

Public Input Session Summary (May 22, 2013): Preliminary Results

1. PARKS, OPEN SPACE & TRAILS:

- Love the paved bike trails with all the great shortcut /links. Please continue pocket parks too.
- Want things to stay the same- preserve the wildlife and foliage.
- Pocket parks are great, need more baseball. How can pocket parks be funded because they are expensive to maintain.
- The average age in Herriman is younger, so parks are important.
- West Herriman has no parks. The farmers are selling their land and that area is becoming all small lots.
- Want to see more green in West Herriman because farmland is disappearing.
- Need trails nearby with less overgrown weeds and/or bushes (and ticks.)
- Need mountain bike trails in foothills and to improve both the Bonneville and County trails.
- Camp Williams and SLCC are looking to buy open space land in the southern area.
- The increased density change is not in alignment with many Herriman residents reason for moving here which was for the open space.
- TDR-Transfer of Development Rights- can help agriculture remain if there is an agreement to keep it open space. If demand is high this works.
- Planning should continue to incorporate lots of open space.
- Need more lakes because the existing ones are packed and overused.

2. INCREASED DENSITY:

- Would like to lobby against the new crammed housing that is too close, ugly, two stories, embarrassing, industrial and too white.
- Feel trapped in a rat race. The result is living in a city that is losing its visual appeal.
- Minimize high density housing.
- High density should look prettier. There needs to be a balance between affordability and looks.
- Increasing density to obtain more open space is questionable.
What defines "high density"? It used to be that anything under a quarter acre was but now it's changed to 20 units per acre.
- There are lifestyle changes, special needs, aging etc. where some higher density is suitable.
- SLCC campuses don't always have housing because students often live at home. However the SLCC on Bangerter and 9000 South seems slow vs. the main campus on 4500 South (which has some higher density student housing surrounding it.)

3. ORDINANCES, CODES & ZONING:

- Enforce subdivision tree codes (Require them in parking strips). Amend the landscape ordinances.
- What is the current standard on building distances between houses. The ordinance should be consistent and match the state.
- Some areas are lacking standards.
- Do not allow gravel mining behind residential areas.

- Decisions are based on the law but everything is public. Ordinances can be changed, the General Plan should be a living document.
- Want to support smart growth with trails where commercial and high density is pro-active.
- It's good to have a mix of uses, as long as the codes are enforced and the higher density looks classy.
- There should be incentives for property holders to maintain integrity when developing their land.
- Chevron and Arctic Circle are horrible looking.
- Want better design standards with improved aesthetics. Similar to Park City's commercial and business countryside flavor.
- Riverton changed their standards and now when a business like Arby's has to re-model, they will have to improve their look.
- Worry that an open field that was zoned residential now may change to commercial zoning. How is this determined? Uses in areas are defined in the General Plan. Any change to the General Plan is a public process.
- Buffering and transition zones should be more common.
- There is a lack of animal rights properties that allow horses, they should be half to one acre lots.
- There needs to be a control on the pace of growth- how do we do this?

4. PLANNING AHEAD:

- There is a big problem when buildings are approved too early, then the plans change and the construction changes. The builders should have to re-apply after two years.
- Don't want to repeat the same issues. Need to get the issues right first time and think through them properly.
- Granite high school is way overdone and has not changed.
- The big goal should be planned development.
- Where will the annexation be? Not all landowners in this area are on board. Maybe Kennecott and Church land could have quarter acre lots.
- There is a problem when the large properties are right next to the tiny subdivisions (that have so many dead end cul-de-sacs.) The random mess lacks planning, is scattered and the places are too small.
- Herriman is still cleaning up the county's mess from when the area was unincorporated.
- Need better planning (ahead of time) for development of larger land areas because there can more control and there can be more harmony with a well planned mixture of uses.
- Herriman Towne Center will likely be built out within about ten years and it is still changing.

5. COMMUNITY RELATIONS:

- Community Board/Committee should be organized to control building appearances.
- What is relationship with city council and planning? Why do they have the authority to delegate projects to planning without approving/looking at them? This is worrying and scary.
- Spell out this process and relationship that city council and planning has so it is understandable.
- Priorities change with demographics and time.

- People want to stay here.
- How do we keep the character of Herriman? What makes it special and “Herriman”, less density and bigger lots.
- Half-acre and one acre lots feel like more of a community and are more friendly.
- Sorenson’s large properties are respected but there needs to be a balance between large property owner’s rights and community expectations.
- The public wants to meet with the large property owners to compare their ideas and plans with the community’s interest.
- Address empty land on north side as a possible nice transition area. This area needs to blend with South Jordan who are the neighbors to north.
- Need public involvement for developing this General Plan.
- This is good dialog but an open house with the developers to get public input would be great.
- There should be a sensitivity with residential needs with zoning transitions.
- There needs to be a balance between the public needs/interests and the large property owners.

6. HISTORICAL PRESERVATION:

- Create a historical zone that cannot be changed.
- Need a designated historical zone/area.
- Need a historical site like Wheeler Farm that still gets some business but maintains it’s charm.

7. TRANSPORTATION:

- Traffic is a significant issue in the mornings on 13400 south, the congestion takes a very long time.
- There is a need to improve and increase UTA bus links and TRAX stations.
- Push for lightrail stop because of excessive travel times.
- The northern area is more dense because of the transit locations.
- Good idea would be to improve highway U-111.
- Controlling the facades of busy roads (and adjacent houses) would make traffic easier to handle.
- The dirt roads are being used to connect to schools as regular commute/drop off routes which is not good. Need to bring more adjacent property into city boundaries in order to improve all these dirt roads.
- The infrastructure needs to be planned well ahead of time.

8. LOCAL ECONOMY/RETAIL:

- Need more sustained commercial (like TJ Maxx & a theatre) areas/zones for local shops to keep revenue/taxes in Herriman.
- Larger properties hold more value with age and time.
- Want small business space where a warehouse and office could be located like a light industrial/flex-space area or zone. That would keep taxes locally. This type of space would be rented quickly because of the demand for it. There could be a regulation on types i.e limit auto bodies.
- Slow residential growth is okay because it increases home value. Bigger lots better too.