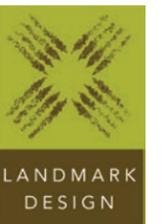


South Jordan Parks, Recreation, Community Arts, Trails and Open Space Master Plan



SOUTH JORDAN
U T A H

Adopted February 21, 2017
(Resolution R2017-02)



LANDMARK
DESIGN

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Brad Marlor	Council Member (District 2)
Donald J. Shelton	Council Member (District 3)
Tamara Zander	Council Member (District 4)
Christopher J. Rogers	Council Member (District 5)

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Julie Holbrook	Commissioner
T. Earl Jolley	Commissioner
Sean Morrissey	Commissioner
Brady Quinn	Commissioner
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Project Manager

Colby Hill	Associate Director Parks & Recreation
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RESOLUTION R2017-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING THE GENERAL PLAN OF THE CITY OF SOUTH JORDAN BY ADOPTING THE 2016 SOUTH JORDAN PARKS, RECREATION, COMMUNITY ARTS, TRAILS, AND OPEN SPACE MASTER PLAN.

WHEREAS, the City of South Jordan has adopted a General Plan to provide for the health and safety of its residents, promote prosperity, improve morals and peace, protect property values, and improve aesthetics by ensuring greater coordination and uniformity in the planning process; and

WHEREAS, the City last adopted a Parks, Recreation, Trails, and Open Space Master Plan in 2007, which was intended to provide the City with guidance and recommendations for 5-10 years; and

WHEREAS, in order to update the 2007 plan, the City retained Landmark Design, a consultant firm, that engaged in a 10-month-long process, the result of which is the proposed 2016 South Jordan Parks, Recreation, Community Arts, Trails, and Open Space Master Plan (the "Parks Master Plan"); and

WHEREAS, in conformance with Utah Code Ann. § 10-9a-404, the Planning Commission has reviewed the Parks Master Plan, held a public hearing on it, and forwarded it to the City Council for consideration; and

WHEREAS, the City Council finds that amending the General Plan by adopting the Parks Master Plan will enhance the public's health, safety and general welfare, and promote the goals of the General Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

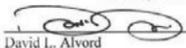
SECTION 1. Amendment of the General Plan by adoption of the Parks Master Plan. The City Council hereby adopts the Parks Master Plan as an amendment to the City's General Plan.

SECTION 2. Effective Date. This Resolution shall become effective immediately upon passage.

[SIGNATURE PAGE FOLLOWS]

APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS 21 DAY OF February, 2017 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bradley Marlor	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Donald Shelton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tamara Zander	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Christopher Rogers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Mayor:  David L. Alvord Attest:  Anna M. Vlastic
 City Recorder

Approved as to form:

 Office of the City Attorney



1 Introduction

The *South Jordan Parks, Recreation, Community Arts, Trails and Open Space Master Plan (2016 - 2026)* is an update to a master plan that was adopted in 2007, and which has in large part been implemented. The new master plan builds upon many of the findings contained in the 2007 plan, adding a Community Arts assessment, and analyzing existing and future needs of the Daybreak Community, which were not previously addressed.

The *South Jordan Parks, Recreation, Community Arts, Trails and Open Space Master Plan (2016 - 2026)* begins by identifying community goals and objectives and concludes with a list of prioritized implementation strategies. It includes cost and funding options, in addition to policy recommendations to lead the planning and development of parks, recreation facilities and programs, community arts facilities and programs, trails and open space through 2026 and buildout.

The master plan is comprehensive, addressing existing conditions and future needs, service gaps, priorities and levels of service. It complements the *South Jordan General Plan (2010)*, which addresses parks and open space in broad terms as part of the Parks and Recreation Element.

Organization of the Plan

The *South Jordan Parks, Recreation, Community Arts, Trails and Open Space Master Plan (2016 - 2026)* is organized into six chapters, as follow:

Chapter 1 - Introduction provides background and baseline data, demographic projections and a summary of the planning process.



Chapter 2 – Parks and Open Space begins with documentation of *existing and future public parks and open spaces* in the city. Key assessments include the documentation of the existing and future level of service (LOS) and a distribution analysis to identify where gaps in the provision of parks exist. The chapter concludes with the identification of future public parks required to meet needs for the next ten years and beyond, and establishment of minimum park standards to ensure existing and future parks meet community expectations.

The chapter also analyzes the *park and open space system of the Daybreak Community*, a private development area located on the western edge of the city where the bulk of parks, open spaces and trails are carefully integrated into the overall design and layout of the area. A development agreement for the area stipulates that a specific amount of public park and open space acreage will be provided to meet future needs. A special analysis of this area is detailed in **Appendix D**, which indicates that the earmarked public acreage should be focused on meeting the need for active sport activities, and that special effort be made to integrate these parks into the prevailing design concept for the community.

Chapter 3 - Recreation and Community Arts addresses existing and future recreational and community arts programs and facilities. The chapter begins with the documentation of existing facilities and programs, analyzes future needs and priorities, and concludes with recommendations for meeting anticipated future needs through the ten-year planning horizon and beyond.

Chapter 4 - Trails assesses *trails and trailheads*, which are highly-supported according to the results of the community preference survey that was conducted as part of this study. A trail concept is included that prioritizes the development of a coordinated regional and recreational trail system.

Chapter 5 – Acquisition, Construction and Operational Costs presents probable costs for acquiring and constructing new parks, recreation facilities, community arts facilities, and trail improvements through 2026 and beyond. The chapter includes an implementation Action Plan/Phasing schedule, and also identifies potential funding sources.

Chapter 6 - Goals and Policies provides priorities and direction for future parks, recreation facilities, open spaces, trails and cultural facilities.

South Jordan Community Profile

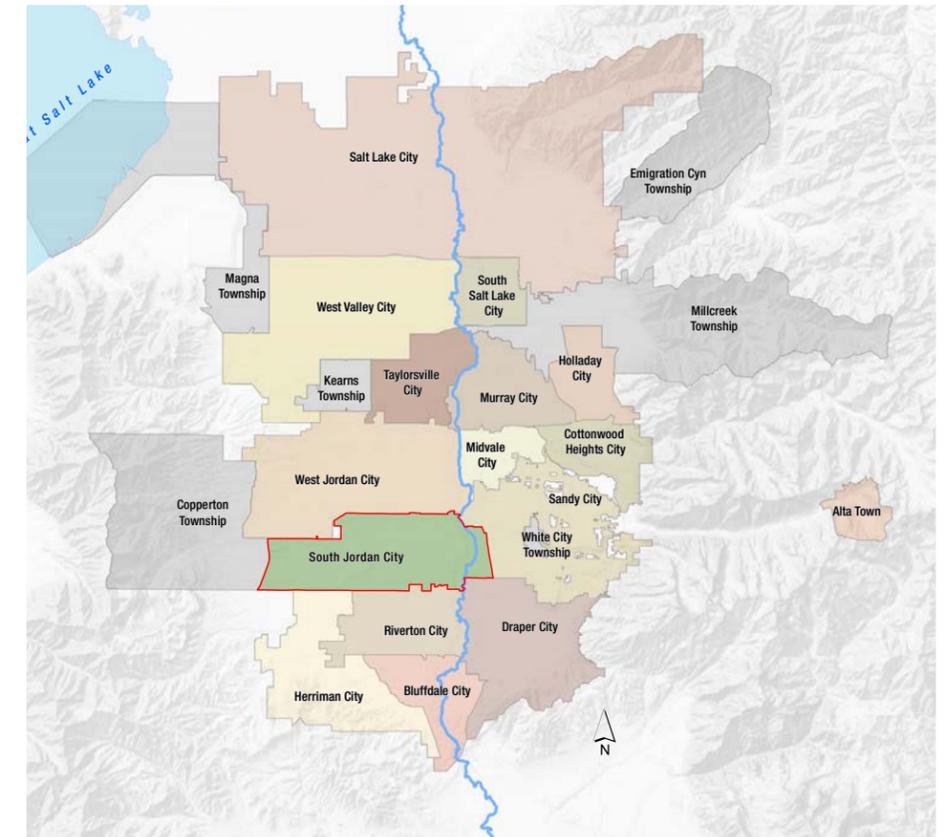
In order to develop a Parks Master Plan that is responsive to future needs and desires, a baseline of the physical, social and demographic characteristics of the City was established, as follows.

Physical and Social Structure of South Jordan

As illustrated in Figure 1, South Jordan is located in the southwest portion of Salt Lake County. The city is one of the largest in Utah, encompassing more than 22 square miles of land. It is long and linear, extending approximately nine miles

from east-to-west and three miles north-to-south. The lowest elevations trace the Jordan River in the eastern extents of the community, rising over 900 feet toward the Oquirrh Mountains in the west, and gently more to the east.

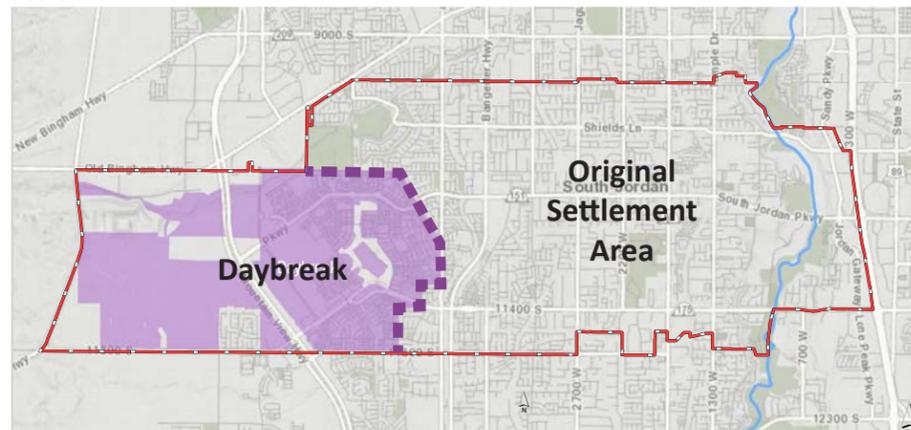
Figure 1: South Jordan Context in Salt Lake County



Jordan River Corridor

As illustrated in Figure 2, South Jordan consists of two distinct districts. The first lies east of Bangerter Highway, roughly representing the original agricultural settlement that has slowly been transformed into South Jordan over the years. The area was first established in 1859, making it one of the earliest established settlements in the Salt Lake Valley. Growth was initially quite slow, focusing on the establishment of large farmsteads near the Jordan River. This rural pattern continued through the nearly 1980's, at which time the pattern was disrupted by the emergence of suburban neighborhoods dominated by large-lot, single family homes. The change from an agricultural settlement to suburban community increased rapidly through the 1990's, marking an unprecedented surge in growth and development, which continues today. As the area developed, a range of public parks, open spaces, trails and recreation amenities were established to serve the needs of the community.

Figure 2: Daybreak Context in South Jordan



The establishment of Daybreak as a large master-planned community began in earnest in 2003, and has since been the primary location of community growth and development. Located west of the Bangerter Highway, the area is approximately 25% complete. It is envisioned that the Daybreak Community will encompass more than 4,000 acres (6.25 square miles) upon completion, which is anticipated to take place in approximately 30 years. The area is slated to include approximately 21,000 residential units, 60,000 residents and 9.1 million square feet of commercial space upon completion. In addition to 200 acres of publicly-owned parks and open space that are earmarked for development in the area by buildout, the Daybreak Community includes an extensive system of privately-owned parks, open spaces, trails, recreation facilities and cultural facilities, which are generally available for use by the public. The privately-owned park, recreation, trail and open space system at Daybreak is maintained and managed privately through service fees paid by each household as part of a homeowners' association (HOA), while the publicly-owned parks and open spaces are owned and operated by South Jordan.

Demographic Characteristics

Accurate population and household projections are necessary to determine future park and recreation needs. Projections were provided by the South Jordan

Planning Division of the Development Services Department, and generally consistent with U.S. Census Bureau data.

Population Projections

South Jordan is one of the fastest growing cities in the region and state. It grew by 3.5% in 2015, and is expected to maintain rapid growth rates in the upcoming years, although at decreasing levels as the community matures and reaches buildout.

Existing population in May 2016 was estimated at 66,600, which serves as the baseline for this plan. The population is projected to increase by 27,000 people by 2026 (the ten-year planning horizon) to 93,600. Longer-term projections are less certain, although it is projected that population will grow by an additional 14,400 (108,000 total) in 25 years (2041). The buildout population is estimated to be approximately 120,000 around 2045. In total, the population is expected to increase by approximately 53,400 at buildout.

The bulk of recent growth has taken place in the Daybreak Community. This pattern will continue in the future. New development at the Daybreak Community accounted for approximately half of all new dwelling units constructed in recent years, and is expected to remain the primary growth area through buildout.

Through an agreement with South Jordan, Daybreak growth will be capped at 20,875 households, which is the maximum number of combined residential units that will be approved. Assuming an average of 3.2 persons per household at buildout¹ 66,800 people will be living in Daybreak when complete, which is more than half of the total projected city population at that time.

Household and Age Characteristics

The eastern part of the city is known for its large residential lots and large families, as well as its high median incomes and home values. The Daybreak Community is more diverse, incorporating a wide range of housing types, forms and values, and a diverse range of housing options.

In January 2016, there were approximately 19,350 dwelling units in the city. The average household size was 3.6, which was significantly higher than state and county averages and well above national rates. The 2016 median age was 30.8, which is slightly higher than state and county averages, reflecting the maturity of the more established eastern portion of the city. Taken together, household and age conditions reflect a fast-growing and rapidly evolving community with traditional, single-family roots. Rapid growth and large family sizes are likely to place greater demands on the city's park and recreation resources during the ten-year planning horizon. This trend is likely to continue, although at decreasing rates as the city matures.

¹ This is slightly lower than the current impact fee rate of 3.52. However, it is anticipated that household size will decrease over time as the population matures.



Other Demographic Characteristics

South Jordan is a white predominantly community, although the white majority is decreasing and the Hispanic population increasing, in line with regional trends. The median income in South Jordan continues to be among the highest in Salt Lake County and the state. Nearly sixty-percent of households include children 18 years of age or younger, and less than ten-percent of households are composed of a single individual, which are important considerations when addressing future needs for park and recreation facilities. As the city matures it will include an increasing older population, despite the current focus on the needs of children. Meeting the needs of younger and older cohorts is essential for meeting future park and recreation demands.

Vision Statement

The following vision statement was established by the Advisory Committee:

To provide and enhance comprehensive parks and open space, recreation programs, facilities, events, and services in response to the changing needs of our community

As the plan is implemented, this simple statement should guide decisions and actions related to parks, recreation, community arts, open space and trails in the city.

Data, Technical Input and Public Involvement in the Planning Process

A Existing South Jordan Parks, Recreation, Trails and Open Space Master Plan (2007)

The 2007 master plan provided clear direction to the city since its adoption. Utilizing the trademarked GRASP™ Analysis process, standards of service were assessed based on the quality and conditions expected by residents and city staff. In addition to providing policy guidance, the plan included an Action Plan for implementation, which has been partly implemented. Although the GRASP™ method is not utilized in this planning effort, many of the results and suggestions contained in the 2007 plan have been reviewed for applicability in the future.

B South Jordan Parks and Recreation Master Plan Survey (2016)

South Jordan commissioned the *South Jordan Parks and Recreation 2016 Master Plan Survey* by Y2 Analytics, a survey research & data analysis firm located in Salt Lake City. The survey was conducted concurrently with this planning effort, beginning in late April 2016 and concluding approximately one month later. The purpose of the survey was to determine priorities and satisfaction levels of South Jordan residents regarding parks, recreation programs and services, community arts, trails and open spaces. Utilizing email addresses in the city utilities database and supplemented by email addresses purchased from an outside vendor, 481 city residents were sampled. Of the individuals sampled, 113 (23%) live in Daybreak. The rate of sampling error is less than five-percent. A summary of key results follows, with detailed findings available in Appendix A.

Summary of Results – Five Key Findings

- Most residents report using South Jordan City parks, trails and recreation resources such as parks and recreation programs to meet their needs.
- Residents value having neighborhood parks within walking distance of their homes.
- Despite the importance of conveniently located neighborhood parks, when it comes to prioritizing spending, trails come out far ahead of other potential needs.
- After thoroughly considering available parks, arts, recreation, and open space opportunities in South Jordan, residents were hesitant to agree that the city currently provides enough (this is in contrast to responses provided early in the survey before the full-range of facilities were presented, which indicated that 80% believed there are currently enough parks and arts in South Jordan).
- Arts and cultural programs generally exhibit lower participation rates and receive lower prioritization.

Other enlightening findings:

- Most South Jordan residents report using city parks multiple times per month.

- Oquirrh Lake (a privately-owned lake/park), City Park, Jordan Ridge Park, Mulligans Golf & Games, and the Fishing Ponds are the top-five parks visited by the respondents, in that order².
- 51% of residents selected the park closest to where they live as their most frequently used park.
- Restrooms were the most requested improvement, followed by lighting/safety improvements and more trees. Many indicated that improvements were needed.
- Large multi-purpose community and neighborhood parks are the most desired new parks.
- 34% of residents indicated that they participated in city recreation programs during the past year, mostly as part of youth recreation programs. The most popular youth programs are soccer, swimming/aquatics, baseball and basketball.
- 70% of residents use city trails monthly or more often. The most popular trail by far is the Jordan River Parkway Trail.
- Trails, trail lighting, park restrooms, and more connected trails are the most commonly requested trail improvements.
- Less than a quarter of respondents participate in a city cultural events or activities. It is unclear whether participation would be higher if more facilities and program options existed.
- Theater programs and visual arts classes were suggested by respondents as programs to focus on in the future.

C Project Webpage/Social Media

A project web page was utilized for the distribution of information (www.ldi-ut.com/sjordanparks) during the duration of planning efforts. The web page announced meetings, kept the public informed of progress on the plan, provided access to planning data and information, and provided feedback and opportunities throughout the planning process. Key reports and information, including results from the survey, were available for review. The South Jordan Facebook page and Twitter account were also linked to the web page, providing additional opportunities for public participation and input.



South Jordan Parks, Recreation, Community Arts, Trails and Open Space Master Plan

² It should be noted that 2/3 of respondents for Oquirrh Lake were Daybreak residents, calling into question the accuracy of this finding.

D Public Scoping Meeting - Summary of Input Received

Two lightly-attended Public Scoping Meetings were held on April 18, 2016 at South Jordan Fire Station 62, 10400 South 4000 West, and on April 21, 2016 at South Jordan City Hall. The purpose of the meetings was to provide an opportunity for the public to express ideas and concerns regarding parks, recreation facilities, trails, open space and arts facilities and activities.

The following is a synopsis of comments by general topic from both meetings. Verbatim comments are provided in Appendix B.

Trails

- There is a need for a complete and safe trail system, with adequate trailheads and access points. The trails system should be fully-connected regionally and locally, providing access to key destinations and parks. The system should include recreational trails as well as bike lanes and routes.
- Trail standards should be unified throughout the city, supporting movement in all directions. All trails should be wide enough to provide a great trail experience for anticipated users. Trail corridors and routes should be carefully sited to ensure they provide a safe and comfortable experience, thereby encouraging greater use by a full-range of users. The trail system should include safe crossings of busy roads, railways and other obstacles.

Safety

- The city has a responsibility of providing a park, trail and opens space system that is safe. Restrooms are perceived as attracting trouble, and should be designed and operated to mitigate problems. It is felt that the trails and recreation facilities are becoming overused, making them unsafe as use continues to climb.

Collaboration

- South Jordan should continue to collaborate and partner with Salt Lake County, the school district, and private partners as part of meeting future parks and recreation needs. Better relationships should also be made with local developers. More accurate information about parks and recreation in Daybreak should be provided and better coordination provided with Daybreak so the public clearly understands what is available at Daybreak for meeting their recreation needs.
- There is also need to coordinate and collaborate with surrounding communities such as Herriman, Riverton and West Jordan as part of meeting regional recreational needs. The city should continue to ensure it receives a fair share of Salt Lake County ZAP funding, and that a fair portion of those funds are provided for west-side enhancements.

Parks

- Daybreak has set a new standard for parks, open space and trails in the structure of its development. It was felt by some that a similar approach should be applied throughout the community, with all parks having a unique appearance and function.
- Parks should be distributed evenly throughout the city, resulting in a range of fun and engaging places that endure and are well-used.
- Parks and recreation facilities should be carefully designed and considered to avoid investing in fad uses. They should meet the needs of all ages and be high-quality. There should be a focus on developing parks with special themes so they serve a broader need and provide a more expansive experience.
- The Salt Lake County Equestrian Park should be retained and modified slightly to include park elements to serve local needs, such as a public amphitheater.
- The agricultural lands that remain should be preserved as part of the open space system for the benefit of future generations.
- Adequate dog parks should be provided.
- Each city district should have a major park attraction, including more fields where possible.

Open Space

- There was support for preserving open space, especially along the Jordan River Corridor. It was noted that some discussion has taken place regarding a possible tennis center in a natural open space, and it was felt that this is not a good idea, particularly since the land is public and the tennis center would be a private facility. The site should be retained as a public open space.

Recreation Facilities/Aquatics

- There is a desire for an indoor competitive pool, possibly with a diving pool. Since the Marv Jensen facility is old, outdated and likely to close, there will be no place for competitive swimming, which will affect Bingham High School and local youth swim teams that currently use the facility for training. On a related note, South Jordan Recreation Center lacks competition swimming facilities, although youth teams use it for training. It is likely that Jordan School District would be willing to partner with the city to develop an indoor competitive aquatics facility. There is also a need for pickleball courts.

Arts

- A destination for the arts is desirable. The city uses the Bingham High School auditorium for arts at present for indoor events. Outdoor arts also need a designated place or places. The city could take a leadership role in the preservation of historic buildings and resources, such as the purple church on 1300 West as they become available.

General Comments

- There is no real regional destination in South Jordan at present. It was felt that Daybreak should better incorporate water savings at some of its key open spaces, such as the shoreline at Oquirrh Lake.
- It was also felt that there is a need for better access to and between parks and recreation facilities, including transit and active transportation modes.
- It was felt that East/West connections are particularly challenging.

E Advisory Committee

An Advisory Committee composed of Parks and Recreation and other city staff was established at the beginning of the process. The Committee met on four occasions, including just prior to the release of the Draft Master Plan. The Committee's role was overseeing progress on the plan and providing direction and advice to the Planning Team.

F Meetings with Key City Staff

The Planning Team met regularly with key South Jordan staff on numerous occasions, receiving input and direction throughout the process. This was accompanied by frequent email and telephone conversations to ensure the project remained on track.

G Focus Interviews

Nine individuals and/or groups with interest in parks, recreation and trails were interviewed by the planning team, as follow:

- City Recreation Staff
- Baseball, Softball and Football Leagues
- City Event Staff
- South Jordan Tennis Association
- USA Soccer
- Värde/Daybreak Communities

Eight of the interviews took place on April 21, 2016, and an initial meeting with Värde/Daybreak Communities took place in May 9, 2016. The input received helped provide a more complete understanding of key uses, needs and relationships and a general sense of needs and ideas for the future. A summary of notes from meetings with each individual/group is provided in Appendix C.

H Public Workshop (SoJo SummerFest Booth)

Members of the planning team manned a booth during both evenings of the SoJo SummerFest (June 1 and 2, 2016). Copies of plan maps were available for public review and handouts directing interested members to the project web page and an on-line version of the survey were provided. Turnout and discussion with members of the public varied widely between the two meetings, with over fifty handouts provided on the first evening, and less than ten on the following evening. The public who participated expressed interest in the project, and provided input and ideas that were considered.

I Draft Plan Development

The South Jordan City Council received the Draft *South Jordan Parks, Recreation, Community Arts, Trails and Open Space Master Plan* (November 9, 2016), which was accepted by resolution 122016-34 on November 10, 2016.

J Draft Plan Open House

A Draft Plan Open House meeting was held prior to a public hearing before the South Jordan Planning Commission on November 22, 2016.

K Public Hearing and Plan Adoption

The Draft Final *South Jordan Parks, Recreation, Community Arts, Trails and Open Space Master Plan (2016 - 2026)* was presented during a public hearing before the South Jordan Planning Commission on November 22, 2016. Questions and comments raised were later addressed in a meeting held during a follow-up presentation to the Planning Commission on February 14, 2017. The plan was forwarded to the City Council with a recommendation for approval.

The Draft Final *South Jordan Parks, Recreation, Community Arts, Trails and Open Space Master Plan (2016 - 2026)* was presented to the South Jordan City Council on February 21, 2017, at which time it was adopted.

2 Parks & Open Space

This chapter assesses the provision of parks and open space in South Jordan today and in the future. The assessment begins with documentation of existing conditions, the establishment of existing and future levels of service, and concludes with the identification of future needs, priorities and recommendations.

Since there is a distinct difference between the ownership and structure of parks, open space, trails and recreation facilities in the Daybreak Community, a special analysis was undertaken to address the implications to South Jordan City (see Appendix D).

