

**Herriman General Plan
Alternatives Workshop/June 26, 2013
Preliminary Results**

Group 1 – Jan and Tyler’s Group

- The Mountain View Highway should be the center for South Valley commercial and industrial areas. It could be similar to I-15 on the north end of Utah County, with high-tech and cutting-edge industry. Similarly, it could capture commuters going from both Salt Lake Valley and Utah Valley. Herriman could be the go-to place to live.
- Commercial development in the southeast corner could be beneficial, with the demand for high speed fiber-optic infrastructure and the Google Fiber in Utah County.
- Temporary housing/rentals/hotels close to the NSA data center would be good for their seasonal workers; a broad mix of other residential uses would be good for accommodating permanent NSA workers and associated businesses likely to emerge in the area.
- The General Plan should ensure that parks are designed to accommodate all age groups. There are currently too many parks primarily for the little kids.
- A balance should be struck between the historic rural character, natural environment and livable suburban development.
- Establish Herriman as a destination for events and recreation. Examples include Homestead Resort near Midway, Gardner Village, Spanish Fork Recreation Park, USANA, etc. One idea is Butterfield Canyon entrance amphitheater. The Last Holdout, Bastian or Kennecott Land properties in the Annexation Area could be sites for possible venues.
- Include a reservoir park in the new annexation area. The water could possibly be piped from the drainages.
- A historical area with a defined boundary could help create an identity for Herriman.
- It would be great to have a big regional park with multi-uses similar to Liberty Park in Salt Lake City.
- There is a need for more office space and “flex space”/light industrial sites. The area on the southwest edge of the city could be a good location.
- Long-term planning should involve flexible partnerships with the land owners.
- Open space and parks maintenance costs depend on whether they are located in rural or urban settings and the intensity of programming (Example: Fort Collins, which has a low per-acre park maintenance/operation cost.)
- The trails committee should meet regularly to discuss the expansion of the existing 20 miles of trails.
- There should be a new cemetery in the northwest corner of the annexation area.
- There is a need for more passive, large parks (i.e. open space parks.)
- Caution and consideration should be made when deciding what commercial types are viable to bring in/allow. The potential for empty or vacant spaces/lots that are hard to re-use and down-zone is an issue.
- The Town Center appearance and entry are not timeless. Herriman needs to establish an identity and establish a genuine “sense of place”.

- There is often a disconnect between the establishment of a “place” when undertaken as part of rapid growth.
- Create trails to help organize the rest of the city and land uses. The Bonneville Shoreline, although located beyond the city limits, is an example of a major trail system with moderate slopes that could such a purpose.
- A regional commercial area along the Mountain View Highway with car lots and industry would be good in combination with a business park and technology center.

Group 2 – Susie and Laura’s Group

- The half mile buffer zone along Camp Williams east border should be extended along the entire south side, with similar uses as currently planned for the buffer (i.e. target shooting, ATV, BMX biking.)
- Plan commercial areas along the Mountain View Highway so they are away from the residential areas.
- Put a hotel at the southeast corner for NSA and Camp William visitors. Build a hospitality sector around that same area for expected national visitors.
- Extend U-111 to Butterfield Canyon and eventually to the proposed road/ tunnel to Tooele. Might consider a combination road/tunnel to reduce the length of a tunnel only.
- Plan for senior housing (60+) in the southeast area near the highway, but not near SLCC because of the age differences.
- Locate and show good areas for schools on the General Plan, and use as an organizational principle. Let the schools be a guide for creating appropriate zones and land-uses.
- Have high-density residential as part of mixed-use/ in-fill for commercial areas.
- Include gated retirement residential areas.
- Do not allow U-111/Tooele roadways to loop back onto Main Street; use the Herriman Parkway instead.
- Include a regional park adjacent to the Heritage Estates (currently the Jordan School District owns the property and they may need additional acreage from Last Holdout LLC.)
- Show all envisioned amenities, plan for a variety of facilities.
- Identify the Historical area to be preserved.
- Where Redwood Road and Porter Rockwell meet there should be flex space, a business park, and a Hotel.
- Preserve trails around 7300 West and the Rose Basin area.
- There are a lot of landowners with horses inside the Herriman boundary that is just northeast of High Country Estates. They access the open space to the southeast by crossing through an area that is just getting developed. There needs to be linkages that help them still access this area.
- A trail linking the fairgrounds to open space would be good as well.
- Have high density residential buffer lower residential from commercial areas in the far northeast area of the city boundary where TRAX will be.
- Need an assisted/independent living facility in northeast area off of the Mountain View Highway.

- The Bonneville shoreline should be improved and developed more since it is not as steep as some minor trail systems in place.

Group 3 – Mark and Cecily’s Group

- Keep traffic on 12600 South in the annexation plan and out of the surrounding neighborhoods.
- Build up a commercial area near the high school as a commercial center for the surrounding neighborhoods.
- Put a shooting range either in the southern Camp Williams buffer area or by the old BLM horse area near the mouth of Butterfield Canyon.
- There is a need for commercial development to keep taxes and fees down. However, these areas should be located away from low density housing. High density areas should not encroach upon the established low density housing.
- There is a need for more big parks for all age groups.
- Connect and develop the trail system and make the parks more accessible.
- Use the natural area in the north annexation area to establish very natural parks/open space and trails.
- Do not create more spaces like the Town Center where access, parking and circulation are issues. Part of the problem with TC is the high density design and the lack of a genuine design.
- There is a need for more commercial uses, yet there is a distinct conundrum between the need for rooftops/ housing density to support a commercial base, and the lack of design control and quality.
- The country/outer area vision should be single family, with nice/quality homes that do not have high density.
- There are too many straight roads in the community.
- The trails need to connect to the southwest corner of the community.
- Keep the traffic out of the residential areas.
- Increase the bus service instead of extending TRAX; Daybreak station serves Herriman adequately.
- A “real” town center is a place that has exciting plazas and destinations, water features, great streets and sidewalks. It would not be commercial-driven.
- Alternative 2: the coordinated plan has too many roads that serve too many people and will cost too much. It will be a big mess.