones



6.3 FUTURE LAND USE MAP

1 RESIDENTIAL & NEIGHBORHOOD

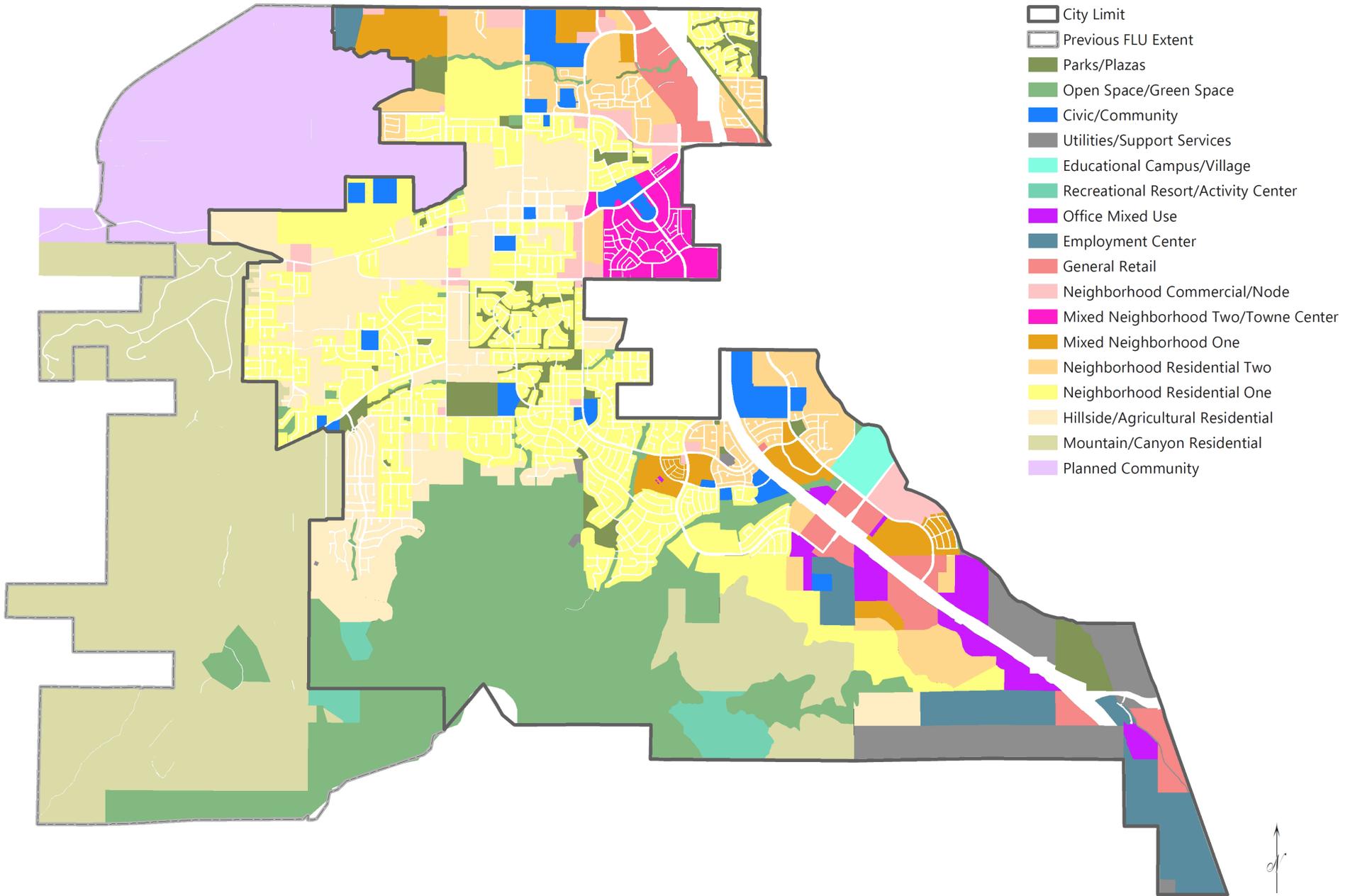
Mtn/Canyon Residential	Hillside/Ag Residential	Neighborhood Residential One	Neighborhood Residential Two	Mixed Use Neigh. One	Mixed Use Neigh. Two	Planned Community
<p>Rural/remote homes of varying sizes that fit into the canyons and mountains surrounding Herriman's traditional neighborhoods</p>	<p>Larger, estate lots and/or agricultural lots with homes of varying sizes that fit alongside Herriman's other neighborhoods</p>	<p>Options for housing on small to mid-sized lots throughout Herriman</p>	<p>Housing on smaller lots with detached or attached homes that fill the gap between conventional suburban homes and MF homes</p>	<p>Detached and attached homes that blend single family and multi-family units in a neighborhood</p>	<p>Specific areas of Herriman where multi-family units are supported by a mixed-use neighborhood</p>	<p>Future large-scale planned community with a mix of residential, commercial, and civic uses.</p>

2 MIXED USE & COMMERCIAL

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

3 CIVIC & COMMUNITY

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





FINAL DRAFT PLAN: OCTOBER 2021