Documentation of Existing Public Parks and Open Spaces

South Jordan is fortunate to have a range of different parks and open spaces. Map 1 illustrates the location and type of existing facilities, and Table 1 provides a summary of the acreage and key amenities of each park, by type. There are 746.5 acres of public parks and open space in the city, which are classified into six categories, as described below.

A Regional Parks & Open Spaces

Regional Parks are the largest type of park in South Jordan. As indicated by the name, they are large enough to provide a regional draw or attraction, and typically include special facilities such as swimming pools, cultural venues, and places to host special events. They also include restrooms, sports fields, open grass area for passive recreation, picnic sites and shelters, playgrounds, gathering areas, skate parks, water play, sport courts and other recreation facilities. Regional Parks generally serve the needs of the community and region, 1.5 miles distant or greater. They are usually 50 acres or greater in size.

As described below, there are currently three regional parks in South Jordan, encompassing nearly 400 acres of land. These parks represent more than half of the total parks and open space acreage in the city.

- **Equestrian Park and Events Center** is located near the center of the city, south of City Park. It is owned and operated by Salt Lake County, and serves a singular purpose as an equestrian center. The park provides a unique regional draw but has limited utility as a park.
- **Welby Regional Park** is a large, undeveloped park site on the northwest corner of 4800 West and Old Bingham Highway. The site is owned by Salt Lake County, which has prepared a master plan for the park (see Appendix E). Encompassing an area approximately 168 acres, the park will be implemented in phases over several years, possibly as a joint effort with South Jordan. It is envisioned to be a “Destination Park”, incorporating a variety of unique play amenities to attract regional users.



SoJo SummerFest

It will also include nine multi-purpose sports fields for active sports.

- **Jordan River Parkway** is the primary regional open space in the city. Straddling the west bank of the Jordan River, the 103-acre parkway encompasses several small parks and recreational facilities, which are linked together by the Jordan River Trail. The South Jordan portion of the parkway is one of several segments that once completed, will link Utah Lake with the Great Salt Lake.

B Community Parks

Like the regional parks, these are large parks focused on meeting the major park and recreation needs of the city. As illustrated in Map 1 and described in Table 1, there are currently four Neighborhood Parks in South Jordan, ranging in size from two to 67 acres, and encompassing a total of 95 acres. They typically cover a service area of one-mile. Community Parks often include a special amenity such as a splash pad or skate park or special recreation facility such as a sports complex or multi-purpose building. Other typical amenities include sports fields (baseball, soccer, football and similar sports), grassy play areas, restroom(s), pavilions and shelters, playgrounds, sport courts (basketball, volleyball and tennis), picnic and seating areas, walking paths and perimeter trails. Neighborhood Parks in South Jordan typically serve users within a mile.

C Neighborhood Parks

Neighborhood Parks are smaller than Community Parks, primarily serving the park and recreation needs of the surrounding neighborhood. They typically include a mix of large and small features and amenities, in addition to open lawns

and grass play areas, a restroom, pavilions, playgrounds, sport courts (basketball, volleyball and tennis), sports fields (baseball, soccer, football and similar sports), picnic and seating areas, walking paths and perimeter trails. A half-mile service area has been used when assessing the distribution of Neighborhood Parks in South Jordan. As illustrated in Map 1 and described in Table 1, there are twenty Neighborhood Parks in South Jordan ranging from 1.4 to 14-acres in size and encompassing nearly 86-acres total. It should be noted that four of these parks are under construction or under design (JVWCD Park, Oquirrh East Park, McKee Park and Rushton Meadows Park), and several include a detention basin. Three of the parks are in the Daybreak Community- Callendar Square, Hillside Park and Sunrise Mountain Park.

D Mini Parks

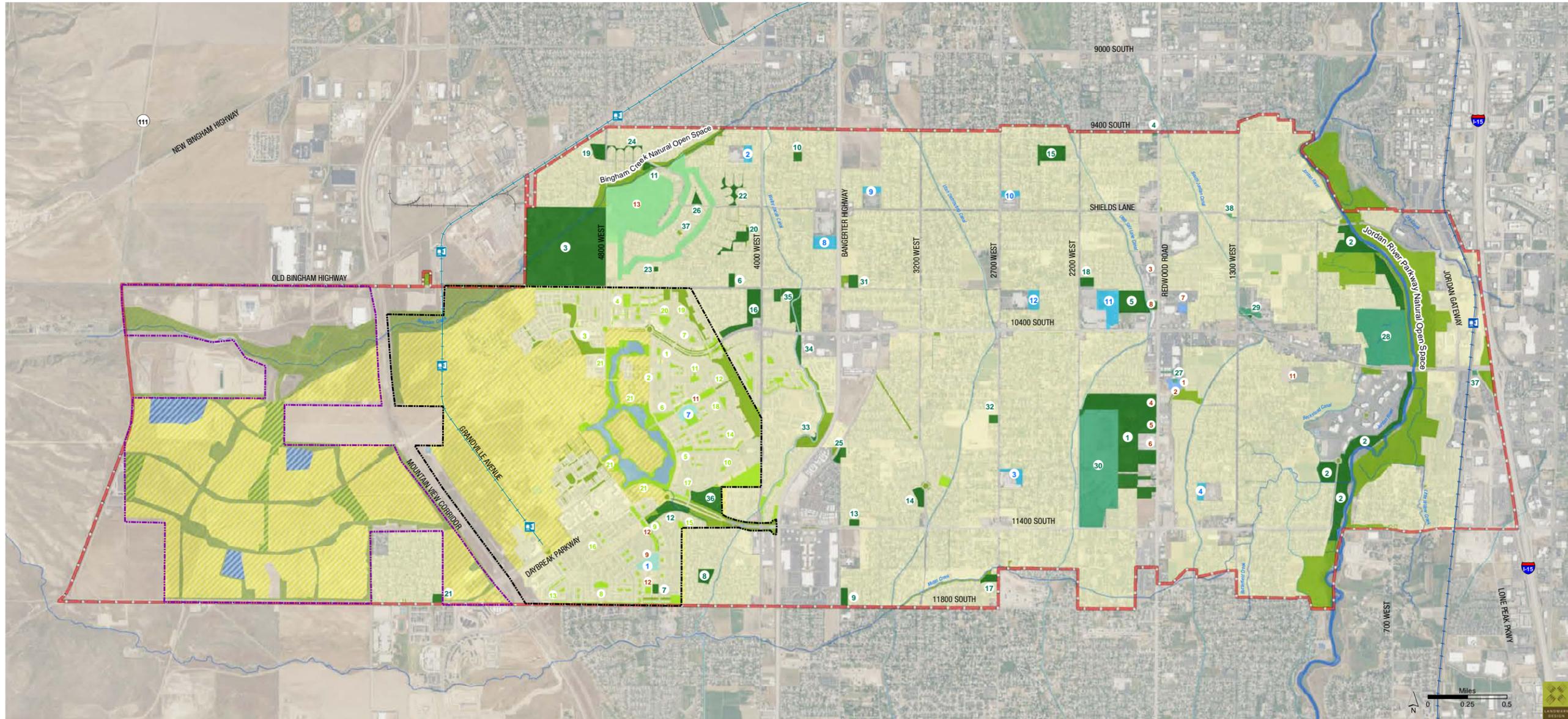
As the name indicates, Mini Parks are small, encompassing sites from one-half to 3.5 acres in extent. These parks usually serve small residential areas that lack access to larger Neighborhood and Community Parks. There are five Mini Parks in the city at present, occupying just under eight acres of land. They have limited amenities, and tend to be dominated by playgrounds, lawn areas and trails. Two of the parks include detention basins, and none have a restroom. Due to the limited recreational value of these small parks in comparison to the larger, amenity-rich Community and Neighborhood Parks, no new public mini parks are envisioned for future development in the city.

E Special Use Parks

These parks typically provide a special interest or provide a unique, non-traditional park experience. As illustrated in Table 1 and Map 1, there are six parks in this category, varying from one-half acre to 65 acres in extent. The three smallest Mini Parks are Entry Parks, which are important as community gateways, but have limited traditional park functions. As described below, the three remaining parks are unique places that provide an important role in the city's profile, yet have a limited park function

- **Main Street Park & the Plaza at Towne Center** is an entry plaza located on the west side of city hall. The 1.2-acre plaza provides a traditional main-street appeal, linking city hall with adjacent commercial uses and helping to soften the link with nearby parking areas. The plaza is dominated by special paving and trees, with special seating and furnishings enhancing the overall effect. It also includes a plaza with an ice rink north of the library.
- **Marv Jensen Park** is a 17.3-acre Salt Lake County owned and operated park that is dominated by open grass and fields. It also includes a recreation center, which also located on the site. The recreation center has become dilapidated over the years, and is slated to be razed in the future. The reclaimed site may eventually provide additional parking for the adjacent multi-purpose fields. Due to the unclear future of the park, coupled with the fact that it is not controlled by the City, the park is

South Jordan Parks, Recreation, Community Arts, Trails, and Open Space Master Plan



LAND USE	
	Public Park
	Natural Open Space
	Private Park
	Special Use Park
	Golf Course
	Civic
	School
	Existing & Proposed Residential
	Proposed Residential/Mixed Use - Daybreak
	Proposed Park - Daybreak
	Proposed Open Space - Daybreak
	Proposed Civic - Daybreak
	South Jordan City Boundary
	Daybreak Phase I
	Daybreak Phase II

PUBLIC TRANSIT	
	Light Rail Stations
	Commuter Rail Stations
	Light Rail Route
	Commuter Rail Route

WATER	
	River
	Canal
	Creek
	Intermittent Stream
	Spring
	Ditch
	Waterbodies

PUBLIC PARK & RECREATION AREAS	
1	City Park
2	Jordan River Parkway
3	Welby Park
4	9400 S. Entry Park
5	Marv Jensen Park
6	Ascot Downs Park
7	Calendar Square
8	Country Crossing Park
9	District Detention Basin Park
10	Dunsinane Detention Park
11	Glenmoor Baseball Field
12	Hillside Park
13	Lucas Dell Park
14	Ivory Park
15	Jordan Ridge Park
16	Oquirrh Shadows Park
17	Midas Creek Park
18	Prospector Park
19	Skye Park
20	Stonehaven Park
21	Sunstone Park
22	Yorkshire Park
23	Bolton Park
24	Kilmuir North Park
25	River Heights Park
26	Triangle Park
27	Main Street Park & Plaza at Towne Center
28	Mulligan's Golf
29	Samuel Holt Historic Farm
30	Salt Lake County Equestrian Center
31	New Park 1
32	McKee Park
33	High Pointe Park
34	Rushton Meadows Park
35	New Park 2
36	Sunrise Mountain Park
37	Gateway Park
38	Shields Entry Park

PRIVATE DAYBREAK PARKS	
1	Boulder Park
2	Bowery Park
3	Brookside Park
4	Church Park
5	Daybreak Promenade
6	Eastlake Commons
7	Finch Park
8	Founders Park
9	Garden Corner
10	Orchard Park
11	Overlook Park
12	Peek-a-Boo Park
13	Secret Garden
14	Silent Rain Park
15	Sunflower Park
16	Sunset Park
17	Trellis Park
18	Vermilion Park
19	Willoughby Park
20	Oquirrh Lake Shoreland

SCHOOLS	
1	Daybreak Elementary School
2	Welby Elementary School
3	Monte Vista Elementary School
4	South Jordan Elementary School
5	River's Edge School
6	Valley High School
7	Eastlake Elementary School
8	Elk Ridge Middle School
9	Elk Meadows Elementary School
10	Jordan Ridge Elementary School
11	Bingham High School
12	South Jordan Middle School

POINTS OF INTEREST	
1	South Jordan City Hall
2	Salt Lake County Library - South Jordan Branch
3	South Jordan Post Office
4	South Jordan Community & Senior Center
5	South Jordan Fitness & Aquatics Center
6	South Jordan Municipal Services Building
7	Gale Center of History
8	Salt Lake County Marv Jensen Recreation Center
9	Daybreak Community Center
10	Glenmoor Golf Course
11	Memorial Park Cemetery
12	Daybreak Recreation Center
13	Glenmoor Golf Course

MAP 1
EXISTING PARKS & OPEN SPACE



Table 1: Existing Public Parks and Open Space by Type

MAP CODE	PARK NAME	ACRES	LARGE PAVILION	MED/SMALL PAVILION	RESTROOMS	OPEN LAWN AREA	PICNIC TABLES	PLAYGROUNDS	WALKING PATHS	SAND VOLLEYBALL COURTS	TENNIS COURTS	BASKETBALL COURTS	BASEBALL/SOFTBALL FIELDS	MULTIPURPOSE FIELDS	POND/WATER ELEMENT	NOTES
1 - REGIONAL PARKS																
30	Salt Lake County Equestrian Park & Events Center	122.2	-	-	-	1	-	-	-	-	-	-	-	-	-	Racing, Training, and Show Facility, Indoor Arena for 3,000, ¼-Mile Track, Stalls for Year-Round and Show Boarding, 5 Outdoor Arenas, Polo Field
2	Jordan River Parkway	102.6	2	19	3	3	48	2	3	1	-	1	-	2	3	Jordan River, 3 Fishing Ponds and a Variety of Unique Park and Recreation Facilities, all Linked Together by the Jordan River Trail
3	Welby Regional Park	168.1	-	-	-	-	-	-	-	-	-	-	-	-	-	Destination Park site that is owned by SLCO but not yet developed
	<i>Subtotal Regional Parks</i>	<i>392.9</i>	<i>2</i>	<i>19</i>	<i>3</i>	<i>4</i>	<i>48</i>	<i>2</i>	<i>3</i>	<i>1</i>	<i>0</i>	<i>1</i>	<i>0</i>	<i>2</i>	<i>3</i>	
2 - COMMUNITY PARKS																
1	City Park	67.2	1	6	6	1	24	2	1	1	6	-	9	10	-	Skate Park, Horseshoe Pits, Founding Families Statue, Bus Accident Memorial, Loop Pathways
11	Glenmoor Baseball Field	1.6	-	-	1	1	-	-	1	-	-	-	1	-	-	Trailhead, Connection to Bingham Creek Trail
15	Jordan Ridge Park	11.0	1	4	1	1	14	1	1	1	2	1	-	2	-	Basketball Sculpture, Detention Basin Field Area, Loop Pathways, Volleyball Court is Grass (not sand)
16	Oquirrh Shadows Park	15.2	-	5	2	1	9	1	1	-	-	-	-	4	1	Splash Pad, Adjacent to Fire Station, Loop Pathways
	<i>Subtotal Community Parks</i>	<i>95.0</i>	<i>2</i>	<i>15</i>	<i>10</i>	<i>4</i>	<i>47</i>	<i>4</i>	<i>4</i>	<i>2</i>	<i>8</i>	<i>1</i>	<i>10</i>	<i>16</i>	<i>1</i>	
3 - NEIGHBORHOOD PARKS																
6	Ascot Downs Park	2.1	1	-	-	1	4	1	-	-	-	-	-	-	-	Detention Basin on North Half of Park
7	Callendar Square	1.4	-	-	-	1	-	-	1	-	-	-	-	-	-	In Daybreak
8	Country Crossing Park	5.0	-	1	-	1	4	1	1	-	-	-	-	1	-	Detention Basin East Half of Park, Loop Pathways
9	District Park	3.0	-	-	-	1	-	-	1	-	-	-	-	-	-	Sidewalks on 3 Sides, Includes a Detention Basin
10	Dunsinane Park	2.0	-	-	-	1	-	-	-	-	-	-	-	-	-	Fenced with Short White Vinyl Rail Fence, One Opening for People to Enter, Includes a Detention Basin
12	Hillside Park	8.9	-	1	-	1	4	1	1	-	-	-	-	2	1	In Daybreak, Stream through Park (secondary water)
13	Lucas Dell Park	1.6	-	1	-	1	1	1	1	-	-	-	-	-	-	Sidewalks on 3 Side
14	Ivory Crossing Park	4.0	-	1	-	1	16	1	1	-	-	-	-	-	-	Perimeter Sidewalks, Water Treatment Tank Below Ground w/ Utility Structures Above, Detention South End
31	JWWCD Park	2.0	-	1	-	1	2	1	1	-	-	-	-	-	-	In Design - Target for Construction 2017
35	Oquirrh East Park	12.7	-	3	1	1	20	1	1	-	-	-	-	-	1	In Design - Target for Construction 2018, Canal will have Pathway
32	McKee Park	2.0	-	1	-	1	4	1	-	-	-	-	-	-	-	Under Construction
17	Midas Creek Park	2.8	-	1	-	1	4	1	1	-	-	-	-	1	1	Sidewalks on 2 Sides, Creek Runs on Northwest Side
18	Prospector Park	3.1	1	1	1	1	11	1	1	1	1	-	-	-	-	North of Bingham High School, Loop Pathways
25	River Heights Park	2.8	-	1	-	1	16	1	1	-	-	-	-	1?	-	Detention Basin on Each Side of the Road, Large Sloped Lawn, Sidewalk Along Each Side of the Road, Reconstructing Spring 2017, may add MP field
34	Rushton Meadows Park	3.1	-	1	-	1	6	1	1	-	-	-	-	-	1	Under Construction, Canal Adjacent to Trail
29	Samuel Holt Historic Farm	3.0	1	-	1	1	4	-	1	-	-	-	-	-	1	Aunt Mame's Place at Historic Holt Farm, Interpretive Signage for Historic Elements
19	Skye Park	4.9	1	-	1	1	4	1	1	-	-	1	-	-	-	Detention Basin Eastern 2/3 of Park, Loop Pathways
20	Stonehaven Park	5.3	1	-	-	1	4	1	1	1	1	-	-	1	-	Glenmoor Neighborhood, Horseshoes
21	Sunstone Park	2.0	-	1	-	1	2	1	1	-	-	-	-	-	-	Detention Basin Majority of Park
36	Sunrise Mountain Park	13.9	-	1	-	1	5	-	1	-	-	-	-	-	-	In Daybreak, Mostly Native Grasses, Amphitheater, Overlook, Sunrise Art Markings
	<i>Subtotal Neighborhood Parks</i>	<i>85.6</i>	<i>5</i>	<i>15</i>	<i>4</i>	<i>20</i>	<i>111</i>	<i>15</i>	<i>17</i>	<i>2</i>	<i>1</i>	<i>2</i>	<i>0</i>	<i>5</i>	<i>5</i>	
4 - MINI PARKS																
23	Bolton Park	0.5	-	-	-	1	-	1	1	-	-	-	-	-	-	Detention Basin w/ Playground in Bottom, Sidewalk on 2 Sides
33	High Pointe Park	0.5	-	1	-	1	4	1	1	-	-	-	-	-	-	City taking over private park at request of HOA
24	Kilmuir North Park	1.7	-	-	-	1	-	1	1	-	-	-	-	-	-	Glenmoor Neighborhood, Sidewalks Entering Park
26	Triangle Park	1.8	-	-	-	1	-	1	1	-	-	1	-	-	-	Sidewalk on South Perimeter, Sidewalk Entering Park in North Corner
22	Yorkshire Park	3.5	-	-	-	1	-	1	1	-	-	-	-	-	-	Located in the Glenmoor Neighborhood
	<i>Subtotal Mini Parks</i>	<i>8.0</i>	<i>0</i>	<i>1</i>	<i>0</i>	<i>5</i>	<i>4</i>	<i>5</i>	<i>5</i>	<i>0</i>	<i>0</i>	<i>1</i>	<i>0</i>	<i>0</i>	<i>0</i>	
5 - SPECIAL USE PARKS																
4	9400 South Entry Park	0.5	-	-	-	-	-	-	-	-	-	-	-	-	-	Small Entry Park
37	Gateway Park	0.6	-	-	-	-	-	-	-	-	-	-	-	-	-	Small Entry Park
27	Main Street Park & The Plaza at Towne Center	1.2	-	-	-	1	8	-	1	-	-	-	-	-	1	West of Town Hall, Urban Plaza w/ Small Lawn Area, Ice Rink Plaza North of Library
5	Marv Jensen Park	17.3	-	-	-	1	-	-	-	-	-	-	-	7	-	Includes Marv Jensen Rec Center
28	Mulligan's Golf Course	65.4	-	-	-	-	8	-	-	-	-	-	-	-	-	Batting Cages, Miniature Golf, Golf Course and Driving Range
38	Shields Entry Park	0.6	-	-	-	-	-	-	-	-	-	-	-	-	-	Small, Undeveloped Entry Park
	<i>Subtotal Special Use Parks</i>	<i>85.7</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>1</i>	<i>16</i>	<i>0</i>	<i>1</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>1</i>	
6 - DETENTION BASINS																
	Beckstead Detention Basins	6.0	-	-	-	1	-	-	1	-	-	-	-	-	-	Detention Basins w/ Sidewalks on 2 Sides
	Jackson Downs Detention Basin	0.4	-	-	-	1	-	-	1	-	-	-	-	-	-	Detention Basin, Sidewalk on 1 side
	Teebox Detention Basin Park	0.5	-	-	-	-	-	-	-	-	-	-	-	-	-	Small Detention Basin Park
	<i>Subtotal Detention Basins</i>	<i>6.9</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>2</i>	<i>0</i>	<i>0</i>	<i>2</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	
7 - NATURAL OPEN SPACE																
	Jordan River Open Space	47.9	-	-	-	-	-	-	-	-	-	-	-	-	-	North Side of the River; no/limited public access
	Bingham Creek Trail and Open Space	20.6	-	-	-	-	-	-	-	-	-	-	-	-	-	Detention Basin, Sidewalk on 1 side
	<i>Subtotal Natural Open Space</i>	<i>68.5</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	<i>0</i>	
	<i>Public Parks and Open Space Used to Calculate LOS</i>	<i>291.2</i>	<i>9</i>	<i>50</i>	<i>17</i>	<i>33</i>	<i>210</i>	<i>26</i>	<i>29</i>	<i>5</i>	<i>9</i>	<i>5</i>	<i>10</i>	<i>23</i>	<i>9</i>	(Excludes Equestrian Park (owned by SLCO/limited local service provided), Welby Regional Park (owned by SLCO/not yet developed), Special Use Parks, Detention Basins and Natural Open Space)
	<i>Total Public Parks and Open Space</i>	<i>742.5</i>	<i>9</i>	<i>51</i>	<i>17</i>	<i>38</i>	<i>242</i>	<i>27</i>	<i>33</i>	<i>5</i>	<i>9</i>	<i>5</i>	<i>10</i>	<i>31</i>	<i>10</i>	(Includes all existing public parks and open spaces listed above)



classified as a special use facility.

- **Mulligan’s Golf Course** is a 67-acre fee-based golf course and publicly-accessible open space. Due to the unique, multi-purpose function of the site and the limited role it provides as a developed and active park, it has been classified as a Special Use Park.

F Detention Basins

Detention Basins often appear to be parks, but are primarily flood control features. When they are large enough and carefully designed, they can provide a meaningful park function (see the various Community and Neighborhood Parks which include detention basins in Table 1). Otherwise, these spaces provide only limited park value, and do not contribute to meeting the City’s park needs.

According to the *South Jordan General Plan (2010)*, existing city policy encourages detention/retention basins to be designed “as dual-purpose facilities that incorporate parks, rain gardens or other vegetation”. However, this can be a challenging proposition to realize.

G Natural Open Space

This category encompasses two areas, each affiliated with a river or creek. **Jordan River Open Space** is located along the shores of the Jordan River and includes the site of the future Mystic Springs Nature Park. It is primarily a passive open space associated with the river environment. Similarly, the **Bingham Creek Trail and Open Space** is a natural area with limited park value.

Assessing Existing and Future Needs and Service Levels for Public Parks

Two different analyses were used to assess the parks and open spaces in South Jordan. The first is a **Level of Service (LOS) Analysis**, which assesses park acreage as a function of population, and a **Distribution Analysis**, which evaluates the distribution of parks and open spaces to determine if service gaps exist.

A Level of Service Analysis

Until the recent past, comparative Level of Service (LOS) standards developed by the National Recreation and Parks Association (NRPA) were the benchmark for determining park needs in US cities. While helping to ensure that a minimum standard of parks and open space provision is met, these standards have fallen out of favor in recent years, in large part since they do not address the unique conditions, vision and expectations of individual communities. As a results, they were not formally applied to this assessment.

Existing Level of Service for Publicly-owned Parks

The current Level of Service (LOS) for South Jordan was determined by dividing the acreage of existing, active, developed and publicly-owned parks by the 2016 population. While there are currently 742.5 acres of public parks and open space

in the city, certain parks and categories of park land were eliminated as described below:

- **Equestrian Park** was omitted because it is owned by Salt Lake County and only provides limited park service for the city (122.2 acres);
- **Welby Regional Park** was not included because it is owned by Salt Lake County and has not yet been developed (168.1 acres);
- **All Special Use Parks** (85.7 acres), **Detention Basins** (6.9 acres) and **Natural Open Spaces** (68.5 acres) were omitted, as they are either not developed, or do they provide active park opportunities.

Once the acreage for these parks and open spaces was deducted, the resulting acreage used to calculate the existing level of service is 291.2 acres (742.5 – 122.1 – 168.1 – 85.7 – 6.9 – 68.5 = 291.2). This figure was then divided by the existing 2016 population (66,600) and multiplied by 1,000 to reflect the existing LOS, which is expressed as the number of acres of existing park land currently provided for every 1,000 residents, the resulting LOS is **4.37 acres per 1,000 population** (291.2 / 66,600 x 1,000 = 4.37).

As illustrated in Table 2, the level of service (LOS) for public parks can vary dramatically between communities. This is not surprising since no two cities are alike. Also, the method for determining contributing park land varies by community, making it difficult to compare.

South Jordan, for example, has a significant amount of open space and county-owned parks which have been excluded when calculating existing LOS. It also has a young population with a high number of children living at home. Other unique factors that affect the level of service include the unique combination of public and private parks in the Daybreak Community, the availability of outdoor recreational resources on nearby public lands, and the unique recreational preferences and needs of South Jordan’s residents.



Jordan River Parkway Fishing Ponds

Table 2: LOS Comparison Chart

COMMUNITY	LEVEL OF SERVICE (LOS) ACRES PER 1000 RESIDENTS
Herriman, Utah	3.6
Draper, Utah	3.8
South Jordan, Utah	4.4
West Jordan, Utah	4.9
Lehi, Utah	5.6
Saratoga Springs, Utah	5.9
Spanish Fork, Utah	5.9
Sandy, Utah	6.0
Provo, Utah	10.0
Saint George, Utah	10.0

B Distribution Analysis

Once the existing LOS had been determined, the distribution of existing parks and open spaces was analyzed. As illustrated in Map 2, service radii were assigned to each park by the function served. As described previously, **Regional Parks** have a 1.5-mile distribution radius, **Community Parks** a one-mile radius, **Neighborhood Parks** a half-mile radius, and **Mini Parks** a quarter-mile radius. The radii of individual parks were then adjusted to account for physical blockages and disruptions caused by impediments such as freeways, busy roads and rail lines.

Once the distribution of existing parks was established, residential neighborhoods and areas earmarked for future residential development were added to the map, and arcs drawn around park sites proposed for future development (Welby Regional Park and the four 20-acre public parks proposed for future development in the Daybreak Community).

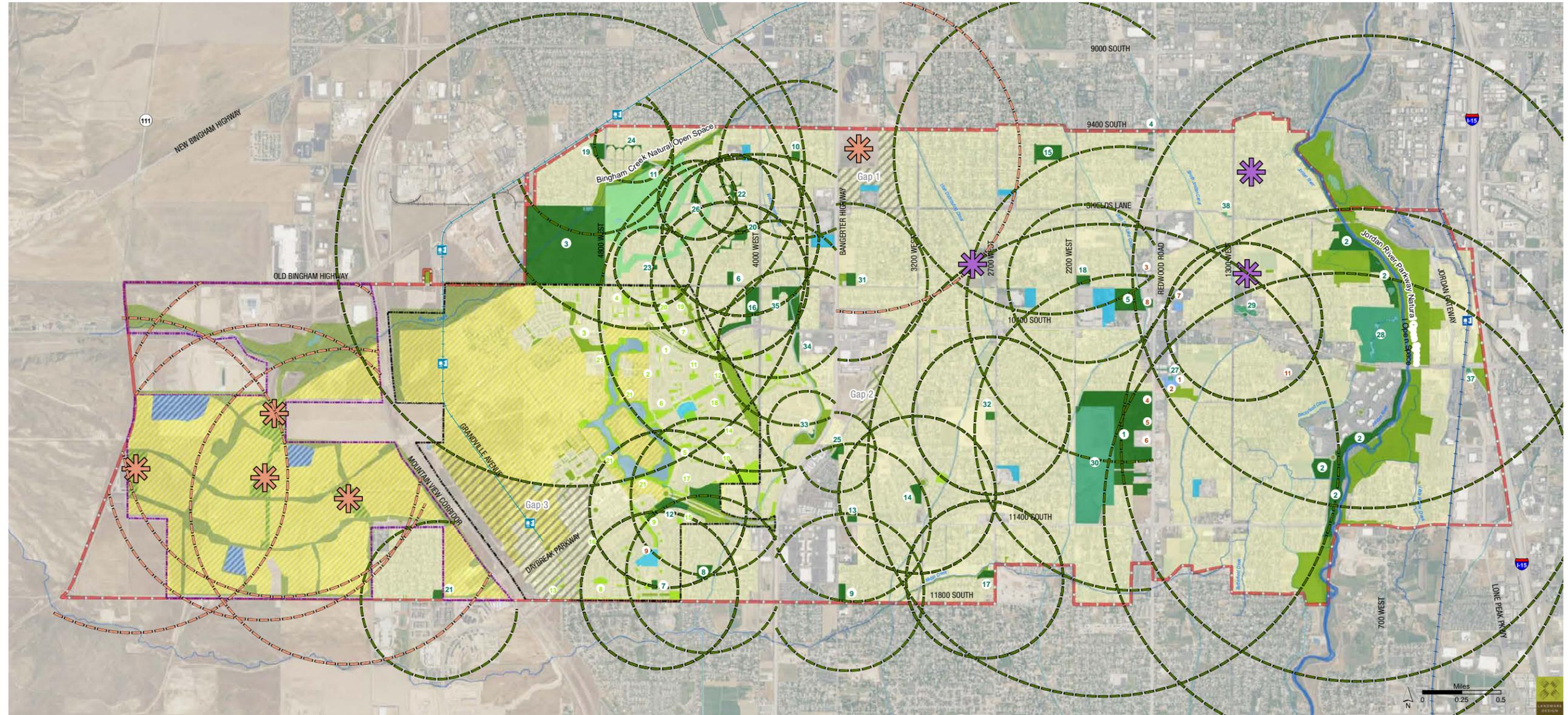
The results indicate that the distribution of parks in South Jordan is generally good. Parks located east of Bangerter Highway are generally larger, providing adequate distribution despite the greater distance between the individual parks. Distribution patterns west of the highway are also good, although the distance between public parks is much smaller³.

As shown on Map 2 and described below, two gaps are located on the east side of Redwood Road (Gaps 1 and 2). A larger gap is located on the east side of Mountain View Corridor near the southern reaches of the Daybreak Community (Gap 3).

The following are recommendations for addressing these gaps:

³ See Appendix D for a comprehensive analysis of the parks, recreation, open space and trail system at Daybreak, including privately-owned and publicly-owned parks and facilities.

South Jordan Parks, Recreation, Community Arts, Trails, and Open Space Master Plan



LAND USE	EXISTING & PROPOSED	WATER	PUBLIC TRANSIT
Public Park	Residential	River	Light Rail Stations
Natural Open Space	Proposed Residential/Mixed Use - Daybreak	Canal	Commuter Rail Stations
Private Park	Proposed Park - Daybreak	Creek	Light Rail Route
Special Use Park	Proposed Open Space - Daybreak	Intermittent Stream	Commuter Rail Route
Golf Course	Proposed Civic - Daybreak	Spring	
Civic	Residential Area Outside Park Service Area for Existing Public Parks	Ditch	
School		Waterbodies	
Proposed Public Park		South Jordan City Boundary	
Public Park Opportunities		Daybreak Phase I	
		Daybreak Phase II	

EXISTING PARK SERVICE AREA	PROPOSED PARK SERVICE AREA
Mini Park (1/4 mile radius)	Neighborhood Park (1/2 mile radius)
Neighborhood Park (1/2 mile radius)	Community Park (1 mile radius)
Community Park (1 mile radius)	Regional Park (1 1/2 mile radius)
Regional Park (1 1/2 mile radius)	

PUBLIC PARK & RECREATION AREAS
1 City Park
2 Jordan River Parkway
3 Welby Park
4 9400 S. Entry Park
5 Marv Jensen Park
6 Ascot Downs Park
7 Callendar Square
8 Country Crossing Park
9 District Detention Basin Park
10 Dunsinane Detention Park
11 Glenmoor Baseball Field
12 Hillside Park
13 Lucas Dell Park
14 Ivory Park
15 Jordan Ridge Park
16 Oquirrh Shadows Park
17 Midas Creek Park
18 Prospector Park
19 Skye Park
20 Stonehaven Park
21 Sunstone Park
22 Yorkshire Park
23 Bolton Park
24 Kilmuir North Park
25 River Heights Park
26 Triangle Park
27 Main Street Park & Plaza at Towne Center
28 Mulligan's Golf
29 Samuel Holt Historic Farm
30 Salt Lake County Equestrian Center
31 New Park 1
32 McKee Park
33 High Pointe Park
34 Rushton Meadows Park
35 New Park 2
36 Sunrise Mountain Park
37 Gateway Park
38 Shields Entry Park

PRIVATE DAYBREAK PARKS
1 Boulder Park
2 Bowery Park
3 Brookside Park
4 Church Park
5 Daybreak Promenade
6 Eastlake Commons
7 Finch Park
8 Founders Park
9 Garden Corner
10 Orchard Park
11 Overlook Park
12 Peek-a-Boo Park
13 Secret Garden
14 Silent Rain Park
15 Sunflower Park
16 Sunset Park
17 Trellis Park
19 Vermillion Park
20 Willoughby Park
21 Oquirrh Lake Shoreland

SCHOOLS
1 Daybreak Elementary School
2 Welby Elementary School
3 Monte Vista Elementary School
4 South Jordan Elementary School
5 River's Edge School
6 Valley High School
7 Eastlake Elementary School
8 Elk Ridge Middle School
9 Elk Meadows Elementary School
10 Jordan Ridge Elementary School
11 Bingham High School
12 South Jordan Middle School

POINTS OF INTEREST
1 South Jordan City Hall
2 Salt Lake County Library - South Jordan Branch
3 South Jordan Post Office
4 South Jordan Community & Senior Center
5 South Jordan Fitness & Aquatics Center
6 South Jordan Municipal Services Building
7 Gale Center of History
8 Salt Lake County Marv Jensen Recreation Center
9 Daybreak Community Center
10 Glenmoor Golf Course
11 Memorial Park Cemetery
12 Daybreak Recreation Center
13 Glenmoor Golf Course

MAP 2
EXISTING & PROPOSED
PUBLIC PARKS, SERVICE
AREAS & GAPS



A Note About Level of Service (LOS) and Impact Fees

The LOS discussion in this document is related specifically to planning for future parks. The intent is to understand the level of service currently existing in the community, and to determine the means for maintaining that level of service or establishing a more appropriate level of service for the future. LOS is based on a quantity (acres, miles, numbers) per a determined number of persons (population), and results in a ratio of facilities to population. For example, the parks ratio is typically expressed as the number of acres of park land per 1,000 persons.

It is important to distinguish this discussion of LOS for planning purposes from the LOS typically used in determining impact fees. Impact fees are a means of charging new development its proportionate share of the cost of providing essential public services. While a LOS for planning is used to establish a standard or guideline for future facility development, an impact fee is used to assess new development for the actual cost of providing the service. For example, if there are five-acres of parks in South Jordan for each 1,000 residents at present, new development cannot be charged at a rate for ten-acres of park land for each 1,000 residents. South Jordan may elect to provide a higher LOS in the future because its current residents desire a higher level of service, but it cannot require new development to pay for the higher LOS. Utah law is clear on this point, stating the following:

“A local political subdivision or private entity may not impose an impact fee to raise the established level of service of a public facility serving existing development.” UC11-36-202(1)(a)(ii).”

The Parks Master Plan should provide a foundation for developing a Capital Improvements Plan, Impact Fee Facilities Plan (IFFP), and Impact Fee Analysis (IFA). The IFFP is designed to identify the demands placed upon the existing facilities by future development and evaluate how these demands will be met by the city, as well as the future improvements required to maintain the existing LOS. The purpose of the IFA is to proportionately allocate the cost of the new facilities and any excess capacity to new development, while ensuring that all methods of financing are considered. While the IFFP and IFA will serve as a companion to this document, information may differ due to the specific requirements related to the calculation of impact fees as defined in *Utah Code 11-36a – the Impact Fee Act*.

- Gap 1 is significant, requiring the acquisition of an additional Neighborhood Park just south of the Salt Lake Community College campus. The new park should be at least five-acres in extent.
- Gap 2 is small, with generally good access to parks. No additional parks are necessary.
- Gap 3 is also quite large. Although much of the site is currently undeveloped, the area is slated to include a range of small private parks with extensive open spaces and trails, similar to the pattern that exists elsewhere in the developed portions of the Community. Since there are no vacant properties available to fill this gap, it is assumed that private parks in the area will help meet the need for parks in this area.

In addition to filling gaps, the distribution analysis also indicates that the distribution of parks could be improved in the northeastern quadrant of the city, where the distance between parks is greatest. While not essential, the addition of up to three additional public parks could benefit the area (see ‘Public Park Opportunities’ sites on Map 2).

C Future Level of Service Analysis

Once the existing LOS and the distribution of existing parks was determined, it was adjusted to account for filling Gap 1. Assuming that a five-acre park would be acquired in this area, the existing LOS increases to 4.45 ($291.2 + 5 / 66,600 \times 1000 = 4.45$). Based on this analysis and following intensive discussion with the Plan Advisory Committee, it was felt that an **LOS of 4.45 is sufficient for meeting future park needs** in South Jordan, and was selected as the future LOS.

Implications of Applying the Proposed LOS for Meeting Future Park Needs

Applying a future LOS of 4.45 to meet future park needs within the 10-year planning horizon means that a total of 417 acres of public park land will be required by 2026 ($93,600 \text{ residents} / 1,000 \times 4.45 = 417$). Subtracting 291 acres of existing public park land from this figure indicates that 126 acres of additional public park land is required to maintain the proposed LOS by 2026 ($417 - 291 = 126$).

Extending the same LOS to buildout, 534 total acres of land will be needed to meet long-term park needs ($120,000 \text{ residents} / 1000 \times 4.45 = 534$). Subtracting existing park acreage from this figure, a total of 243 new acres is required to meet long-term future needs ($534 - 291 = 243$).

At present 253 acres of park land is earmarked for future development (168 acres at Welby Regional Park, five-acres to fill Gap 1, and 80-acres in the Daybreak Community). Based on this analysis, no additional park land is required to meet future needs. However, the acquisition of three additional Neighborhood Parks in the northeastern portion of the city should be considered to improve distribution of parks in the area, as opportunities arise (see ‘Public Park Opportunities’ sites on Map 2).

The Role of Private Parks for Meeting Needs

Since private parks and recreation facilities are not generally available for public use, they are typically not considered when assessing LOS and need. While there are only a handful of private parks, open spaces and trails in the more established eastern portion of the city, such facilities are extensive in the Daybreak Community. Access to these parks and amenities is generally open to all city residents, whether or not they reside at Daybreak.

The extensive and well-connected Daybreak system of parks, open spaces and trails has raised public expectations that this will be the norm elsewhere in the city, as demonstrated by requests for new types of sport and recreation amenities. For example, the request for zip lines, wi-fi in the parks and electrical charging stations for cell phones and computers has become common, all of which are available in parts of the Daybreak Community.

In order to ensure that the 200-acres of public parks and open space earmarked for development in the Daybreak Community are sufficient for meeting future needs, a detailed analysis was undertaken. As summarized below and described in Appendix D, the LOS at Daybreak is much higher than the LOS for the rest of the city when the private parks are included in the calculations. Similarly, the LOS for open space and trails at Daybreak far exceeds the levels found in the rest of the city.

The analysis also indicates that the Daybreak parks are relatively balanced between active and passive uses, which contrasts sharply with the focus on the provision of fields and active sport facilities elsewhere in the community. However, there are few sports fields at Daybreak, which has only two multi-purpose fields and no baseball/softball fields at present.

The analysis also indicates that Daybreak parks are dominated by open lawn areas, playgrounds, sports courts and specialty play features (splash pads and skate parks), while the parks in the rest of the city have significantly better access to pavilions and sport fields. There is only one public restroom in the Daybreak parks, while most of the larger publicly-owned parks in the rest of the city have such facilities.

As the 80-acres of public parks earmarked for park development in the Daybreak Community is developed, the gap in active sports fields can be narrowed, assuming they are developed with a focus on active sports and sports fields. In order to meet this need, approximately 20-25 multi-purpose sports fields or baseball/softball fields are suggested, in addition to the nine multi-purpose fields which are currently planned for development at Welby Regional Park.

Close cooperation and careful coordination between Daybreak and city officials will be required to meet this goal. Exploration of new design ideas to merge the needs of Daybreak and the City are supported as part of such efforts.

Park Standards

As a rule, publicly-owned parks should generally be designed as Neighborhood, Community or Regional Parks, since these types generally provide more benefit than smaller parks. This approach was supported in the preference survey, which indicated a preference for larger parks.

While the size of new publicly-owned parks will vary, it is assumed that they will be five to ten acres in extent and should incorporate minimum development standards to ensure the needs and expectations of the public are met.

The following is a summary of proposed minimum standards for upgrading existing publicly-owned parks and for developing new publicly-owned parks.

Neighborhood Parks should include, space permitting, the following minimum amenities:

- Trees
- Picnic tables and benches
- Drinking fountain
- Grassy play areas
- Playgrounds
- Pavilions or shelters
- Restrooms
- Sport courts (basketball, volleyball, pickleball and tennis)
- Sports fields (baseball/softball, soccer, football and similar sports)
- Connections to other parks, open spaces and destinations along the Regional and Recreational trail system
- Interior perimeter walking trails as appropriate

Regional/Community Parks should include, space permitting, the following minimum amenities:

- All the amenities found in Neighborhood Parks (see above)
- Specialty regional complexes or features, such as a swimming pool, splash pad or sports complex

Mini Parks vary greatly and should include amenities desired by the local neighborhood. However, it is assumed that no additional mini parks will be acquired or developed. Restrooms are generally not required for mini parks.

All **existing parks** should be upgraded as necessary to meet the minimum requirements for amenities and features in parks to the greatest extent possible.

Future parks should be designed and developed from the outset with amenities and features that meet the minimum standards.

Park Facilities and Amenities Analysis

To assess whether park amenities are sufficient for meeting the desired recreational opportunities expected by the public, the provision of key amenities was analyzed and a minimum level of service established for each. The level of service was based a comparison to regional standards utilized by Salt Lake County⁴ and standards developed by the National Recreation and Parks Association (NRPA)⁵. These were then adjusted to reflect the results of the Needs and Preference Survey, public input and stakeholder interviews.

Table 3 summarizes the results of this assessment, which indicates that there is a need for four additional tennis or pickleball courts, four additional outdoor basketball courts, and one additional splash pad to bring the City's existing parks up to standard. Specific locations for the new facilities should be determined with input from City staff.

Table 3: Park Facilities and Amenities

FACILITY	QTY PUBLIC FACILITIES	CURRENT SOUTH JORDAN LOS BY AMENITY	RECOMMENDED LOS FOR AMENITIES (BASED ON MODIFICATIONS OF SL COUNTY AND NRPA STDS)	2016 EXCESS OR DEFICIT (PLUS OR MINUS)
Large Pavillions (rentable)	9	7,400	7,500	0
Small Pavillions	51	1,306	2,500	24
Restrooms	17	3,918	5,000	4
Open Lawn Areas	35	1,903	5,000	22
Picnic Tables	226	295	1,000	159
Playgrounds	27	2,467	2,500	0
Walking Paths	30	2,220	2,500	3
Sand Volleyball Courts	5	13,320	12,500	0
Tennis/Pickleball Courts	9	7,400	5,000	-4
Basketball Courts	5	13,320	7,500	-4
Baseball/Softball Fields	10	6,660	7,500	1
Multipurpose Fields	31	2,148	2,500	4
Skateparks	2	33,300	50,000	1
Splash Pads	2	33,300	25,000	-1
Swimming Pools	1	66,600	75,000	0

Open Space Analysis

The publicly-owned open space system consists primarily of large tracts of land have been secured over the years, along the Jordan River Parkway and Bingham

Creek. These open spaces have generally been maintained in their natural condition, with trails, trailheads and parks provided as feasible.

A Level of Level of Service (LOS) analysis is generally not applied to open space, since open space is typically secured opportunistically, usually in relation to the existing natural systems that exist in a given community. However, the LOS for public and private open space was analyzed here as part of the assessment of Daybreak Community needs (See Appendix D). As illustrated in Table D-2, South Jordan has an overall open space LOS of 2.73 acres per 1,000 residents. When broken down between Daybreak and the rest of the community, the LOS at Daybreak is currently 12 acres per 1,000 residents (publicly and privately-owned open space combined), and the rest of the city has an LOS of 3.65 acres per 1,000 persons. These finding accentuate the fact that there is much more open space in Daybreak.

While there is no specific requirement for providing additional open space, the city should continue to acquire open space as opportunities arise, particularly in areas which will help create a better integrated parks and open space system. The western extents of Bingham Creek are particularly promising for future efforts.



Bingham Creek and Jordan River Open Spaces

⁴ See Salt Lake County Parks & Recreation Facilities Master Plan (Approved September 1, 2015), Table 2-3, p. 13.

⁵ NRPA standards are utilized for comparison only.

Furthermore, the range of open spaces should be expanded, incorporating not only natural sites, but cultural landscapes, historic farms and agriculture holdings as permanent reminders of the City’s agricultural legacy. Such sites could host a variety of uses and activities, including small urban farms, community gardens and cultural celebration sites, which in turn could further enhance the quality of life in South Jordan and help distinguish the City from other communities in the process.

Several tools available for acquiring agricultural holdings as permanent open space, as presented in Appendix F.

3 Recreation & Community Arts

This chapter focuses on **non-park**⁶, publicly-owned and operated Recreation and Community Arts Facility needs in South Jordan. The chapter begins with documentation of existing facilities, and is followed by a review of events and programs currently available in the city. It is followed by an analysis of recreation needs, the identification of implementation priorities for future non-park recreational and community arts facilities to meet future needs, and the identification of options for enhancing cultural amenities and activities which build on established community traditions. The chapter concludes with an assessment of the role of private recreational facilities, particularly those in the Daybreak Community. Costs and policies that address recreation and community arts are presented in Chapters Five and Six.

Existing Public Recreation Facilities

There are currently three public recreation facilities in South Jordan. The **South Jordan Fitness and Aquatics Center** and the **South Jordan Community and Senior Center** are both owned and operated by South Jordan. A third facility, **Marv Jensen Recreation Center** is a swim and recreation center that is owned and operated by Salt Lake County.

The following is a brief description of each facility, including an assessment of existing and future needs, and opportunities.

South Jordan Fitness and Aquatics Center

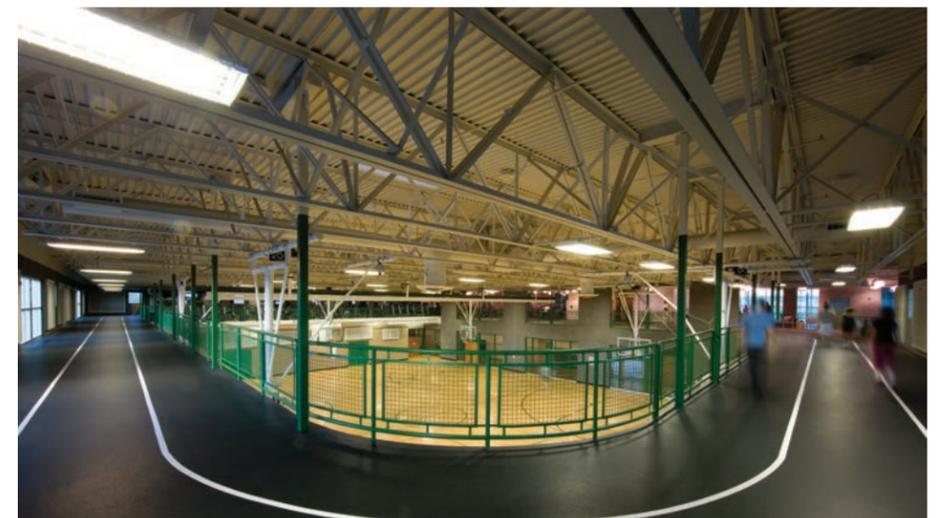
This is a relatively new facility that includes an indoor aquatics center, basketball court and training field, in addition to a variety of indoor sport courts, classrooms and multi-purpose rooms and spaces suitable for accommodating a range of sports, classes and activities. The facility also includes state-of-the-art exercise equipment. Aquatics facilities include two 25-yard lap lanes, a large aquatics slide, a small child water play structure, a 6’ deep end, a “lazy river” and a separate wading pool, and is the primary location for participating in the various indoor recreation activities and programs offered by the City. The building is located on Redwood Road on the edge of City Park.

City staff in charge of the facility indicate that use demand far exceeds capacity, particularly for aquatics and training facilities. Several enhancement ideas have recently been discussed by the city for the facility, including the expansion of indoor and outdoor aquatics, and the possible expansion of non-aquatics training facilities. However, no specific ideas have been presented to date.

South Jordan Community and Senior Center

The South Jordan Community Center is intended for the use of residents of South Jordan City, South Jordan City Staff, and residents of surrounding cities. The Community Center was created as a welcoming and safe place for users to

⁶ Recreation amenities located in parks are discussed in Chapter 2.



South Jordan Fitness and Aquatics Center

congregate and socialize. It serves as a senior citizen center, providing programs, events and services for active, mature adults. It is possible that the senior center may eventually be relocated to a dedicated facility, and the community center remodeled and enhanced.

Marv Jensen Recreation Center

This is a county-owned and operated facility that has been in operation since 1997. It offers a variety of youth sports, activities, classes and aquatics programs, in addition to adult fitness and aquatics, racquetball courts, steam rooms, saunas, and a hot tub. The facility also offers aerobics and fitness classes.

The center has become dilapidated in recent years, and Salt Lake County has indicated it will be permanently closed in the near future⁷. Once it has been closed, existing programs are likely to be discontinued or shifted to other facilities. The building may eventually be razed to provide additional parking for the adjacent multi-purpose fields or a similar park purpose. However, no specific changes are indicated by county officials to date.

Existing Public Recreation Events, Activities and Programs

South Jordan provides a range of recreation events, programs and activities, despite the lack of indoor facilities and the limited number of fields and courts to accommodate uses.

The following is a summary of the activities that are supported by the key recreation programs.

Youth Recreation Programs

Youth programs are the most utilized recreation programs. They encompass a wide range of activities and programs, including the following:

- Aquatic/Swimming Classes
- Archery
- Basketball
- Camps & Clinics, such as Kids Run Utah, Bingham Baseball, Kid’s Camp, Extended Care and Spock’s Skate Camp
- Cheerleading
- Dance
- Baton
- Dog Obedience Training
- Gymnastics and Tumbling
- Ice Skating
- Mad Science
- Martial Arts

- Martial Arts and Kung Fu
- Soccer – Indoor and Outdoor
- Softball
- Tennis
- Urban Fishing
- Volleyball

South Jordan recreation staff also work closely with various private youth leagues, including soccer, football, baseball and softball. The city generally provides access to fields and venues to facilitate these activities, in addition to maintenance and assistance with scheduling. These cooperative efforts have helped to expand the scope of youth programs and activities available in the city.

Adult and Senior Programs

Although adult and senior programs are less utilized than youth programs, they fill an import role. Examples of some of the adult and senior programs and activities follow:

- Aquatic/Swimming Classes
- Summer Archery
- Men’s Basketball League
- Citizen’s Police Academy
- South Jordan University
- CPR/AED Classes
- Dance
- Dog Obedience Training
- Hunter Education
- Ice Skating
- Martial Arts and Self Defense
- Running
- Softball
- Tennis
- Volleyball

South Jordan Senior Programming provides healthy meals, activities and exercises for participants. Classes and activities are held at the Community and Senior Center, and include offerings such as yoga, Tai Chi, computer literacy, ceramics, painting, guitar and language, as well as other courses and programs.

Aquatics Programs and Fitness Classes

A wide range of aquatics and fitness activities are provided at the Aquatics and Fitness Center. These include youth and adult swimming lessons, swim team, water fitness classes and open plunge. Classes generally operate from early morning through the late evening, six days a week. As listed below, the range of fitness classes provided at the center is good, incorporating the following elements:

- Cardio and strength training
- Boxing Boot Camp
- Interval training
- Cycling and spinning
- Dance and yoga
- Senior fitness

SoJo Race Series

This running race series includes events from late winter through late autumn. The 2016 race schedule follows, and is provided as an example of the types and dates of races included in the series:

- SoJo Date Dash 5k · Saturday, February 13, 2016
- SoJo Gold Rush 5k· Saturday, March 19, 2016
- SoJo Earth Day 10K- Saturday, April 23, 2016
- SoJo Summerfest 5K & Kid’s Fun Run
- SoJo Glow Run 5k/10K- Friday, July 15, 2016
- SoJo SuperHero Fun Run 2.5K- Friday, August 5, 2016
- SoJo College Rivalry Run 5k & 10k- Saturday, September 10, 2016



SoJo Running Race Series

Recreation Opportunities, Constraints and Future Directions

Based on discussions with city recreation staff, input from the public, and review of the preference survey results, maintaining a high-quality recreation experience despite limited field and program space is the largest recreational challenge. The fitness center and aquatics center are both too small to meet existing needs. Lap lanes experience the biggest shortage, followed by the hot tub and sauna.

⁷ See Salt Lake County 2015 Parks & Recreation Facilities Master Plan (Approved September 1, 2015), p. 68 for details.



Gale Center of History and Culture



Aunt Mame's House



Resident on Display Program at City Hall

Pickleball courts are in high demand, which directly compete with basketball and tennis activities. The indoor turf field is heavily utilized, and there is high demand for additional multi-use fieldhouse space. Outdoor nature recreation experiences - trail tours and river walks, for example- are growing in demand, consistent with national trends. Youth programs are operating at full capacity and will require additional space to meet existing and future need.

The SoJo running race series is gaining in popularity, despite the limited number of paved trails to race on. Cycling continues to gain in popularity, as evidenced by the numerous riders on the roads. Requests for bike repair/maintenance stations increase every year, as do requests for dog parks (dogs are currently required to be on leash in the city except in private yards). West Jordan and Millrace are the nearest dog parks, neither of which is located within the City boundaries.

The demand for soccer fields is high, and available fields are becoming over-used, making them dangerous for faster and elite players. The conversion of existing fields to artificial turf and the development of new outdoor turf fields has not emerged as a need, although such modifications might help extend the playing season and prolong field use during the cold shoulder seasons.

Investigations are currently under way regarding the possible enhancement and expansion of the fitness and aquatics center. Ideas being explored include the development of a 25-to-50 meter x 25-yard competition pool; an outdoor pool with zero entry; provision of additional lap lanes and leisure lanes; and the addition of new fitness facilities and classroom space. The adjacent skate park is dilapidated and will probably be relocated to provide space for the expanded aquatics facility.



Portion of City Hall Mural by Artist Lewis Lavoie



Founding Family Sculpture at City Park

Existing Community Arts Facilities and Programs

Having good access to art and cultural facilities and events is an important function of a city. South Jordan currently offers a robust community arts program despite limited resources and challenging facilities. As described below, the Gale Center of History and Culture is the primary community arts facility, providing a home for a range of arts events and programs supported by the City.

The Gale Center of History and Culture

The Gale Center of History and Culture was established as a museum of local history. Today it serves a much greater role. It is a place to learn and explore South Jordan's history, to come together and explore the possibilities of arts in the city. Located near the city core, the Gale Center is a museum, an art gallery, a community workshop and a local destination, where the arts and history merge to help make South Jordan a more interesting and richer place.



Daybreak Community Center

Samuel L. Holt Farmstead – Aunt Mame’s House

The city has made a significant investment in the preservation of Aunt Mame’s House, a historic residence located at the Samuel L. Holt Farmstead. Interior upgrades remain, which would enhance the use of the building.

Events

The following is a list of the key arts and cultural events sponsored or supported:

- Volunteer dinner – held in mid-January
- Miss South Jordan competition
- Easter Egg and Candy Scramble
- SoJo Summerfest – a three-day event held in mid-summer
- Sights and Sounds of Summer – rotating outdoor movie series
- Farmer’s Market – held on Towne Center Drive, west of City hall
- Chalk Art Competition- held in conjunction with one of the Saturday Farmer’s Markets
- Chili Cook-Off
- Fun at the Farmstead
- Safety and Preparedness Fair
- SoJo Marathon
- Light the Night- an annual event located around City Hall, Towne Center Drive, and the City Ice Rink Plaza that kicks-off the holiday season
- Sounds of the Season- an annual event held at Bingham High School on the first Saturday of December

Arts Committee

South Jordan has a 14-member Arts Committee composed primarily of residents, which is an advisory committee to the City Council. One of the committee-

supported highlights during 2015 was the establishment of an artist in program called Resident on Display, which exhibited the artwork of selected artists each month at Gale Center, and again at City Hall. Other arts events supported by the committee include:

- Arts at the Gale – Sept through April – Workshops in various arts
- Art Show and Literary Contest – February
- An outdoor public art project at the Gale Center that depicts the history of the city.
- Murals located at City Hall and the Community Center are other examples of “public art” projects, where the public was involved from conceptualization through implementation. The Community Center mural was completed with the participation of more 200 children, for example.

Private Recreation Facilities

The Daybreak Community Center is the most significant private recreation center in the City. Other private recreation facilities are also addressed.

Daybreak Community Center

This is a large and modern community center, which includes significant training and cultural facilities and amenities. Use of the facility is free of charge to Daybreak community residents, and available upon the payment of a fee by other residents of the city.

Private Gyms and Recreation Facilities

A wide range of gyms and training facilities are located throughout South Jordan. Access and use of these facilities is on a fee-based membership basis, which is often significantly costlier than use of municipal athletic and training facilities.

Recreation and Community Arts Analysis

One of the main objectives of this master plan is to determine how South Jordan should focus future efforts to meet existing and future needs and expectations. Based on the input provided city staff, stakeholders and the public, there is clear need for new, improved and expanded fitness/aquatics and fitness facilities, possibly as an expansion of the existing aquatics center. Other ideas for meeting growing needs include public/private joint efforts with the Daybreak Community and/or private gyms and training facilities.

It is assumed that the demand for community arts and cultural facilities will increase in the future as the population continues to grow. The development of a dedicated indoor and outdoor performing arts facility should be further explored, in tandem with the Daybreak Community or as an independent facility. One idea worth exploring is the establishment of a dedicated arts and cultural district near the Jordan River that might link Holt Farm, the future Mystic Springs Nature Park and nearby historic resources together as part of a discernible natural and cultural district. Additional review and assessment of this idea is

required. Other recommendations include enhanced marketing of under-utilized arts and cultural programs, and the expansion of existing programs to help meet new and emerging needs, including the following:

- Nature Recreational Activities
- Nature Programs/Environmental Education
- Expanded and Better Advertisement of Recreational Programs for Adults
- Senior Programs and Senior Fitness
- Arts Programs for Teens
- Mobile Arts Programs
- Programs for People with Disabilities
- Youth/Adult Arts and Crafts, Dance and Performing Arts
- Arts Education & Learning
- Community Arts
- Folk & Traditional Arts
- Literary Arts

To summarize, there is apparent need for improved and expanded recreation facilities, aquatics and fitness training in particular. The interest in community arts is likely to increase as population continues to grow, calling for more formal programs and facilities. The need for improved indoor and outdoor performing venues is also likely to rise, although specific public support for such enhancements was not indicated.

To assure that limited funds are spent in the best possible manner, it is suggested that a Recreation Facility and Community Arts Task Force be formed to investigate specific and creative ways to fund new programs and facilities, including public/private partnerships. In the meantime, a range of funding options should be explored, including those presented in Chapter 5.



Shield's Lane Trailhead



Bingham Creek Trail



Bike Lanes on Shields Lane

4 Trails

Based on the results of the preference survey and public input, trails are highly desired in South Jordan. The existing trail system serves a wide variety of users, from recreational walkers, runners and bike riders to cyclists who commute from home to work. As previously noted, trails and trailheads received the highest support for improvements.

Existing Trails

The existing public trail system is composed of a series of Regional and Recreational Trails, multi-purpose Bike and Pedestrian Routes, and various dedicated Bike Lanes and Routes. Many trails are fully-separated from roadways and most are paved.

Public trails are located in the eastern part of the city, and include trailheads and access points near the Jordan River Parkway and Bingham Creek Trail systems. The trails in Daybreak are privately owned and operated, forming an extensive system of paved and unpaved trails, and on-street bike lanes.

As illustrated in Map 3 and detailed in Table 4, approximately 170 miles of trails, bike lanes and bike routes are currently located in or proposed for development in South Jordan. More than half of these are bike lanes and bike routes to be located in the road system, the remaining consisting of fully-separated corridors that pass through various parks, parkways, canal corridors and open space features.

Ninety miles are public trails located in the non-Daybreak areas, with the remaining eighty-miles consisting of private trails located in the Daybreak Community. Fifty miles of public trails are currently established, with the

Table 4: Existing and Proposed Trails – Daybreak/Non-Daybreak and city as a Whole

TRAILS	MILES
Non-Daybreak - EXISTING	
Existing Bike Lane	2.2
Existing Bike Ped Routes	26.9
Existing Recreation Trails	15.0
Existing Regional Trails	5.2
Subtotal - Non-Daybreak Existing	49.3
Non-Daybreak - PROPOSED	
Proposed Bike Ped Route	21.0
Proposed Rec Trails	13.0
Proposed Regional Trails	6.0
Subtotal - Non-Daybreak Proposed	40.0
Total - Existing/Proposed Non-Daybreak	89.3
Daybreak -EXISTING & PROPOSED	
Existing Recreation Trails	24.3
Existing Bike Lane	8.6
Proposed Bike Ped	18.2
Proposed Bike Lane	0.6
Proposed Bicycle Connective Sharrow Signage	29.1
Total - Daybreak	80.8
Grand Total - Non-Daybreak & Daybreak	170.1

remaining 40-miles slated for development in the future. In Daybreak, 33-miles are currently installed in Phase One, with 48 Phase One miles remaining to be implemented⁸. Additional trails are anticipated in Phase II and other future developments at Daybreak.

Public Trails

The following is a description of the three types of public trails proposed for meeting the future needs of the city.

A Regional Trails

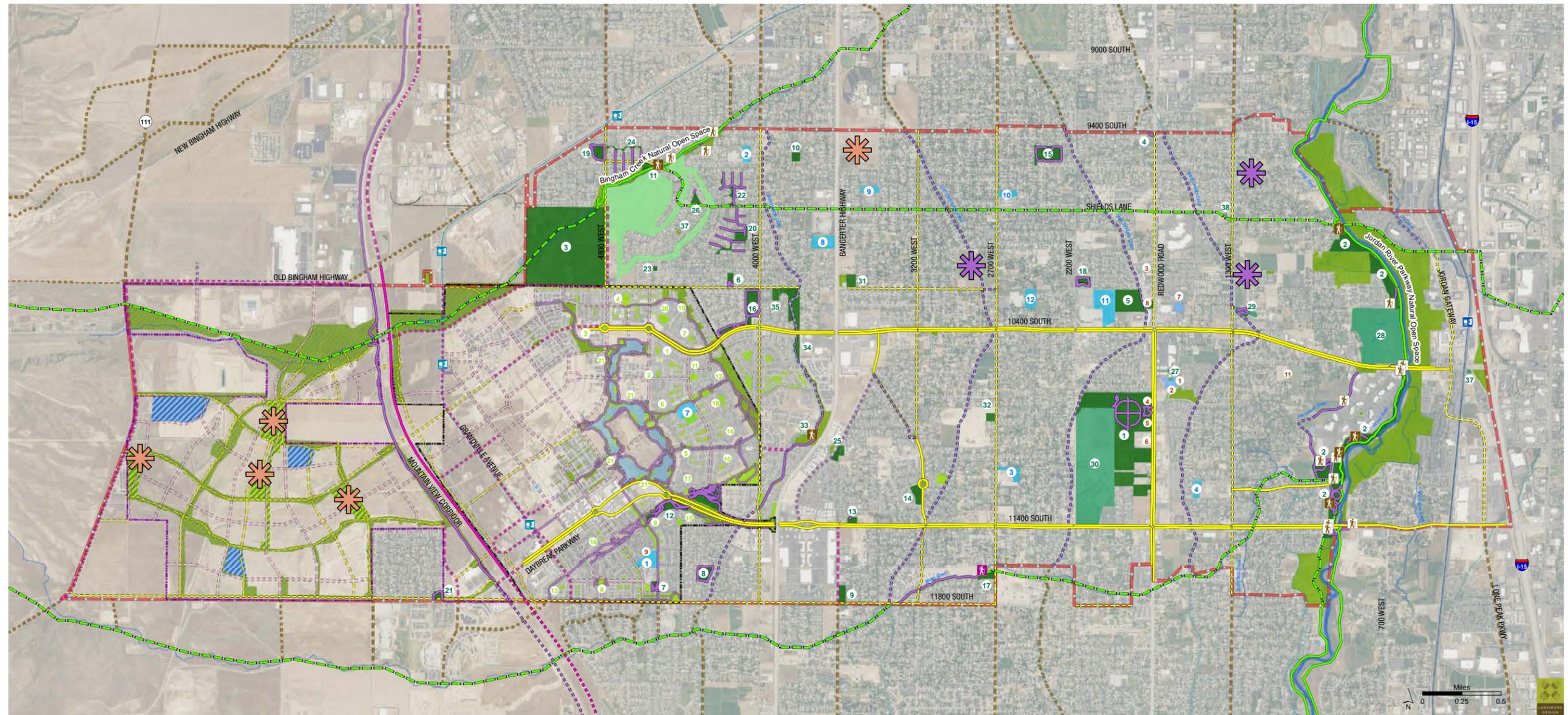
These trails link South Jordan with adjacent communities and destinations. They are primarily part of a regional trail system associated with the Jordan River Parkway and east/west routes.

Other functions of regional trails include the following:

- Fulfill both recreation and transportation functions.
- Support biking, walking and skateboarding/in-line skating. Equestrian use is limited, and motorized use is not permitted.
- Provide safe routes to schools and connections with employment areas, recreational sites, community destinations and centers.
- Include landscaping, fences, signs, benches and other features for enhanced comfort and safety.
- Are publicly owned and permanent.

⁸The proposed trail mileage in Daybreak Phase Two is unknown, although it is assumed to be comparable to Phase One mileage.

South Jordan Parks, Recreation, Community Arts, Trails, and Open Space Master Plan



TRAILS

- Existing Regional Trail
- - - Proposed Regional Trail
- Existing Recreation Trail
- - - Proposed Recreation Trail
- - - Existing Bike-Pedestrian Route
- - - Proposed Bike-Pedestrian Route
- Existing Bike Lane
- - - Bike Route (Sharrow/Signage)
- - - Proposed Trail Outside of City Boundary

TRAIL ACCESS

- Existing Trail Access
- Existing Trailhead
- Proposed Trailhead

PARKS & OPEN SPACE

- Public Park
- Natural Open Space
- Private Park
- Special Use Park
- Golf Course
- Civic
- School
- Proposed Park - Daybreak
- Proposed Open Space - Daybreak
- Proposed Civic - Daybreak

- Proposed Public Park
- Public Park Opportunities

PUBLIC TRANSIT

- Light Rail Stations
- Commuter Rail Stations
- Light Rail Route
- Commuter Rail Route

WATER

- River
- Canal
- Creek
- Intermittent Stream
- Spring
- Ditch
- Waterbodies

PUBLIC PARK & RECREATION AREAS

- 1 City Park
- 2 Jordan River Parkway
- 3 Welby Park
- 4 9400 S. Entry Park
- 5 Mary Jensen Park
- 6 Ascot Downs Park
- 7 Callendar Square
- 8 Country Crossing Park
- 9 District Detention Basin Park
- 10 Dunsinane Detention Park
- 11 Glenmoor Baseball Field
- 12 Hillside Park
- 13 Lucas Dell Park
- 14 Ivory Park
- 15 Jordan Ridge Park
- 16 Oquirrh Shadows Park
- 17 Midas Creek Park
- 18 Prospector Park
- 19 Skye Park
- 20 Stonehaven Park
- 21 Sunstone Park
- 22 Yorkshire Park
- 23 Bolton Park
- 24 Kilmuir North Park
- 25 River Heights Park
- 26 Triangle Park
- 27 Main Street Park & Plaza at Towne Center
- 28 Mulligan's Golf
- 29 Samuel Holt Historic Farm
- 30 Salt Lake County Equestrian Center
- 31 New Park 1
- 32 McKee Park
- 33 High Pointe Park
- 34 Rushton Meadows Park
- 35 New Park 2
- 36 Sunrise Mountain Park
- 37 Gateway Park
- 38 Shields Entry Park

PRIVATE DAYBREAK PARKS

- 1 Boulder Park
- 2 Bowery Park
- 3 Brookside Park
- 4 Church Park
- 5 Daybreak Promenade
- 6 Eastlake Commons
- 7 Finch Park
- 8 Founders Park
- 9 Garden Corner
- 10 Orchard Park
- 11 Overlook Park
- 12 Peek-a-Boo Park
- 13 Secret Garden
- 14 Silent Rain Park
- 15 Sunflower Park
- 16 Sunset Park
- 17 Trellis Park
- 19 Vermillion Park
- 20 Willoughby Park
- 21 Oquirrh Lake Shoreland

SCHOOLS

- 1 Daybreak Elementary School
- 2 Welby Elementary School
- 3 Monte Vista Elementary School
- 4 South Jordan Elementary School
- 5 River's Edge School
- 6 Valley High School
- 7 Eastlake Elementary School
- 8 Elk Ridge Middle School
- 9 Elk Meadows Elementary School
- 10 Jordan Ridge Elementary School
- 11 Bingham High School
- 12 South Jordan Middle School

POINTS OF INTEREST

- 1 South Jordan City Hall
- 2 Salt Lake County Library - South Jordan Branch
- 3 South Jordan Post Office
- 4 South Jordan Community & Senior Center
- 5 South Jordan Fitness & Aquatics Center
- 6 South Jordan Municipal Services Building
- 7 Gale Center of History
- 8 Salt Lake County Mary Jensen Recreation Center
- 9 Daybreak Community Center
- 10 Glenmoor Golf Course
- 11 Memorial Park Cemetery
- 12 Daybreak Recreation Center
- 13 Glenmoor Golf Course

MAP 3 EXISTING & PROPOSED TRAILS



- Are paved with soft shoulders and are typically separated from adjacent roads.
- Incorporate ramps, access points and other features as necessary to maximize use and accessibility.
- Include trailheads and access points with restrooms, parking, signs and lighting.

B Recreational Trails

The primary purpose of these trails is to support recreational trail use and to provide a finer grain of connectivity. They often link with the regional trail system. They also:

- Support hiking, mountain biking and equestrian use where appropriate
- Prohibit motorized use.
- Include minimal enhancements to protect surrounding natural resources.
- Are permanently protected.
- Are typically paved with some unpaved segments appropriate for natural open space locations.
- Are community connectors.
- Include soft shoulders and are separated from adjacent roads.
- Incorporate ramps, access points and other features to maximize use and accessibility.
- Have 10' minimum widths.
- Directly or indirectly link with trailheads and access points.

C Bike Lanes, Bike Routes and Bike/Ped Routes

These consist of the following types of facilities:

- **On-Street Striped Bicycle Lanes** – paved, striped bicycle lane adjacent to the traffic lane on the roadway, a minimum of 4' in width, designed to meet AASHTO standards.
- **On-Street Signed Bicycle Routes** – paved travel path located on the existing roadway which is signed for joint use. Bicyclists travel with vehicular traffic and share the roadway.
- **Sharrows**- primarily located in the Daybreak Community. Consist of a Shared Bike/Ped pathway, fully-separated from the adjacent roadway. Trail and crossings are signed for joint bike/pedestrian use.

Resident Support for Trails

According to the results of the preference survey, the public is more supportive of funding trail improvements than any other type of improvement. Survey respondents prioritized the construction of new walking, hiking and biking trails and the improvement of existing trails and trailheads with restrooms and lighting improvements. Trails were also roundly supported in the limited public input received early in the planning process.

Private Trails

The extensive trail system in the Daybreak Community is privately owned, operated and managed through a homeowners' association (HOA). The Daybreak trail system includes a wide variety of urban trails that are linked with the public trail system to the east, creating a connected system. The trail standards used at Daybreak are different than those used elsewhere in the community, and are generally wide, high-quality facilities.

Trails System Analysis

The South Jordan trail system should be comprehensive, merging the extensive and diverse public and private trail system into a single, coordinated system. To ensure the trail system is fully-connected, filling gaps in the Regional Trail system should have the highest priority for implementation, followed by completion of the missing recreational trail segments. These improvements should be implemented as soon as possible.

Other proposed improvements include the provision of and/or enhancement of restrooms at key trailheads, and implementation of lighting improvements along the regional trail system.

A new trailhead or access point should be provided near the south city border at Midas Creek Park (2700 West/11800 South). The trailhead would provide access to the proposed east/west trail in the vicinity, which passes extends into the adjacent community.

Cooperative efforts with UDOT, Salt Lake County and other regional transportation partners such as the Wasatch Front Regional Council are encouraged to facilitate implementation of the public trail system. Linkages with the Daybreak Community trail system should be improved and standards synchronized to form a seamless and comprehensive trail system. Trail implementation should be flexible, seizing opportunities as they arise to help fill gaps.

5 Acquisition & Construction Costs

As illustrated in the Parks, Recreation, Community Arts, Open Space and Trails Concept Diagram (Figure 3), numerous changes and improvements are required to ensure the vision outlined in the preceding chapters are met. The following is a summary of the specific projects and tasks.

Park and Open Space Development Priorities

A Meeting Existing Park Needs:

- Acquire and develop a park in the northeastern quadrant of the city to fill a critical park distribution gap (see Map 2). It is assumed that this will be a five-acre Neighborhood Park and/or Community Park, although larger sites should also be considered, as feasible.

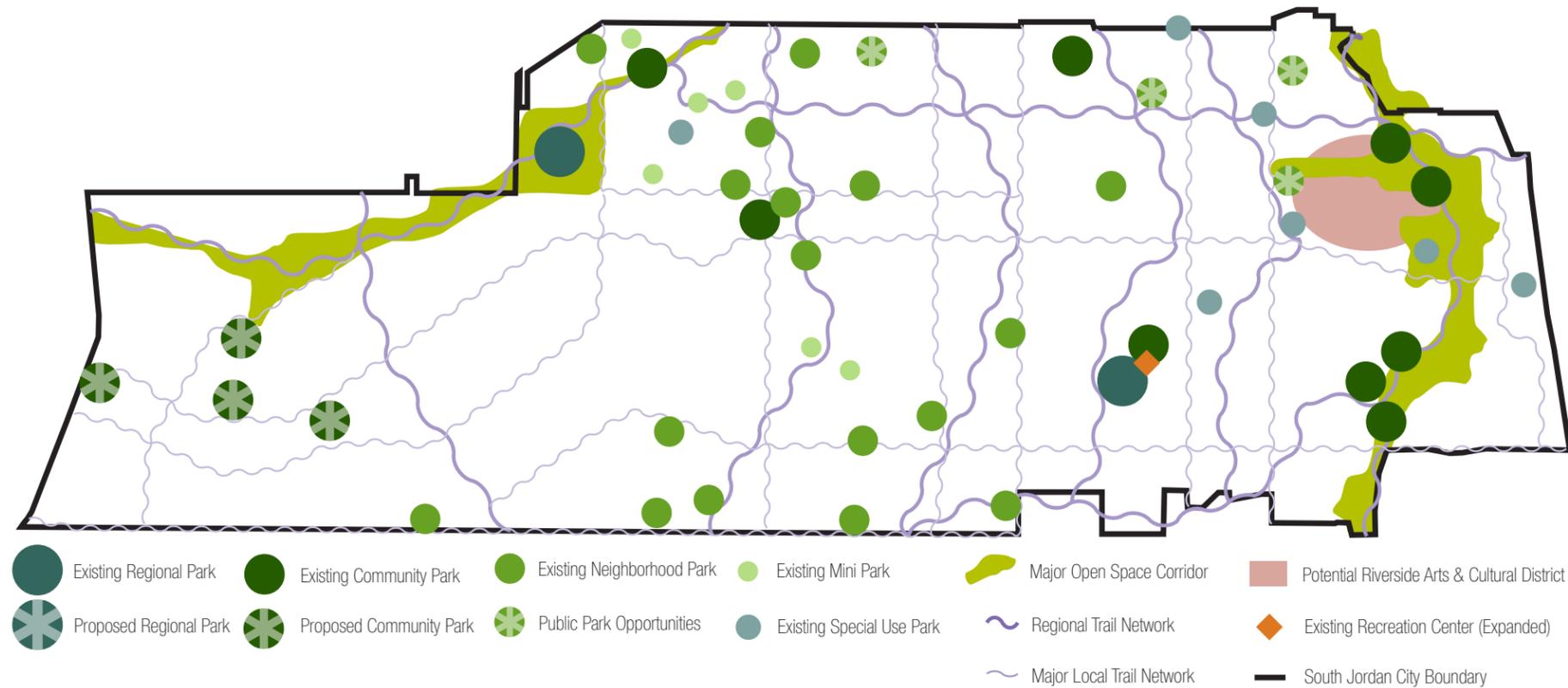
B Meeting 2026 Park Needs:

- Ensure that the 80 acres of undeveloped parks required to meet the development agreement at Daybreak are implemented according to established "trigger points". It is essential that these parks focus on active sports and the provision of sports fields to ensure future needs are met.
- Ensure that Welby Regional Park is developed per the master plan developed by Salt Lake County Parks and Recreation (see Appendix E). Encourage and support implementation by 2026 through funding support and partnering opportunities with Salt Lake County.

C Meeting Park Needs at Buildout

- Continue to ensure that the 80 acres of undeveloped parks required to meet the development agreement at Daybreak are developed according to established "trigger points". It is essential that these parks are focused on active sports and the provision of sports fields to ensure future needs are met.
- No additional park acreage is required to meet long-term park needs, apart from acquisition of the five-acre site to fill Gap 1. The currently proposed parks will result in a slight over-provision of parks, assuming the future LOS of 4.45 is maintained as a goal through buildout.
- It is assumed that the park and open space system in the Daybreak Community will continue to be implemented with a focus on privately-owned facilities, and that public parks and open spaces will be provided per established agreements with the city, including 200 acres of public park land, 80 acres of which will be earmarked for active, developed parks.

Figure 3: Parks, Recreation, Community Arts, Trails, and Open Space Concept



- Enhancement of artist-in-residence programs.
- Introduction of movable art-in-the-park and performance programs.
- Cooperation with the Daybreak Community in the provision of community arts facilities and programs to meet future needs that avoid the duplication of services and costs.

Transformation of the Community Center at City Park could help meet arts programming needs in the long-term. The development of additional permanent indoor and outdoor performing spaces should also be considered as demand increases.

The establishment of a flagship **Community Arts and Cultural District** should be explored in the long-term, possibly near the Jordan River. The envisioned district could link historic and cultural features and destinations such as Samuel L. Holt Farmstead, Mystic Springs Park and nearby artist studios and residences. Associated facilities might include an amphitheater, an indoor performance facility/theater, sculpture gardens, open-air art and nature displays and programmed art and cultural events to attract interest and participation. Additional study is required to determine the validity of this idea, and to ensure that the ecological integrity of the Jordan River and other sensitive lands are not compromised or impacted.

Trails and Bike Lane/Bike Route Development Priorities

The enhancement of public trails is highly supported by the public. The following is a list of key trail improvements to be implemented in the short and long term.

- Implement the public trail system illustrated in Map 4 and Figure 3, including 21 miles of new Bike/Ped routes, 13 miles of public Recreational Trails and six miles of public Regional Trails.
- Install the Regional and Recreational Trails within the ten-year planning horizon (2026).
- Provide a new trailhead near the southeastern edge of the city on the west side of 2700 West (see Map 4).
- Implement lighting improvements along all Regional and Recreation Trails, beginning with the Jordan River Parkway.
- Provide restrooms at key trailheads.
- Implement proposed trails and associated trail improvements in a systematic manner, beginning with Regional Trails, continuing with Recreational Trails, and concluding with local trails. A level of flexibility should be applied in the timing and phasing of these improvements, providing an ability to respond to unforeseen opportunities.

It is assumed that the trail system in the Daybreak Community will continue to be implemented primarily as a private effort. Trail standards throughout the city should be coordinated to promote a seamless and unified trail experience.

D Adopting Minimum Park Standards

- To ensure that existing and future parks meet community needs, the minimum park standards presented in Chapter 2 should be adopted as official city policy.
- New parks should include amenities and features to meet the minimum park standards.
- Carefully consult surrounding neighbors and other community members during the design process to ensure new public parks meet local and community needs.
- Implementation should take place with a level of flexibility to promote creative and responsive designs and recognize the unique opportunities of each park and its setting.

E Expanding the Open Space System

- Continue to preserve the natural open space system in an opportunistic manner, acquiring new sites that extending existing open space corridors and properties.
- Explore opportunities that expand the range and types of open space in the city, including the permanent preservation of cultural landscapes and agricultural land for the benefit of future generations.

Recreation and Community Arts Development Priorities

South Jordan should improve and expand recreation facilities to ensure future need is met. Key actions to be considered for implementation by 2026 include the following:

- Expansion of the existing South Jordan Fitness and Aquatics Center with additional aquatics and fitness facilities. Ongoing and future studies will be required to determine specific improvement efforts.
- Development of a new, dedicated senior center and conversion of the existing South Jordan Community Center and Senior Center into a state-of-the-art community center.
- Cooperation with the Daybreak Community and other private/public partners in the provision of recreation facilities and programs to meet future needs that avoid the duplication of services and costs.

Community Arts improvements are also recommended, building upon local arts traditions while broadening the community arts profile over time. Key actions include the following:

- Enhancement of existing arts programming.
- Expansion of public art and sculpture displays in parks and public spaces.

Development Costs and Funding Priorities

Costs for Parks

Upgrading Existing Parks

In Chapter 2, Table 1 documents the number of park amenities currently provided at all public parks. Table 3 identifies the number of additional amenities required to bring existing parks up to the minimum standard. Table 5 below indicates that the probable cost for implementing these improvements is \$2.25 million. These improvements should be implemented as soon as possible.

Table 5: Probable Costs for Upgrading Existing Parks to Meet Minimum Development Standards

Park Amenities	Unit	Cost	#	TOTAL
Restrooms	Each	\$300,000	0	\$0
Playgrounds	Each	\$150,000	0	\$0
Perimeter Walking Paths	Each	\$25,000	0	\$25,000
Sand Volleyball Courts	Each	\$25,000	0	\$0
Tennis/Pickleball Courts	Each	\$150,000	4	\$600,000
Basketball Courts	Each	\$150,000	4	\$600,000
Baseball/Softball Fields	Each	\$100,000	0	\$0
Multipurpose Fields	Each	\$100,000	0	\$0
Splash Pads	Each	\$1,000,000	1	\$1,000,000
TOTAL				\$2,225,000

Acquiring and Developing New Parks to Meet Future Needs

To Meet Existing Need in 2016

A new five-acre park site is required to fill Gap 1. Estimated acquisition costs are \$250,000 per acre, or \$1.25 million dollars. Estimated per-acre development costs are also \$250,000 per acre, or \$1.25 million dollars. The total costs to meet this need is \$2.5 million dollars. This improvement should be implemented as soon as possible.

To Maintain the Proposed LOS in the Short-term (2026) and Long-term (at Projected Buildout in 2045)

As detailed in Chapter 2, 126 acres of park land is required by 2026, with an additional 117 acres required by buildout, for a total of 243 acres. It is assumed that Welby Regional Park (168 acres) will be developed over a 10-to-20-year period, and the eighty-acres of active publicly-owned parks at Daybreak will be developed per agreed-upon population thresholds through 2045. Together, these parks account for 248 acres, which is slightly more than the 245 acres required to maintain the LOS of 4.45 acres per 1,000 residents. Table 6 summarizes the anticipated costs to upgrade existing parks, acquire new park land and develop future parks to meet future needs is \$23.5 million.

Table 6: Cost to Upgrade Existing Parks, Acquire New Park Land and Develop Proposed Parks to Meet Needs in 2026 and at Buildout (2045)⁹

ITEM	ACRES	COST
Cost to Upgrade Existing Parks	N/A	\$2,225,000
Cost to Acquire Land to Meet Existing Needs	5	\$2,500,000
Cost to Develop Land to Meet Existing Needs	5	\$2,500,000
Cost to Acquire Land to Meet Needs in 2026	0	\$0
Cost to Develop Land to Meet Needs in 2026 (2050)	126	\$8,442,000
	0	\$0
Cost to Develop Land to Meet Needs by Buildout (2050)	117	\$7,839,000
Total Cost	253	\$23,506,000

Costs for Recreational and Community Arts Facilities

In order to keep pace with future demands, the existing Fitness and Aquatics Center should be considered for expansion as into a larger, modern and efficient facility. Key improvements that are envisioned include the enhancement and expansion indoor and outdoor aquatics, expansion of fitness and training facilities, and the provision of additional classroom and administrative space.

The provision of a new stand-alone Senior Center should also be considered, which will help meet future needs. Once this has been achieved, the existing Community Center/Senior Center could be converted into a standalone Community Center.

Other long-term enhancements include the possible establishment of a Cultural Arts District near the Jordan River Parkway, and additional public art enhancements throughout the city.

Due to the high level of uncertainty regarding these improvements, the provision of a reasonable cost estimate is difficult. However, \$30 to 50 million dollars is a realistic benchmark for implementing these improvements, in 2016 dollars. Private, private/public and public/public cooperative efforts should be considered to help meet these needs.

Costs for Trails

In order for the proposed trail concept to become reality, approximately 40 miles of public trails and roadway enhancements are required. A new trailhead is also assumed, which should be developed as soon as possible. Trailhead costs assume the inclusion of paved parking lots, a restroom and coordinated signing as a minimum standard.

⁹ Development costs assume that South Jordan will pay the full costs for developing parks to meet existing needs, which is estimated at \$250,000 per acre. Development costs to meet needs through buildout is \$67,000 per acre, which assumes the South Jordan contribution to the 80-acres of active Daybreak parks is \$150,000 per acre and the city contribution to the development of Welby Regional Park is 10% of the total.

As illustrated in Table 7, the estimated cost to develop the proposed trails and trailheads is approximately \$8,750,000. The cost for implementing roadway trail improvements for bike lanes is not included, as it is assumed such improvements will be implemented as part of roadway projects.

Table 7: Cost to Develop New Trails, Trailheads and Trail Lighting

TRAIL TYPE	MILES	COST/MILE	TOTAL	IMPLEMENTATION PERIOD
Proposed Bike/Ped Routes and Lanes	21	*	N/A	TBD
Proposed Recreational Trails	13	\$250,000	\$3,250,000	2016-2026
Proposed Regional Trails	6	\$350,000	\$2,100,000	2016-2026
Lighting/Safety Improvements ***	61	\$200,000	\$3,050,000	2016-2050
New Trailhead**	1	\$350,000	\$350,000	2016-2026
TOTAL COST	102		\$8,750,000	

* It is assumed the the costs for implementing bike and pedestrian route/lane improvements will be implemented as part of roadway projects.

** Cost per trailhead, reflecting a typical development cost.

*** Lighting enhancements are for existing and proposed Regional and Recreational Trails (61 miles total).

Total Probable Costs

As illustrated in Table 8, the total probable cost for upgrading, acquiring and developing all park and trail improvements through buildout is just under 30 million dollars. The cost for upgrading aquatics and training facilities, developing a stand-alone senior center, upgrading the multi-purpose center and establishing a Community Arts and Culture District is uncertain and will require more detailed assessments and study.

Establishing Funding Priorities

Establishing funding priorities is a challenge for communities with limited resources and diverse community needs. The following are some key considerations to ensure funds are properly prioritized:

- Do they meet life and safety concerns?
- Do they support on-going maintenance of existing facilities (thereby protecting existing resources and investments)?
- Do they meet future needs in clear and logical phases?

It should be noted that budgets should be established for the acquisition of future facilities as soon as possible. This will help avoid escalating acquisition costs over time.

Table 8: Total Probable Cost – 2016 to Buildout by Implementation Period

IMPLEMENTATION PERIOD	PROBABLE COST (\$2016)
Immediate Implementation (2016-2021)	
Upgrading Existing Parks	\$2,225,000
Cost to Acquire Land to Meet Existing Needs	\$1,250,000
Cost to Develop Land to Meet Existing Needs	\$1,250,000
Proposed Recreational Trails	\$3,250,000
Proposed Regional Trails	\$2,100,000
New Trailhead (1)	\$350,000
subtotal	\$10,425,000
Implementation within 10-year planning horizon (2016-2026)	
Cost to Develop Land to Meet Needs in 2026	\$8,442,000
subtotal	\$8,442,000
Implementation by buildout (2016-2050)	
Trail Lighting/Safety Improvements	\$3,050,000
subtotal	\$3,050,000
Implementation by buildout (2026-2050)	
Cost to Develop Land to Meet Needs from 2026 to 2050	\$7,889,000
subtotal	\$7,889,000
Grand Total	\$29,806,000

An Action Plan is provided in Table 9 which summarizes immediate, short and long-term implementation actions and priorities.

Existing Funding Sources

The following are some of the key funding sources currently available for implementing the plan recommendations.

- **General Funds** - funds that come through government taxes such as property, sales, and utilities that is divided up as the city sees fit.
- **Park Improvement Funds** - impact fees assessed with new development to provide comparable level of service for parks as the city grows.
- **Enterprise Funds** - mechanism where governments charges fees for programs and services and then uses the money to pay for those services.

Details regarding the various funding options and sources is provided below.

Funding Options and Opportunities for Large Projects

General Obligation Bonds

The lowest interest cost financing for any local government is typically through the levying of taxes for issuance of General Obligation Bonds. General Obligation Bonds, commonly referred to as “G.O. Bonds,” are secured by the unlimited pledge of the taxing ability of the District, sometimes called a “full faith and credit” pledge. Because G.O. bonds are secured by and repaid from property

taxes, they are generally viewed as the lowest credit risk to bond investors. This low risk usually translates into the lowest interest rates of any municipal bond structure.

Under the Utah State Constitution, any bonded indebtedness secured by property tax levies must be approved by a majority of voters in a bond election called for that purpose. Currently, bond elections may only be held twice each year; either on the third Tuesday following the third Monday in June (the date of any primary elections) or on the November general election date.

If the recreation improvements being considered for funding through a G.O. bond has broad appeal to the public and proponents are willing to assist in the promotional efforts, G.O. bonds for recreation projects can meet with public approval. However, since some constituents may not view them as essential-purpose facilities for a local government or may view the government as competing with the private sector, obtaining positive voter approval may be a challenge.

It should also be noted that a G.O. bond election, if successful, would only cover the financing of capital expenditures for the facility. Facility revenues and/or other city funds would still be needed to pay for the operation and maintenance expenses of the facilities.

State law limitations on the amount of General Obligation indebtedness for this type of facility are quite high with the limit being four percent of a city’s taxable value. Pursuant to state law the debt must be structured to mature in forty years or less, but practically the city would not want to structure the debt to exceed the useful life of the facility.

Advantages of G.O. bonds:

- Lowest interest rates
- Lowest bond issuance costs
- If approved, a new ‘revenue’ is identified to pay for the capital cost

Disadvantages of G.O. bonds:

- Timing issues; limited dates to hold required G.O. election
- Risk of a “no” vote while still incurring costs of holding a bond election
- Can only raise taxes to finance bonds through election process to pay for physical facilities, not ongoing or additional operation and maintenance expense. This would have to be done through a separate truth-in-taxation tax increase.

Sales Tax Revenue Bonds

Several years ago, Utah state law was amended to allow municipalities to issue debt secured by a pledge of their sales tax receipts. Sales tax revenue bonds have been well received in the markets and may be used for a wide variety of municipal capital projects, including recreation facilities. State law limits the amount of sales tax revenue bonds that may be issued by a community. Under current law, the total annual debt service on all sales tax revenue bonds issued by a city may not exceed 80 percent of the sales tax revenues received by the city in

the preceding fiscal year. Also, due to the facts that (1) most cities rely heavily on their sales tax revenues for their operations; and (2) local governments have very little control over the sales tax revenue source; the financial markets will typically only allow an issuer to utilize approximately one-half of the revenues available as a pledge toward debt service as they require minimum debt service coverage covenants of two times revenues to debt costs.

Additionally, due to the reliance on sales tax revenues for the general operations of most communities, existing sales tax revenues would have to be diverted to repay the bonds, unless the city has additional revenue sources that can be devoted to repayment of the bonds, or it is anticipating a spike in sales tax revenues due to new large retail businesses locating in the city.

Utah local government sales tax revenue bonds are very well regarded in the bond market and will generally trade within five to fifteen basis points of where the city’s General Obligation Bond debt would price.

Advantages of Sales Tax Revenue Bonds:

- Relatively low interest rates
- No vote required

Disadvantages of Sales Tax Revenue Bonds:

- Utilizes existing city funds with no new revenue source identified
- Somewhat higher financing costs than G.O. Bonds

Special Assessment Areas

Formerly known as Special Improvement Districts or (SIDs), a Special Assessment Area (SAA) provides a means for a local government to designate an area as benefited by an improvement and levy an assessment to pay for the improvements. The assessment levy is then pledged to retire the debt incurred in constructing the project.

While not subject to a bond election as General Obligation bonds require, SAAs may not, as a matter of law, be created if 50 percent or more of the property owners subject to the assessment, weighted by method of assessment, within the proposed SAA, protest its creation. Politically, most City Councils would find it difficult to create an SAA if even 20-30 percent of property owners oppose the SAA. If created, the city’s ability to levy an assessment within the SAA provides a sound method of financing although it will be at interest rates higher than other types of debt that the city could consider issuing.

The underlying rationale of an SAA is that those who benefit from the improvements will be assessed for the costs. For a recreation facility or similar major project, which is intended to serve all residents of the community, and in this case possibly serve multiple communities, it would be difficult to make a case for excluding any residential properties from being assessed, although commercial property would have to be evaluated with bond counsel. The ongoing annual administrative obligations related to an SAA would be formidable even though state law allows the city to assess a fee to cover such administrative



Table 9: Action Plan

		IMMEDIATE IMPLEMENTATION 0 to 5 years 2016 to 2021	SHORT -TERM IMPLEMENTATION 0 to 10 years 2016 to 2026	MEDIUM-TERM IMPLEMENTATION 10 to 20 years 2026 to 2036	LONG-TERM IMPLEMENTATION 20 years+ (through buildout) 2036+
1	Establish a level of service for the provision of new parks at 4.45 acres per 1,000 population through buildout.				
2	Acquire and develop a single five-acre park in the eastern part of the City to fill a critical distribution gap.				
3	Ensure that Welby Regional Park is developed according to the master plan developed by Salt Lake County Parks and Recreation, and explore a cooperative funding and use agreement options.				
4	Ensure that the 80-acres of active parks earmarked for development in Daybreak are designed and developed with sports amenities and fields necessary for meeting long-term needs.				
5	Adopt the proposed minimum park standards as official City policy.				
6	Develop a detailed master plan and funding program for an upgraded Recreation and Aquatics Center.				
7	Expand the existing South Jordan Fitness and Aquatics center with additional aquatics and fitness facilities identified in detailed master plans and funding program.				
8	Assess the need for a new standalone senior center and the transformation of the existing facility into an upgraded multi-purpose center.				
9	Enhance cultural and arts programming throughout the City.				
10	Provide additional public art and sculpture displays in existing parks and public spaces.				
11	Enhance artist-in-residence programs throughout the City.				
12	Introduce movable art-in-the-park and performance programs.				
13	Develop Indoor and outdoor performing spaces to facilitate community arts and cultural programming.				
14	Study the establishment of a Community Arts and Cultural District near the Jordan River.				
15	Develop 21 miles of new regional bicycle/pedestrian routes.				
16	Develop 13 miles of new recreational trails as the highest trail priority.				
17	Develop six miles of new regional trails as the highest trail priority.				
18	Develop a complete local trail system as a long-term goal.				
19	Implement lighting improvements along existing and proposed regional and recreation trails.				
20	Provide restrooms at key trailheads.				
21	Develop a one additional trailhead at Midas Creek Park (2700 West/11800 South).				
22	Implement a coordinated system of trail standards throughout the City, including Daybreak.				
23	Ensure that all trails, bike/pedestrian routes, bike lanes/routes and other trail improvement identified in the master plan are adopted as official City policy.				
24	Establish an "Adopt a Trail" program to encourage trail user assistance in maintaining the trail system.				
25	Implement a Safe Routes to Schools program with an emphasis on trail use and connections.				
26	Continue to provide public information regarding parks, recreation programs and facilities, trails and arts/cultural facilities and programs.				
27	Continue to utilize best management and maintenance procedures to protect the City's park and recreation investments.				
28	Continue application and maintenance of an up-to-date inventory of all parks and park facilities in order to protect the City's park and recreation investments.				
29	Provide programs to help residents to "self-maintain" parks and park facilities.				
30	Design all parks and trails in a manner that conserves water.				

costs. Special Assessment notices are mailed out by the entity creating the assessment area and are not included as part of the annual tax notice and collection process conducted by the County.

If an SAA is used, the city would have to decide on a method of assessment (i.e. per residence, per acre, by front-footage, etc.) which is fair and equitable to both residential and commercial property owners.

This ability to utilize this mechanism by cities joined together under an inter-local cooperative would need to be explored with legal counsel. There are several issues that would need to be considered such as ownership of the facility and a local government can only assess property owners within its proper legal boundaries.

Advantages of SAA Bonds:

- Assessments provide a ‘new’ revenue source to pay for the capital expense
- No general vote required (but those assessed can challenge the creation)

Disadvantages of SAA Bonds:

- Higher financing costs
- Significant administration costs for a City-Wide Assessment area

Note – Due to the costs of administering a City-Wide SAA and given that special assessments cannot be deducted from income taxes, but property taxes can, it seems more rational to seek for G.O. election approval rather than form a City-Wide SAA.

Lease Revenue Bonds

One financing option which, until the advent of sales tax revenue bonds, was frequently used to finance recreation facilities is a Lease Revenue Bond issued by the Local Building Authority (formerly Municipal Building Authority) of the city. This type of bond would be secured by the recreation center property and facility itself, not unlike real property serving as the security for a home mortgage. Lease revenue bonds are repaid by an annual appropriation of the lease payment by the City Council. Generally, this financing method works best when used for an essential public facility such as city halls, police stations and fire stations. Interest rates on a lease revenue bond would likely be 15 to 30 basis points higher than on sales tax revenue bonds depending on the market’s assessment of the “essentiality” of the facility.

Financial markets generally limit the final maturity on this type of issue to the useful life of the facility and state law limits the term of the debt to a maximum of forty years. As the city is responsible to make the lease payments, the financial markets determine the perceived willingness and ability of the city to make those payments by a thorough review of the city’s General Fund monies.

As this type of bond financing does not generate any new revenue source, the City Council will still need to identify revenue sources sufficient to make the lease payments to cover the debt service.

Creative use of this option could be made with multiple local governments, each of which could finance their portion through different means – one could use sales tax, another could issue G.O. bonds, etc.

Advantages of Lease Revenue Bonds:

- No general vote required
- No specific revenue pledge required

Disadvantages of Lease Revenue Bonds:

- Higher financing costs than some other alternatives
- No ‘new’ revenue source identified to make up the use of general fund monies that will be utilized to make the debt service payment

Creation of a Special Service District

A city, or several cities via inter-local agreement, can create a Recreation District charged with providing certain services to residents of the area covered by the District. A Special District can levy a property tax assessment on residents of the District to pay for both the bond debt service and O&M. It should be noted that the city already can levy, subject to a bond election and/or the truth-in-taxation process, property taxes. The creation of a Recreation Special Service District serves to separate its designated functions from those of the city by creating a separate entity with its own governing body. However, an additional layer of government may not be the most cost effective.

Creative Financing

Non-traditional sources of funding may be used to minimize the amount that needs to be financed via the issuance of debt. The city’s approach should be to utilize community support for fund-raising efforts, innovative sources of grants, utilization of naming rights/donations, partnership opportunities involving other communities and the private sector, together with cost-sharing arrangements with school districts. To the extent debt must be incurred to complete the financing package, alternative bonding structures, as discussed above, should be evaluated to find the optimal structure based on the financial resources of the city.

Funding Options and Opportunities for Smaller Projects

Private Funds

Private and Public Partnerships

The Parks and Recreation Department or a group of communities acting cooperatively, and a private developer or other government or quasi-government agency may often cooperate on a facility that services the public, yet is also attractive to an entrepreneur or another partner. These partnerships can be

effective funding opportunities for special use sports facilities like baseball complexes or soccer complexes; however, they generally are not feasible when the objective is to develop community parks that provide facilities such as playgrounds, informal playing fields, and other recreational opportunities that are generally available to the public free of charge. A recreation center, community center, or swimming/water park is also potentially attractive as a private or public partnership.

Private Fundraising

While not addressed as a specific strategy for individual recreation facilities, it is not uncommon for public monies to be leveraged with private donations. Private funds will most likely be attracted to high-profile facilities such as a swimming complex or sports complex, and generally require aggressive promotion and management on behalf of the park and recreation department or city administration.

Service Organization Partners

Many service organizations and corporations have funds available for park and recreation facilities. Local Rotary Clubs, Kiwanis Clubs, and other service organizations often combine resources to develop park and recreation facilities. Other for-profit organizations such as Home Depot and Lowes are often willing to partner with local communities in the development of playground and other park and recreation equipment and facilities. Again, the key is a motivated individual or group who can garner the support and funding desired.

Joint Development Partnerships

Joint development opportunities may also occur between municipalities and among agencies or departments within a municipality. Cooperative relationships between cities and counties are not uncommon, nor are partnerships between cities and school districts. Often, small cities in a region can cooperate and pool resources for recreation projects. There may be other opportunities as well which should be explored whenever possible to maximize recreation opportunities and minimize costs. To make these kinds of opportunities happen, there must be on-going and constant communication between residents, governments, business interests and others.

Local Funding Sources

ZAP Taxes

Zoo, Arts and Park (ZAP) taxes have been very effective in raising funds for a range of recreation, trails, and arts projects. This program is administered by Salt Lake County, which receives one penny for every \$10.00 purchased, and redistributes the funds to more than 160 qualified parks, recreation cultural organizations and events. The existing ZAP tax was recently approved, and will be in effect for a ten-year period.

Park and Recreation Impact Fees

The city has an impact fee program for park and recreation projects which is being updated. Impact fees can be used by communities to offset the



cost of public parks and facilities needed to serve future residents and new development.

Impact fees are especially useful in areas of rapid growth. They help the community to maintain a current level of service as new development puts strain on existing facilities. It assures that new development pays its proportionate share to maintain quality of life expectations for its residents.

Dedications and Development Agreements

The dedication of land for parks, and park development agreements has long been an accepted development requirement and is another valuable tool for implementing parks. The city can require the dedication of park land through review of projects such as Planned Unit Developments (PUDs), for example.

Special Taxes or Fees

Tax revenue collected for special purposes may be earmarked for park development. For instance, the room tax applied to hotel and motel rooms in the city could be earmarked for parks, recreation and trails development but is generally earmarked for tourism-related projects.

Community Development Block Grants

Community Development Block Grants (CDBG) can be used for park development in areas of the city that qualify as low and moderate income areas. CDBG funds may be used to upgrade parks, purchase new park equipment and improve accessibility (Americans with Disabilities Act). Additionally, CDBG funds may be used for projects that remove barriers to access for the elderly and for persons with severe disabilities.

User Fees

User fees may be charged for reserved rentals on park pavilions and for recreation programs. These fees should be evaluated to determine whether they are appropriate. A feasibility study may be needed to acquire the appropriate information before making decisions and changes.

Redevelopment Agency Funds

Generally, Redevelopment Agency (RDA) Funds are available for use in redevelopment areas. As new RDA areas are identified and developed, tax increment funds generated can, at the discretion of the city, be used to fund park acquisition and development.

State and Federal Programs

The availability of these funds may change annually depending on budget allocations at the state or federal level. It is important to check with local representatives and administering agencies to find out the status of funding. Many of these programs are funded by the Federal government and administered by local State agencies.

Land and Water Conservation Fund

This Federal money is made available to States, and in Utah is administered by the Utah State Division of Parks and Recreation. Funds are matched with local funds for acquisition of park and recreation lands, redevelopment of older recreation facilities, trails, accessibility improvements and other recreation programs /facilities that provide close-to-home recreation opportunities for youth, adults, senior citizens and persons with physical and mental disabilities.

MAP-21 Current (Replaces SAFETEA-LU)¹⁰

The recently enacted Moving Ahead for Progress in the 21st Century (MAP-21) includes several substantial changes to the transportation enhancement (TE) activities defined in Title 23. The activities are now termed “transportation alternatives,” (TAs).

Under SAFETEA-LU, there were twelve eligible enhancement activities. Under MAP-21 there are nine eligible TA’s. The overall theme of the revisions is to expand the eligibilities from strictly enhancing the transportation system to include planning, construction and design related to compliance with existing federal regulations. Previously, the Federal Highway Administration (FHWA) Guidance on Transportation Enhancement Activities prohibited the use of TE funds for “project elements or mitigation that normally would be required in a regular highway project.” This included project elements and costs associated with meeting the requirements of laws such as the Americans with Disabilities Act (ADA) of 1990, the National Environmental Protection Act (NEPA) of 1969, the National Historic Preservation Act of 1966 and the Department of Transportation Act of 1966. New regulatory guidance from FHWA will be required to clarify exactly how changes in the legal definitions will impact eligibility. To qualify for funding all projects must fit into one of the following nine federally designated categories.

- Construction, planning and design of facilities for pedestrians and bicyclists and compliance with Americans with Disabilities Act.
- Safe routes for non-drivers to access daily needs.
- Conversion and use of abandoned railroad corridors for trails.
- Construction of turnouts, overlooks and viewing areas.
- Community improvements, including:
- Inventory, control, or removal of outdoor advertising
 - Historic preservation and rehabilitation of historic transportation facilities;
 - Archaeological activities relating to impacts from implementation of transportation project eligible under this title.
 - Any Environmental mitigation activity.
 - Address storm water management, control and water pollution prevention or abatement related to highway construction or due to highway runoff; or
 - Reduced vehicle-caused wildlife mortality or to restore and maintain connectivity among terrestrial or aquatic habitats.

- The Recreation Trails Program under section 206.
- Safe Routes to Schools under section 1404 of SAFETEA-LU.
- Planning, designing, or constructing boulevards and other roadways largely in the right-of-way of former Interstate System routes or divided highways.

Federal Recreational Trails Program

The Utah Department of Natural Resources, Parks and Recreation Division administers these Federal funds. The funds are available for motorized and non-motorized trail development and maintenance projects, educational programs to promote trail safety and trail related environmental protection projects. The match is 50 percent, and grants may range from \$10,000 to \$200,000. Projects are awarded in August each year.

Utah Trails and Pathways / Non-Motorized Trails Program

Funds are available for planning, acquisition and development of recreational trails. The program is administered by the Board of Utah State Parks and Recreation, which awards grants at its fall meeting based on recommendations of the Recreation Trails Advisory Council and Utah State Parks and Recreation. The match is 50 percent, and grants may range from \$5,000 to \$100,000.

In-Kind and Donated Services or Funds

Several options for local initiatives are possible to further the implementation of the master plan. These kinds of programs would require the city to implement a proactive recruiting initiative to generate interest and sponsorship, and may include:

- “Friends of South Jordan Parks and Recreation” for fund-raising and volunteer support of South Jordan’s parks, open spaces, recreation facilities and programs, community arts and trails;
- Adopt-a-park or adopt-a-trail, whereby a service organization or group either raises funds or constructs a given facility with in-kind services;
- Corporate sponsorships, whereby businesses or large corporations provide funding for a facility, as per an adopt-a-trail and adopt-a-park program; or
- Public trail and park facility construction programs, in which local citizens donate their time and effort to planning and implementing trail projects and park improvements.

¹⁰ <http://www.udot.utah.gov/main/f?p=100:pg:0:::V,T:,192>

6 Goals & Policies

Goals and Policies for Parks and Open Spaces

Goal 1.0: Assure that residents of South Jordan have access to adequate parks and park facilities.

Policy 1.1: Maintain the desired level of service for parks at 4.45 per 1,000 population. When new parks are developed, they should be limited to Neighborhood, Community and Regional Parks and developed with the amenities required for each.

a. Implementation Measure: Upgrade existing parks to meet the minimum requirements for amenities and features, as possible.

b. Implementation Measure: As the community grows ensure that the proposed LOS is maintained.

c. Implementation Measure: Adopt minimum development standards for parks as detailed in the master plan.

d. Implementation Measure: Design and develop all new parks with amenities and features that meet the established standards, and allow public input on the design.

e. Implementation Measure: Assure that residents have access to information regarding parks, recreation programs and facilities, trails and cultural facilities/activities by providing maps and utilizing appropriate social media.

f. Implementation Measure: Ensure that active parks and sport fields are provided Daybreak to meet existing and future needs. This will become increasingly important as the city continues to mature and age.

Goal 2.0: Improve the maintenance and operations in public parks.

Policy 2.1: Continue best management and maintenance procedures to protect the city's park and recreation investments.

Policy 2.2: Update annual budgets to ensure park improvements and upgrades meet needs.

a. Implementation Measure: Continue to maintain an up-to-date inventory of all parks and park facilities, documenting and implementing improvements per a feasible schedule.

b. Implementation Measure: Apply design standards for all parks, recreation facilities, open spaces and trails to help reduce maintenance requirements while promoting better long-term use of public parks and recreation amenities.

c. Implementation Measure: Provide amenities and facilities to help South Jordan residents "self-maintain" their parks and park facilities (trash receptacles, animal waste containers, hose bibs, pet clean-up stations, etc.)

Goals and Policies for Recreation and Community Art Facilities

Goal 3.0: Assure that residents of South Jordan have access to high quality recreational and cultural programs and facilities.

Policy 3.1: Develop a detailed master plan and funding assessment program for the development of an expanded Recreation and Aquatics Center.

a. Implementation Measure: Upgrade the existing recreation/aquatics center within the next five years. This will help meet short-term needs for these facilities.

b. Implementation Measure: Expand existing aquatic facilities with dedicated facilities for fitness and lap swimming and leisure uses.

c. Implementation Measure: Develop and improve fitness facilities as part of a comprehensive improvement effort.

Policy 3.2: Determine the viability of establishing a Cultural Arts District near the Jordan River Parkway

a. Implementation Measure: Commission a special study to assess the viability of the Jordan River Cultural Arts District.

Policy 3.3: Assess the need for a standalone senior center.

a. Implementation Measure: Commission a special study to determine the need for a new senior center and use of the existing Community Center/Senior Center building.

Goals and Policies for Trails, Routes and Paths

Goal 4.0: Assure that the South Jordan trail system meets public needs and expectations.

Policy 4.1: Work with South Jordan transportation and engineering departments to ensure all trails, bike/pedestrian routes and bike lanes/routes are implemented as envisioned.

a. Implementation Measure: Assure the trail improvements contained in this master plan are included in the South Jordan Transportation Master Plan.

b. Implementation Measure: Install all proposed Regional trail segments by 2026, including lighting and other improvements suggested in the master plan.

c. Implementation Measure: Install all proposed Recreational trail segments by 2036 or as the surrounding areas develop, including lighting and similar improvements suggested in this plan.

d. Implementation Measure: Install all proposed local trail segments by buildout, including lighting and other improvements suggested in this plan.

Policy 4.2: Require trail master planning to be incorporated into the development review process of South Jordan. The master plan should clearly address the development of trailheads and access to trails.

a. Implementation Measure: Evaluate system-wide trail needs as part of future planning initiatives, focusing on closing gaps, developing trailheads, and improving connections with existing and future neighborhoods, destinations, parks and recreation facilities, and transit stations.

b. Implementation Measure: Maintain trails as safe, attractive and comfortable amenities for the community. Ensure that maintenance routines include the control of weeds (particularly thorny species), the removal of trash and debris, and selective plowing of key routes to facilitate winter trail use.

c. Implementation Measure: Promote an "Adopt a Trail" program to encourage trail user assistance in maintaining the trail system. Encourage participants to become involved in all aspects of trails development, through maintenance and long-term improvements.

d. Implementation Measure: Develop a trail and bike path/route signing program that provides clear information to users about how to access trails and proper trail behavior. Make trail and bike path maps available to the public.



Goal 5.0: Assure that trails are safe.

Policy 5.1: Implement a Safe Routes to Schools program with an emphasis on trail linkages.

a. Implementation Measure: Work with the local school district, police, UDOT, Salt Lake County, local developers and neighborhood groups to identify and clearly mark appropriate trails and routes.

Policy 5.1: Ensure Trails are safe places at all hour of operation.

a. Implementation Measure: Install a safe system of trail lighting and emergency response stations along all Regional and Recreational trails.

b. Implementation Measure: Enforce ordinances requiring development setbacks along creek corridors and drainages.

c. Implementation Measure: Work closely with the U.S. Army Corps of Engineers and other responsible agencies to ensure that wetlands in the city are protected as parks, trails and open spaces are secured and developed.

d. Implementation Measure: Work with Salt Lake County and the State of Utah to ensure that city, county and state statutes and regulations are met as new facilities are developed.

Other Goals and Policies

Goal 6.0: Promote water conservation and similar practices to help ensure the South Jordan parks and recreation system is sustainable and resilient.

Policy 6.1: As new parks, open spaces and trails are developed, utilize the most up-to-date technologies to conserve water and other resources in public parks and associated facilities.

a. Implementation Measure: Utilize drip irrigation, moisture sensors, central control systems and appropriate plant materials and soil amendments to create a more sustainable South Jordan parks and recreation system.

Goal 7.0: Ensure that critical open spaces, habitat areas and natural features are maintained and protected.

Policy 7.1 Regulate future development on steep slopes, waterways and open land.

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

b. Implementation Measure: Enforce minimum development setbacks along creek corridors and drainages.

Policy 7.2 Secure and expand the South Jordan open space system as part of a flexible and opportunistic approach.

a. Implementation Measure: Secure all missing segments of the Jordan River Parkway, Bingham Creek and other public open space corridors.

Appendices

APPENDIX A: South Jordan Parks and Recreation Needs Assessment Survey



6

THINGS TO REMEMBER

- 1 We surveyed **South Jordan residents** via an online survey.
- 2 Most residents report using **South Jordan city resources** such as parks and recreation programs to **meet their various needs**.
- 3 Residents value having neighborhood parks **within walking distance of their homes**.
- 4 Despite the importance of conveniently located neighborhood parks, **when it came to prioritizing spending, trails come out far ahead of other potential spending options**.
- 5 After thoroughly considering all of the available parks, arts, recreation, and open space opportunities in South Jordan, **residents were more hesitant to agree that the city currently provides enough**.
- 6 **Arts** and cultural programs generally exhibit lower participation rates and **receive lower prioritization**.

SURVEY METHODOLOGY

MINIMIZING ERROR

SURVEY METHODOLOGY



Sampling frame of South Jordan residents consisted of a universe of email addresses from households in the South Jordan utilities accounts as well as additional names and email addresses obtained from the voter file.

82%

Duplicate email addresses were discarded. In total, we emailed 6,517 invitations. 1,190 bounced due to either incorrect email addresses or high spam filter settings, resulting in a deliverability rate of 82%.

9%

Of the 5,327 delivered invitations, 481 citizens responded by completing online surveys. This results in a response rate of approximately 9% overall. Each email address could respond only once.

+4
-4

481 interviews among an estimated adult population of 37,632 results in a margin of error for the survey of plus or minus 4.44 percentage points. Responses were weighted to better approximate city demographic composition in regards to age, gender, marital status, education, and home ownership.

SURVEY INVITATION

Survey was introduced as an official city-sponsored survey.

Subject: Important Survey of South Jordan Residents

Hello {Resident's Name},

We invite you to participate in a special citywide survey of South Jordan residents. The purpose of the survey is to ask for your input about important issues facing South Jordan. This survey includes questions about important upcoming policy decisions and the results will be used during official city deliberations.

You were selected at random from a list of South Jordan residents. Your participation is very important and will help make the survey accurate. This online survey takes many people less than 10 minutes to complete and your answers are completely confidential.

To take the survey click on the link below:

[Take the survey](#)

Your participation is very important and will help to shape South Jordan's future.

Sincerely,

Gary Whatcott, South Jordan City Manager

SURVEY INVITATION

Citizens were offered details about the researchers & given option to unsubscribe.

Subject: Important Survey of South Jordan Residents

*** Frequently Asked Questions ***

Who is Y² Analytics?

Y² Analytics is a research firm located in Salt Lake City. We are conducting the survey on behalf of the staff and elected officials of South Jordan City.

How did you get my email address?

Your name was taken from a list of South Jordan residents and matched to your email address by a third party vendor.

Can you take my name off this list and stop contacting me?

Yes. Click on the link below to opt out of any further contact about this survey.

Follow the link to opt out of future emails:

[Click here to unsubscribe](#)

89

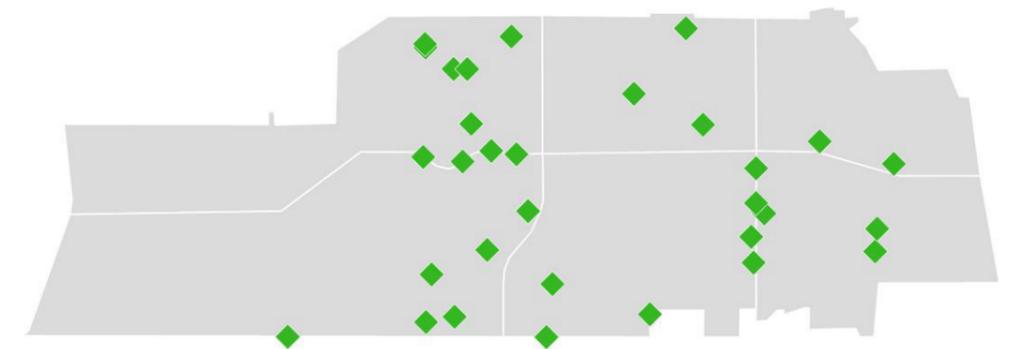
invitees (or about 1.7%)
unsubscribed from the
survey email list

CURRENT PERCEPTIONS

PARKS & REC IN SOUTH JORDAN NOW

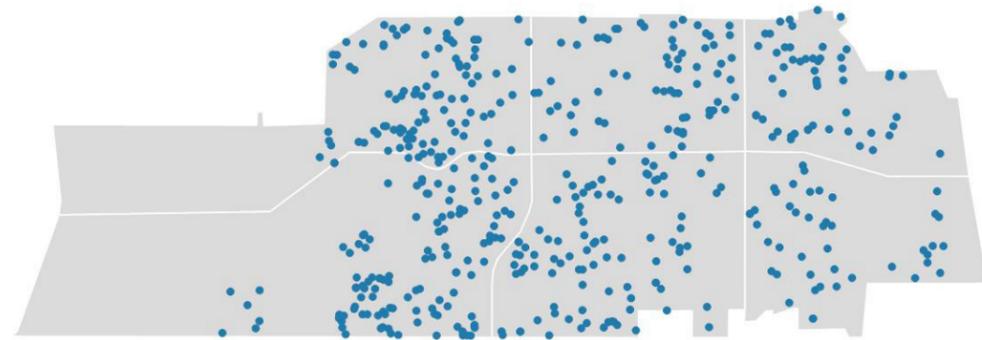
CURRENT PARKS AND RECREATION

City map and parks plotted by region.



DISTRIBUTION OF SURVEY RESPONDENTS

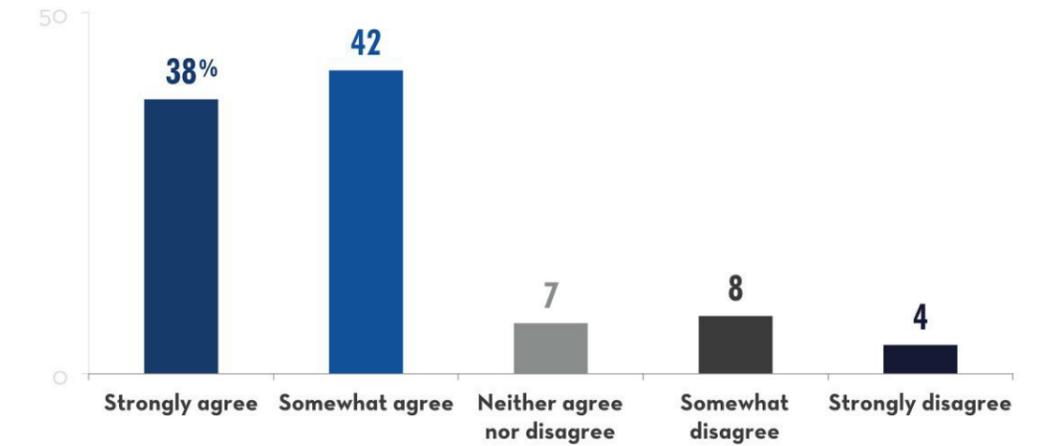
Respondents plotted by region of the city.



CURRENT PARKS AND RECREATION

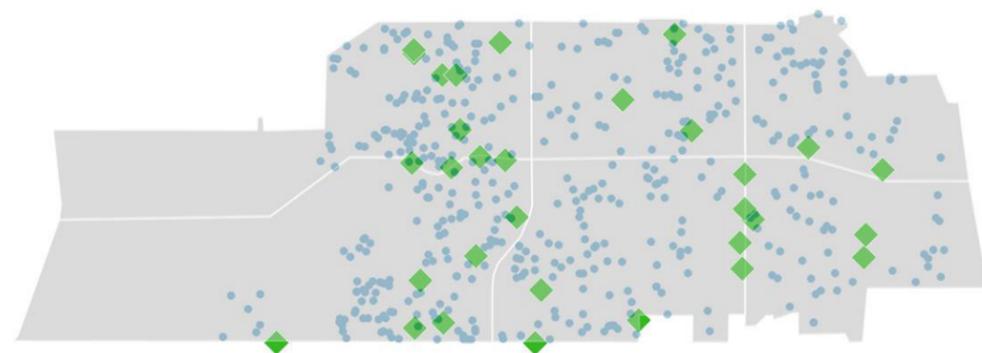
80% of residents believe there are currently enough parks and arts in South Jordan.

Q To what extent do you agree or disagree with the following statement: the City of South Jordan currently provides an adequate amount of parks, recreation, trails, arts, and open space opportunities.



RESPONDENTS PROXIMITY TO PARKS

Survey respondents distribution relative to park locations.

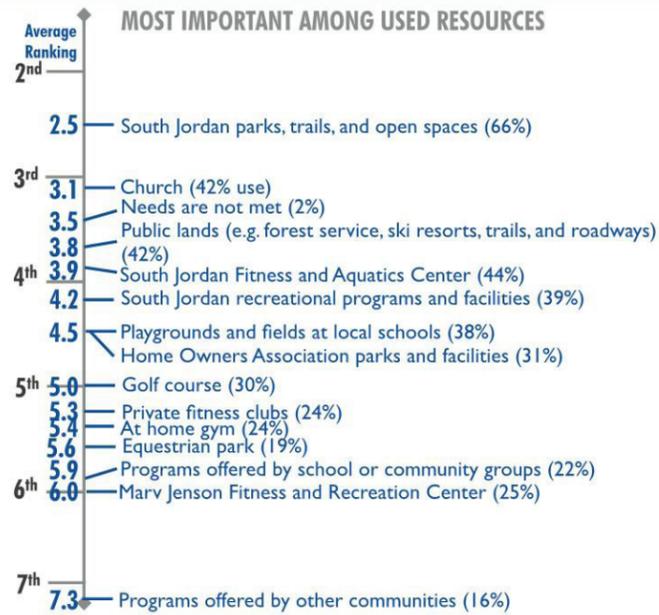


HOUSEHOLD PARK USE WHICH PARKS AND HOW OFTEN?

RECREATIONAL AND LEISURE NEEDS

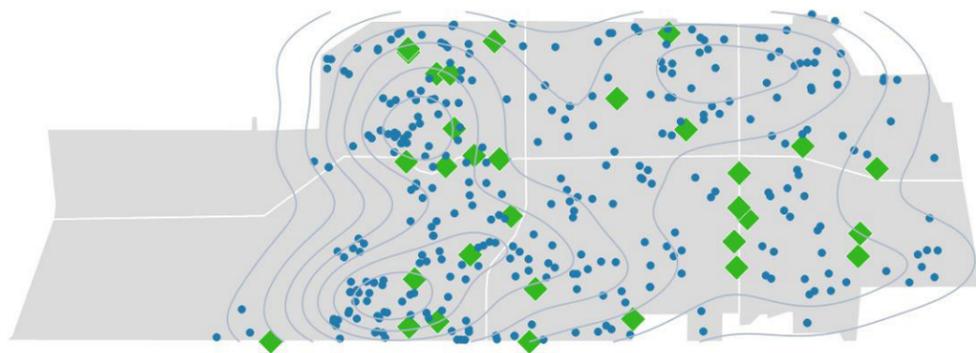
66% of residents said they use South Jordan parks, trails, and open spaces to meet their needs, and these city resources have the highest average importance ranking.

Q Below is a list of resources you may use to meet your household leisure and recreational needs. Thinking about each of these resources, drag and drop each item into the box if you or members of your household use them. Then, rank the items within the box where the **TOP** item is the **MOST IMPORTANT** and the **BOTTOM** item is the **LEAST IMPORTANT**.



RECREATIONAL AND LEISURE NEEDS

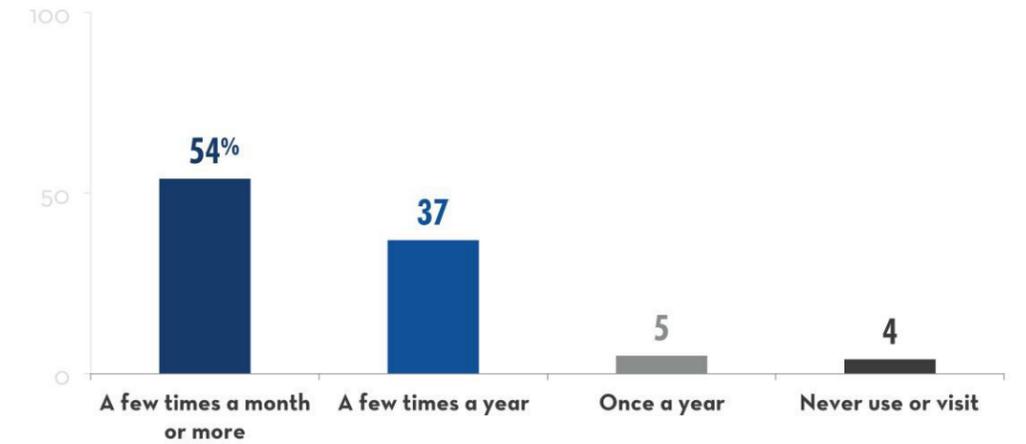
Respondents who said they use South Jordan parks to meet their needs.



FREQUENCY OF PARK USE

A majority of South Jordan residents report using city parks multiple times per month.

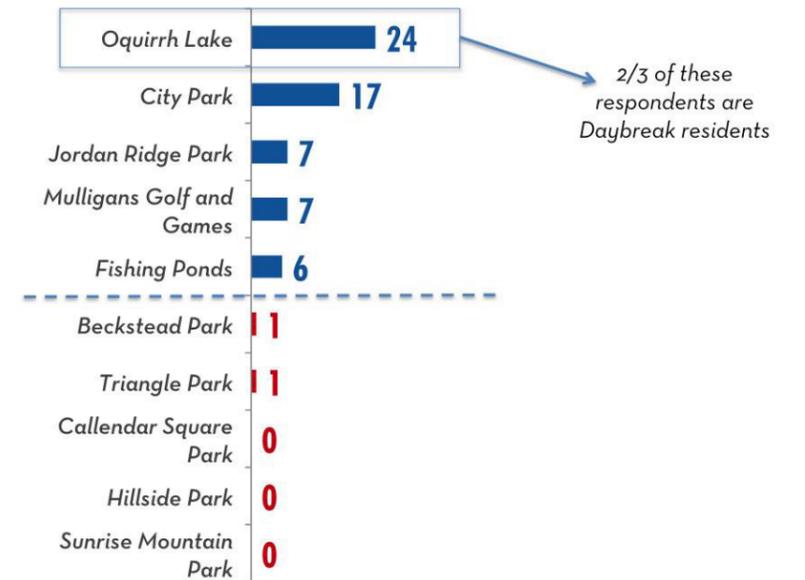
Q How often do you use or visit *South Jordan City parks*?



MOST POPULAR PARKS

Below are the top five most and least popular parks in the city.

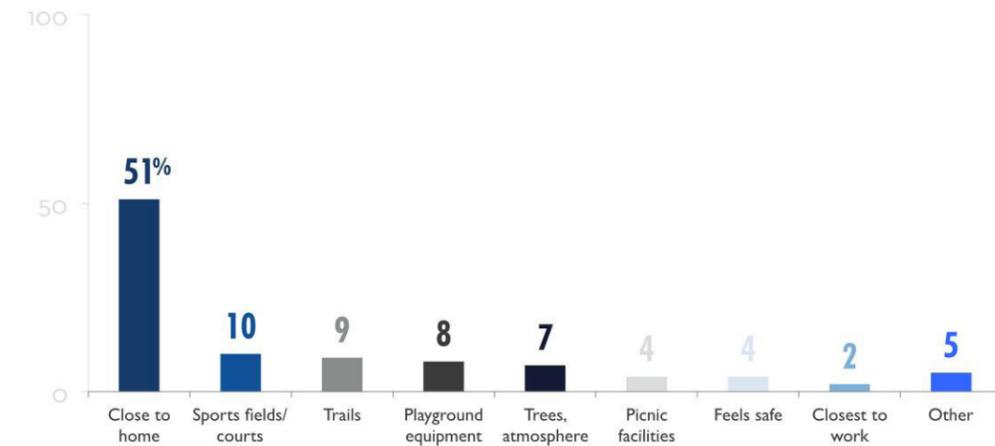
Q Which *South Jordan City park* does your household use most often?



MOST POPULAR PARKS

51% of residents selected the park closest to where they live as their most frequently used park.

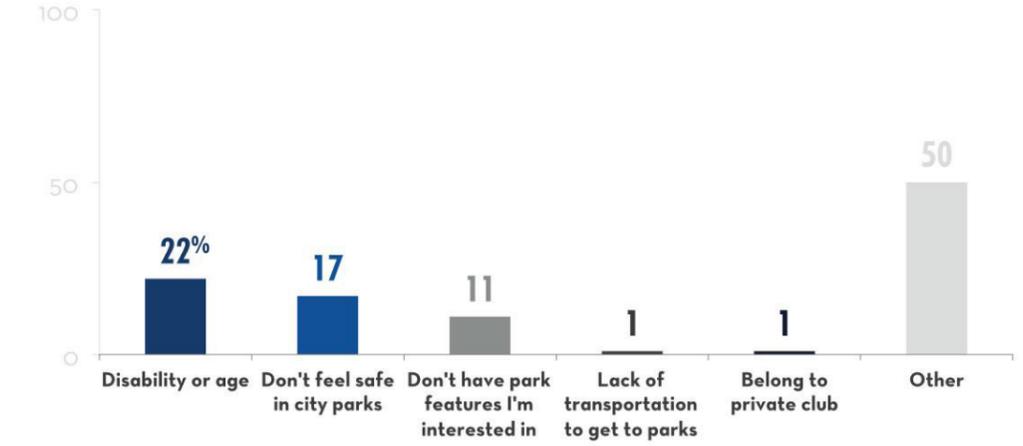
Q What is the most important reason that you use {most frequently used park}?



NON-PARK USERS

Among the 4% of residents who don't use city parks, most selected disability or age as the explanation from our specified list.

Q Which of the following reasons best explains why you do not use South Jordan City parks? SELECT UP TO THREE.



DESIRED PARK IMPROVEMENTS

Additional restrooms are the most frequently requested improvements to parks.

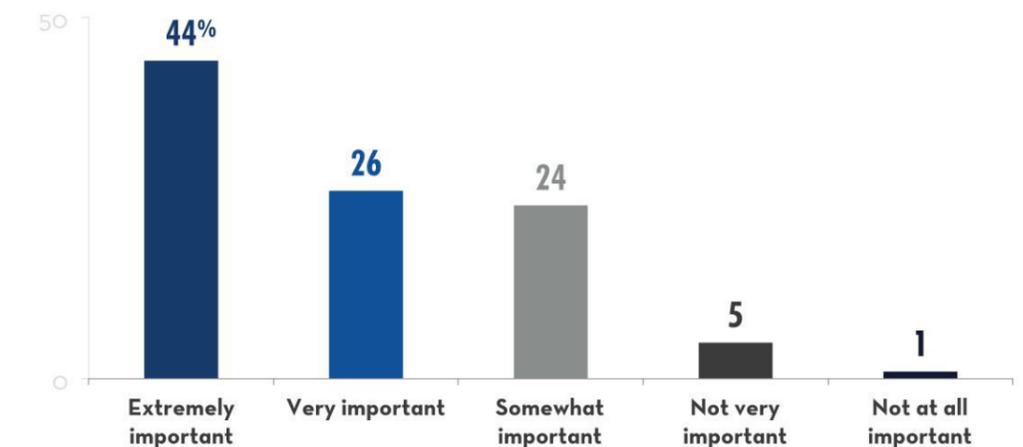
Q What improvements should be made to {most frequently used park}? SELECT UP TO THREE.



IMPORTANCE OF NEARBY PARKS

70% of residents feel it is important to have parks within walking distance of where they live.

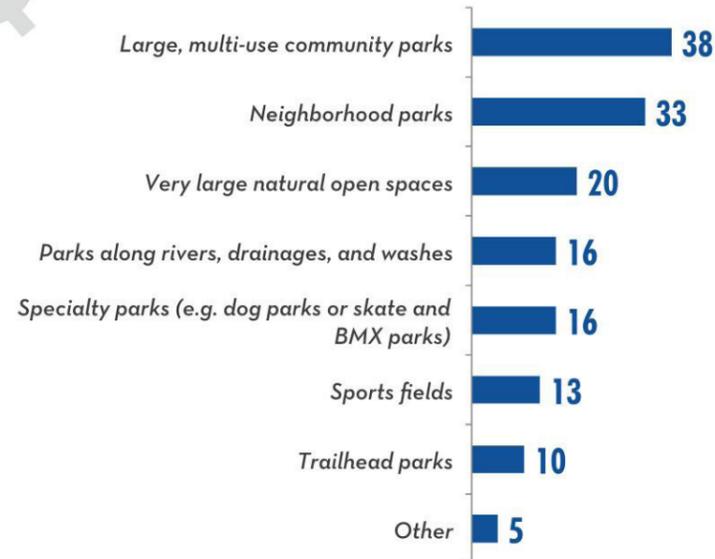
Q Thinking more generally, in your opinion how important is it to have public parks within walking distance of your home (i.e. within half a mile or 10 minutes)?



NEEDED PARK TYPES

Broad use community and neighborhood parks are in the most demand.

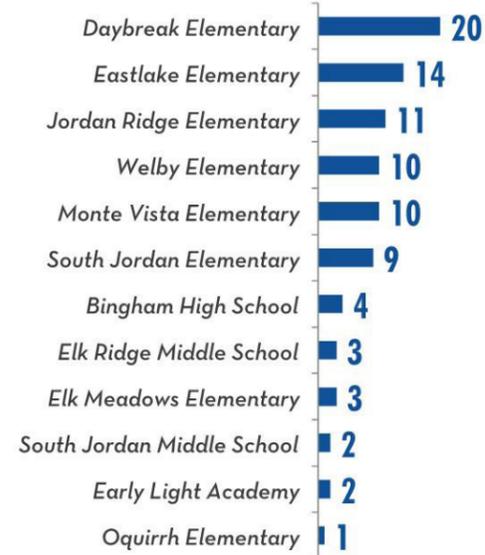
Q What types of parks are needed most in South Jordan? SELECT UP TO TWO.



SCHOOLS USED FOR RECREATION

Daybreak Elementary was the most frequently cited school field used among the 22% of respondents who report using schools to meet their recreational needs.

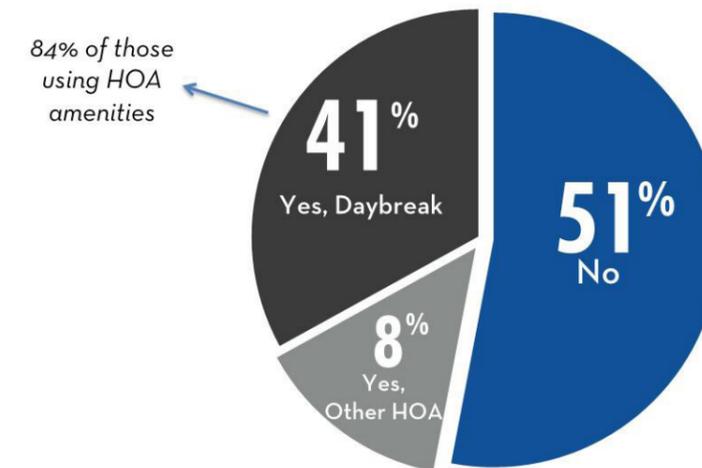
Q Which school playgrounds or fields does your household use most often (excluding organized sporting events)?



HOA AMENITIES

Most residents do not report using private amenities, but the vast majority of those who do are Daybreak amenity users.

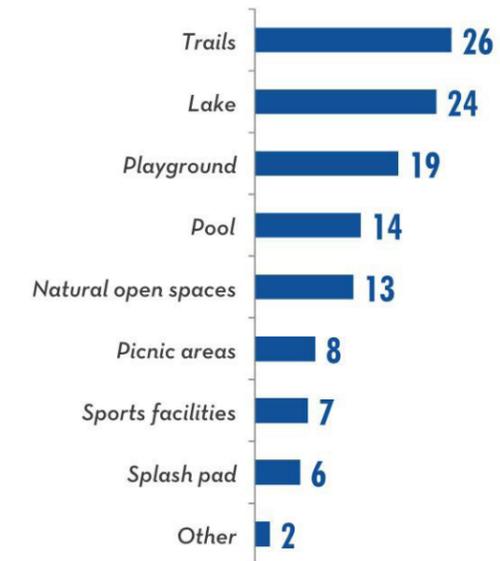
Q Do you use private amenities in a private development, such as Daybreak or a Home Owners Association, for recreation or leisure activities?



HOA AMENITIES

Among the 49% of residents who use HOA amenities, most say they use private trails and Oquirrh Lake.

Q Please select the amenities you use most often. SELECT UP TO THREE.



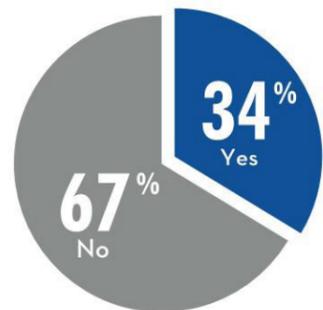
RECREATION PROGRAMS

PARTICIPATION AND INTEREST

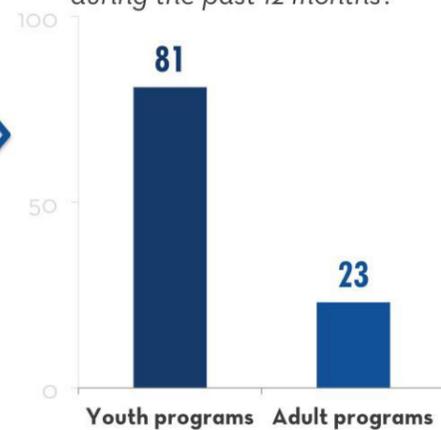
RECREATION PROGRAM PARTICIPATION

34% of residents say that they have participated in city recreation programs in the past year; mostly in youth recreation programs.

Q Have you or any members of your household participated in any organized recreation programs offered in South Jordan in the past 12 months?



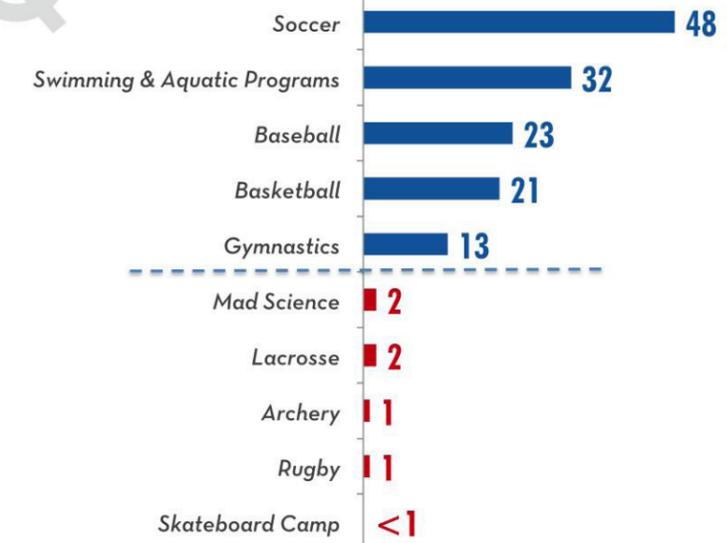
Q Which of the following recreation programs have you or members of your household participated in during the past 12 months?



YOUTH RECREATION PROGRAMS

Top 5 and bottom 5 most/least popular youth recreation programs among the 81% of residents who have participated.

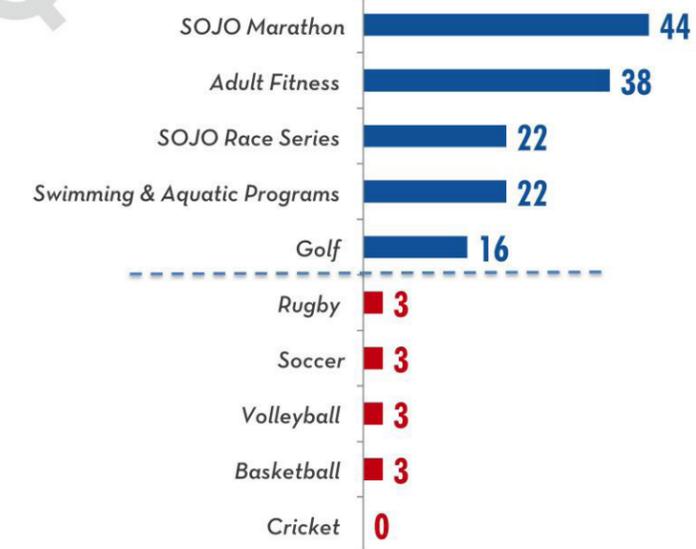
Q Which youth sports or recreation programs have you or members of your household participated in during the past 12 months?



ADULT RECREATION PROGRAMS

Top 5 and bottom 5 most/least popular adult recreation programs among the 23% of residents who have participated.

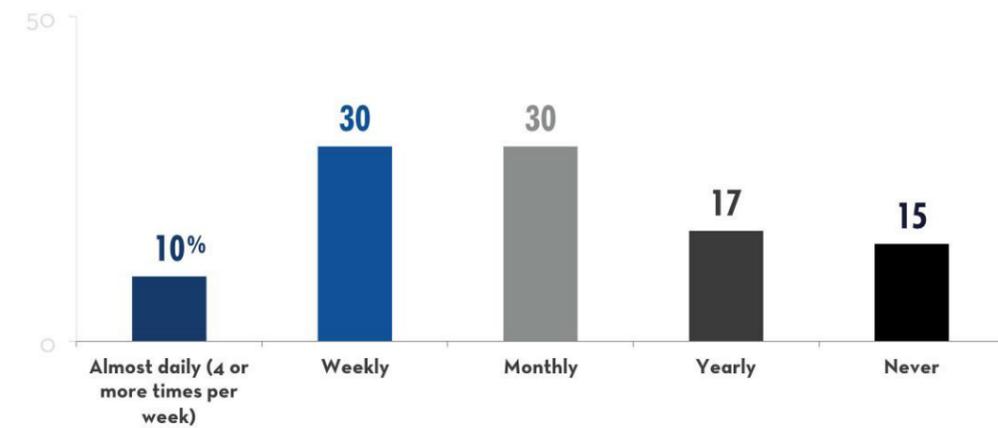
Q Which adult sports or recreation programs have you or members of your household participated in during the past 12 months?



FREQUENCY OF TRAIL USE

70% of residents use city trails monthly or more often.

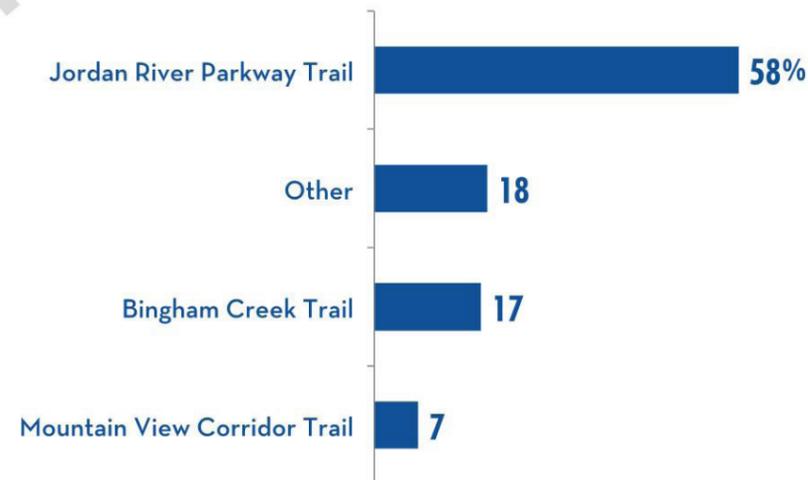
Q How often do you or members of your household use trails in South Jordan?



MOST POPULAR TRAILS

The Jordan River Parkway is by far the most popular trail in the city.

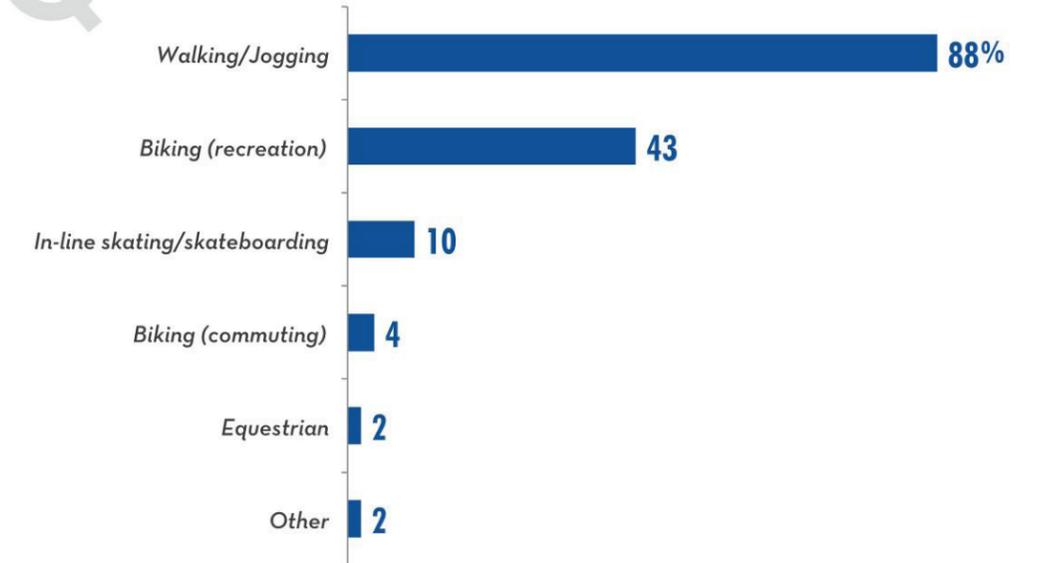
Q Which trail do you use most often?



POPULAR TRAIL USES

City trails are most commonly used for walking or jogging.

Q Which of the following reasons best explains why you use the trails in South Jordan? SELECT ALL THAT APPLY.



POTENTIAL TRAIL IMPROVEMENTS

Lighting, restrooms, and more connected trails are the most commonly requested improvements to the city trails.

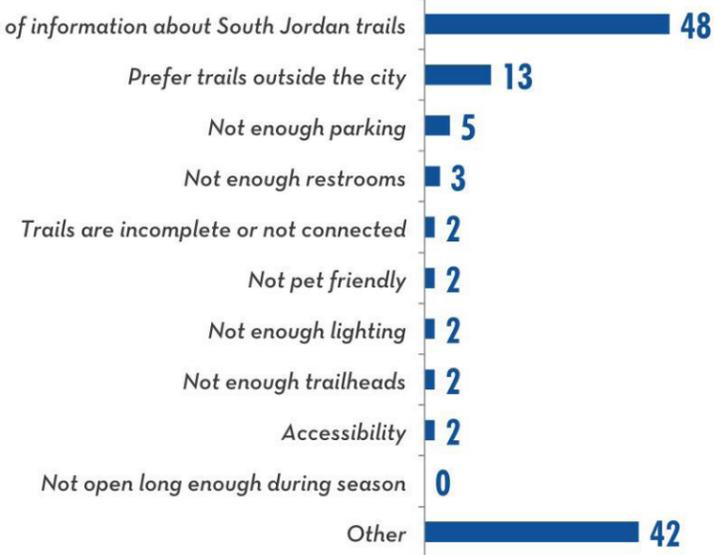
Q Which, if any, of the following improvements should be made to the trails in South Jordan? SELECT UP TO THREE.



NON-TRAIL USERS

Among the 15% of respondents who say they do not use trails in South Jordan, 48% say they don't know enough about city trails.

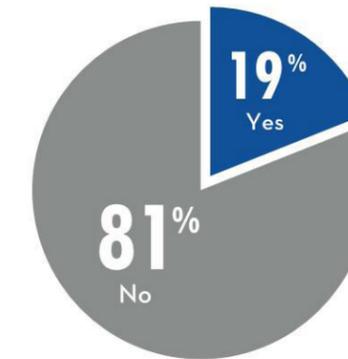
Q Which of the following reasons best explains *why you do not use the trails in South Jordan*? SELECT UP TO THREE.



ARTS PROGRAM PARTICIPATION

Less than a quarter of residents have participated in city arts programs or cultural or community events.

Q Have you or any members of your household participated in any South Jordan arts programs, cultural, or community events in the past 12 months?



ARTS & CULTURAL PROGRAMS PARTICIPATION AND INTEREST

ARTS PROGRAMS

Among the small group who have participated, the Farmer's Market and Summerfest are the most popular city events.

Q Which arts programs, cultural, or community events have you or members of your household participated in during the past 12 months?



FUNDING ALLOCATION

Ranking the different projects by the proportion of respondents who would fund each one again illustrates that walking and biking trails are a high funding priority.

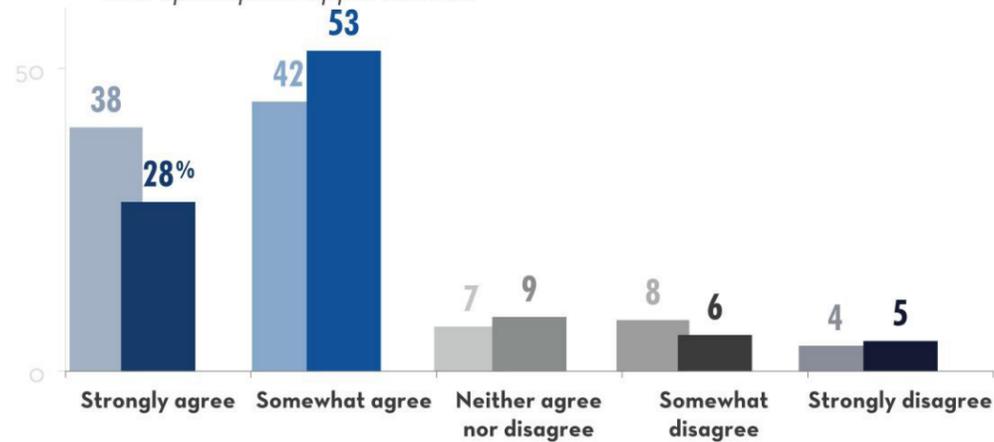
Q If you had \$100 to spend on South Jordan parks, recreational programs, facilities, trails, and/or arts programs, how would you divide the \$100? (You may spend the \$100 all in one category, or divide it up as you please, but the total must be \$100.)



CURRENT PARKS AND RECREATION

At the end of the survey, 81% of respondents still believe the city currently provides enough parks, arts, and recreation opportunities, but 10% fewer agree strongly with this statement.

Q Now that you have spent some time thinking about parks, arts, trails, and recreation in South Jordan, to what extent do you agree or disagree with the following statement: the City of South Jordan currently provides an adequate amount of parks, recreation, trails, arts, and open space opportunities.



6

- 1 We surveyed **South Jordan residents** via an online survey.
- 2 Most residents report **using South Jordan city resources** such as parks and recreation programs to **meet their various needs**.
- 3 Residents value having neighborhood parks **within walking distance of their homes**.
- 4 Despite the importance of conveniently located neighborhood parks, **when it came to prioritizing spending, trails come out far ahead of other potential spending options**.
- 5 After thoroughly considering all of the available parks, arts, recreation, and open space opportunities in South Jordan, **residents were more hesitant to agree that the city currently provides enough**.
- 6 **Arts and cultural programs** generally exhibit lower participation rates and **receive lower prioritization**.

THINGS TO REMEMBER



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APPENDIX B: Scoping Meeting Notes

SOUTH JORDAN PARKS, RECREATION, COMMUNITY ARTS, TRAILS, AND OPEN SPACE MASTER PLAN



PUBLIC MEETING #1, Monday, April 18, 2016, 6:00-8:00 pm, (6 people signed in)

PUBLIC MEETING #2, Thursday, April 21, 2016, 6:00-8:00 pm, (6 people signed in)

- A total of 2 comment forms were filled out and left with the planning team at the meetings.
- 4 people submitted comments on the “Comment Forum” on the project website.
- 4 people submitted comments via email

COMMENTS

- Path into gully starts on 9510 South (Elk Rim Road) near houses at 4272 and 4284 West (west of Welby Elementary School on map). Starts as railroad tie stairs then dirt path downhill and across, the dirt path uphill to meet with Bingham Creek Trail. Other access points are to walk out to busy streets on 4000 West and Skye Drive. Access point off Liberty Creek and Laurel Ridge is unsafe to me (narrow path, overgrown branches, 2 loud barking dogs who I can see 1 of their faces over the fence, not pleasant way to access the Bingham Creek Trail). Would like the gully path to be improved as soon as the City can do it (been told a few years, but need it sooner).
- Welby Park and the trail connections through it will be very important for the City, as will the Equestrian Center and the Jordan River corridor.
- Connect dead-ending trails in Daybreak to Welby.
- Bike lanes need to be on bike-friendly roads.
- Trails need to interconnect. People won't ride bikes on streets. Need off-street alternatives to Jordan River Trail.
- One drawback is attracting the wrong people, with restrooms especially.
- Trail around lake isn't wide enough for the heavy use it sees.
- Skateboard park is heavily-used.
- City can't satisfy everyone 100%. County sometimes has a bigger role. County serves and looks at regional needs. Controls ZAP funds. They have a good relationship with local cities.
- Don't forget about the east side. Distribute facilities evenly – make them unique, like Skye Park.
- Design – make them fun and unique to mix the residents together.
- Elk Rim 9510 trail access point – railroad tie stairs. Trail access not complete. The stairway the City built on Linux Drive was well done.
- Link Daybreak area to the north.
- Welby Park is currently on the lists for ZAP funding.
- Path north of Golf Course is on 5 year CIP plan – needs to be prioritized.
- Look at planned CIP projects.
- Ideal would be to have N/S and E/W loop around the City.
- 9800 South – make the bike lanes wider. 114th South is too busy for bikes. 118th South is a better choice.
- Look at the property from the Temple through farmlands to the Jordan River for a key connection. Have a corridor, not just a narrow path.
- What can we do to preserve these key open spaces? Open space is a big concern.

- Changes probably won't happen at Mulligan's for 15-20 years.
- A lot of the land east of the Jordan River is federally protected and inaccessible to the public. Mystic Springs will be enhanced like east side of river to replicate what you see over there. Planning team will contact Colby for the concept plan.
- What are the City's requirements for new parks? Need to add siting to standards – it's not good to hide parks way back in new developments.
- An amphitheater would be nice. Talk of ice rink or Heritage Park as possible locations. Make sure an amphitheater is well done so that it functions well and it used well.
- Avoid fad facilities. Need facilities that will serve many uses year-round, flexible and multi-purpose (50-meter pool, amphitheater, ice). Look regionally.
- What makes a park good? Stuff for all ages (doesn't have to be big, basketball, baby swings, multi-age kids, etc); places to sit; grass; enclosed (keeps kids in play area); restrooms with nicer designs (make doors wide for double strollers); have timed locks on bathroom doors so they can be closed at night; pavilion; pathway; good landscaping; benches; not just concrete next to asphalt; small playground right next to pavilion. Look at All Abilities Park in St. George.
- Compare unused parks to new parks in Daybreak with heavy use. Need to be designed to be used. Don't put the same equipment in every park. Each park should have its own theme. Thematic/zoned concepts.
- City will be developing big park in Daybreak. East side has more natural areas by the river.
- More users = more safety, get more people using the existing parks.
- Daybreak is too crowded. Has a good trail system. Parks are not evenly serving people throughout Daybreak. Meet with Daybreak planners to see what future plans show.
- Equestrian Park – What are the plans for it? Give it to the City! Joint use is a high probability. Equestrian uses are good, but some of those uses may go away. Is there enough interest and support for equestrian facilities in this part of the County? Can an amphitheater be added at the fairground/Equestrian Park? Look at Pullyup, WA for an example. Represents the biggest open space opportunity in the City.
- Need a park like Wheeler Farm.
- 1300 West, 1055 West Farms, Pony Express, Boyd Williams property – would be good spaces to preserve as open space and/or look at recreation uses. Consider historic district protection for farms. McKee property – the kids are developing it and allotting 3 acres for recreation.
- It's a balancing act between development and open space preservation. Like the Gale Center – good experiences for kids. Wheaton's know the City is interested if they decide to sell.
- Mountain View Corridor – not much separation from cars. Really windy and it feels too open. Not for recreational biking, more for commuters.
- Serve recreational bicyclists, not just commuters. Safety is paramount. Need to make it pretty too – not just asphalt and sound wall with minimal trees.
- Think about tree placement in parks – provide shade for benches with trees.
- Like the park by the river – need more bbq and pavilion places.
- Does the City assess the use level of existing park? The City talked about hiring interns to do counts, but have not done so yet. City does have maintenance records from weekly inspections of all playground equipment, which indicate use to some level. All playgrounds are on a list for equipment replacement every 15-20 years in rotation – will assess within a year of that due date for replacement. Also have asphalt replacement program for trails. Restrooms and pavilions are regularly inspected too.
- Kennecott Land developer sent out a survey within the last year on amenities. Live Daybreak is activity arm of the HOA, HOA is separate.

- Look at large undeveloped farmlands for filling gaps in park distribution. The large farm area north of the Holt Historic Farm which connects over to the Shield's Lane trailhead is a key connection for the future. Other areas to consider are farms along the Utah Distributing Canal.
- Add existing parks plan to project website.
- Like "Destination Parks" in Daybreak, like small one that has picket fencing around it, interpretive signs for the plans, play equipment, etc.
- Daybreak is planning a large, 20 acre field complex west of Mountain View Corridor.
- Daybreak is working with a committee on a possible dog park.
- Need a better relationship with realtors/developers. Lots of misinformation about parks in Daybreak.
- Reach out to HOAs to advertise future meetings.
- Difficult time of day for meetings – need to hold them later in the evening so people have time to get off of work.
- Do survey after the "official" email survey is complete so that more people in the City can answer the questions. It would be non-scientific, but you may get a great response. It would also help give people more ownership.
- A lot of older people don't have email, so you are excluding this demographic.
- Janalee has been working for open space preservation in the City for more than 20 years. People are willing to pay for preserving open space. The community got involved with preserving the Mulligan's area. Feels the City is going to do what they want with sensitive river bottoms. People want to see parks and river bottoms preserved – they want to see wildlife in its natural element – the river is the key to open space in South Jordan. Group "Save Mulligans" did its own survey
- Another battle may be coming up with the Equestrian Center. What about improving the Equestrian Center/Fairgrounds so that it could be used for events like the Dickens festival. The facility is so antiquated.
- There is nothing in South Jordan that is a regional destination.
- Need to be able to disperse future growth.
- Keep Mulligans, river bottom etc. for future generations.
- Make sure area north of Mulligans along the river doesn't get paved and filled with picnic tables. Don't become so urban that we lost the open space qualities.
- Balance empty/vacant land, commercial, and open space.
- South Jordan is growing so rapidly – need to value open space because once it's gone, it's gone for good.
- People come here to use trails. The Jordan River Trail is so popular. Trails in Daybreak are already being overused.
- Need to partner with County, Herriman, and other surrounding cities to connect trails.
- How will people cross roads safely for trail connections? People need to get to trails safely, and cross major roads. Just getting to trails can be dangerous.
- Dog park – Salt Lake County had a dog park master plan. Daybreak will add huge numbers. Daybreak gets a lot of calls to police on dog issues. Would like to see off-leash park. Think about good facility design – need double gate entry, 6' high fence, good activities for dogs, water, shade, and needs to be ADA accessible. Need community and neighborhood dog parks. Need a dog community – rec department should offer dog-training classes/programming. Finding the land can be an issue.
- Competition swim – Marv Jensen may close. Have 3 youth swim teams. There is a need for indoor competitive pool. Marv Jensen is old and outdated. South Jordan Rec Center doesn't have competition facilities. Would love a diving well. City Council is considering a 50-meter.

Bingham High School will have nowhere to swim if Marv Jensen closes. Need a place for swim competitions and for water aerobics.

- Marv Jensen parking is horrible, especially when fields are being used during competition time
- Herriman has rec center, has competitive facilities. Seems like ZAP taxes are not coming to South Jordan.
- City Park/Equestrian Center is mish-mash.
- Need cooperation between County, City, HOA, schools. City and County have competing uses.
- Seniors go to Marv Jensen to work out.
- City Center was funded with High School money but didn't provide pool for school use.
- Marv Jensen has other missing facilities too. Should use money from County ZAP funds to upgrade this facility.
- ZAP is unfavorable to south and west side of the valley. Need a rep on the ZAP board. County Council just blows off concerns.
- School District would be willing to team up on aquatics.
- There are 2 pools in Daybreak, but they're only for kids.
- High density housing by FrontRunner lacks any open/green space. City needs to require open/green space as part of all new developments.
- Mulligans brings in money for the City. Mulligans and Glenmore Golf Course are listed as tourist attractions.
- People want to put tennis at Riverfront Park. This isn't fair to put such an exclusive, elite use on public lands. They need to buy their own land. Don't do tennis – this is greedy. Riverfront is such a unique area. Federal Government has "America's Great Outdoors" program. Look it up. It's a 50 state report, and they determined the Bear River and the Jordan River and their surrounding areas should be included. There's a plaque for it on 9000 S. along the river. The river offers affordable recreation with no fees to so many people in close proximity.
- Keeping equestrian is essential.
- Make sure there's a balance of green open space as Daybreak develops.
- Look at sensitive lands.
- Look at balance of amenities within parks – ages, themes, are they destination and neighborhood parks? Serve all ages. Consider fitness trails with exercise stations.
- Daybreak – certain acreage (approximately) will get turned over to the City, and Daybreak is also required to have open spaces beyond that. The City owns Hillside, Sunrise Mountain, and Callendar Park. The area out west of Mountain View Corridor will be sports fields.
- 2700 West has a few privately owned farms. The City has let the owners know they are interested in purchasing the land for parks/open space.
- The City is a member of the Blueprint Jordan River committee.
- The City has acquired 2 grants to enhance the wetlands at the Mystic Springs site.
- Can equestrian become more multi-use partnering with the County?
- Yes, we are lacking fields. The City developed sporadically. Surrounding cities are well-planned and parks are well-distributed and connected. Even River, Herriman, West Jordan has good baseball – well maintained and good spacing between the fields. The City can do better!!
- Daybreak doesn't have fields yet. Designs are ready and the 20-acre sports fields should be ready for play in the fall of 2017 or spring of 2018. No baseball planned for this site.
- In Daybreak, can't keep businesses open in Soda Row.
- Will there be public restrooms around the lake?
- 1055 West there's a historical road with an old farm/Williams Property – this would make a great Wheeler Farm type of area. Maybe the City could buy these 20 acres. Schools raise a lot of

money for sub for Santa – shows the ability of the citizens to raise money for causes they are interested in. Could have therapy animals. Look at “Old Town Wisconsin”. Could there be room for arts buildings here? Could be like Gardner Village.

- Daybreak does its own programming. Lots of neighborhood & community events, 1 day programs. South Jordan should look at these for examples. Live Daybreak does a great job of getting everyone involved.
- Water/Lake in Daybreak needs to develop a water-wise theme. HOA won't allow park strips to be water-wise.
- Need a demonstration garden like Jordan Valley Water Conservancy District Demonstration Gardens. Maybe at Heritage Park? Cultural/educational ideas, partnership with universities, urban horticulture.
- Arts – City need destinations. City uses charter school auditorium for arts already.
- Is there an unmet need for the arts?
- Should preserve the purple church on 1300 West. This is owned by artist Ed Fraughton.
- Access – transit, ADA, transportation, E/W connectivity, and connectivity in general.
- Huge lacrosse usage at the Equestrian Center on the polo fields. Need soccer and baseball spaces.
- Lucas Ridge Park, #36 on map, will be developed as more than detention.
- The biggest need I see going into the future is coordinated planning between City, County, and neighborhoods. The area surrounding the equestrian center is a mish-mash of recreational facilities that seem separate and inefficient. In exploring the upgrade of the equestrian center (although I personally would prefer to relocate the center and convert the area into a comprehensive recreation complex for football, soccer, lacrosse, baseball, softball, and swimming at an expanded SoJo Rec Center), I hope the City and County will work together to make the area flow better in terms of traffic and parking. I think the vision would be a complex where families can fulfill multiple recreation need at one location!! Also important is making sure swimmers – competitive swimmers – have a place to train and complete in South Jordan, especially if Marv Jensen closes.
- As growth explodes in South Jordan, particularly high-density apartments with no or little green space, the preservation of the parks and open space we have becomes even more critical. Residents want our parks preserved, including Mulligans, which next to the Jordan River trail system is the most used green space in South Jordan. Mulligans makes about half a million dollars per year and that profit must be used to maintain Mulligans. So far the city has not created a business plan to prioritize and evaluate maintenance needs for Mulligans, and this is poor management. Money has been wasted to pay for a consulting firm that has not facilitated the creation of a business plan for Mulligans or the wise use of its profits to make needed repairs. Citizens throughout South Jordan value their parks and green spaces and want them well-maintained and preserved.
- It is time to build some Pickle Ball courts in South Jordan! Riverton City Park has four, Dewey Bluth Park has another four and they are completely full every evening. This sport is growing rapidly. Oquirrh Shadows has plenty of room. We could fit 2-4 at Ascot Downs. The tennis courts are sitting empty. Let's convert one to a Pickle Ball court. We could convert Stonehaven or Tetc Estates tennis court to 4 pickleball courts. They will fill up. Let's make sure they have lights as well.
- Based on the south Jordan police statistics for the daybreak subdivision complaints concerning dogs is very high. I suggest South Jordan develop a quality off leash dog park where dogs could

exercise, Socialize and train to become better canine citizens. I do have some information concerning quality dog parks that I could share. (Sharon J.)

- According to the South Jordan Police Department statistics for daybreak, complaints concerning dogs rates are very high. Perhaps South Jordan could invest in a off leash dog park where dogs could exercise, socialize and work on their training skills to produce better canine citizens. I have completed some research into quality dog parks and would be willing to share The information that I have.
- Have the South Jordan trails connect to Herriman, Riverton, and West Jordan.
- Please work to have the Y2 survey made available to everyone. I realize that Y2 claimS it makes it unscientific if they release it to everyone, but can't they have one that's open to everyone an one that is their controlled group to help paint a larger picture of what residents of South Jordan want?
- I'd like to see more trails, especially for biking and mountain biking. It would be wonderful to see existing creeks (e.g. Bingham Creek) developed with new trails, connecting the Jordan River Trail system with lands to the west (e.g. Rose Canyon). I understand this is a long term project, involving both private lands and adjacent municipalities.
- It's extremely important to protect the green space along the Jordan River. The Jordan River and its surrounding greenbelt was selected as one of two of the state's most important areas worth preserving, in part, because about a million people reside within 20 minutes of the river. There is wildlife along the river and visiting the Jordan River is an affordable experience.
- The area north of Mulligans and south of Shields Lane is a great place to preserve. I'm glad that the city has slated those acres to be preserved.
- Regarding Mulligans, please listen to what the citizens said in two surveys: Keep it the way it is. Just spruce it up a little bit. It's also one of the few areas left where kids can be dropped off and be safe and have an experience outside with sports.
- No more development at Riverpark. Please don't entertain anything to be developed on those beautiful parks by the river.
- 1055 West is a historical and bucolic country road that needs to be preserved.

APPENDIX C: Focus Group Interviews - Summary Notes

Nine individuals and/or groups with interest in parks, recreation and trails were interviewed by the planning team. Eight of the interviews took place on April 21, 2016, and a ninth interview occurred on May 9, 2016. The following is a summary of key issues by each individual/group.

City Recreation Staff

- Lack of field space and recreational facility space is biggest challenge.
- Senior programs are growing significantly.
- Nature recreation is growing in demand.
- Youth recreation is in high demand, but there is lack of space to accommodate all. Nearly all programs operating at full capacity.
- Daybreak parks and recreation system has raised public expectations for parks and recreation provision overall.
- City park is being redesigned and the Fitness Center is being considered for upgrading with an indoor/outdoor pool. Existing facilities need to be kept up to standard, and new facilities codified to meet high public demand.

Baseball, Softball and Football Leagues

- Utah Select is a competitive youth baseball league and United States Special Sports Association (USSSA) is a softball league. Rocky Mountain Baseball is a competitive baseball league that leases six fields from South Jordan on Saturdays.
- Each group has strong relationships with South Jordan, and would like to expand play opportunities in the city.
- Utah Select has ideas of building a large “field of dreams” to accommodate tournaments, while USSSA would like to have more access to the limited fields in the city.
- Both indicate that there is a lack of fields throughout the region, and that South Jordan will need to expand the number to keep pace with demand internally and externally.
- Parents and participants need to drive all over the region to access football fields
- Bingham Youth Football is a volunteer little league football program administered by Ute Conference Football which operates at fields at City park. 500-600 kids currently take part in South Jordan.
- Bingham Youth Football is not sure if the city needs more parks, as they think the city has done good job with the utilization of the existing resources, though they do believe there could be improvements, and that the number of parks and sport facilities has not been keeping up with growing population/demand.

City Event Staff

Key Events

- Volunteer Dinner – January
- Easter Egg and Candy Scramble – Spring
- Miss South Jordan Pageant – May
- SoJo Summerfest – June
- Fun at the Farmstead – July
- Safety and Preparedness Fair – August
- Chalk Art Competition – August
- Sights and Sounds of Summer – Summer
- Chili Cook-off – September
- Farmer’s Market – October
- SoJo Marathon – October
- Light the Night – December

Key Arts Events/Facilities

- Resident on Display
- Arts at the Gale
- Art Show and Literary Contest
- Outdoor art project at the Gale Center (new)
- It was expressed that there is great opportunity to expand the arts profile of the city, and incorporate it into the parks and recreation

South Jordan Tennis Association

- This is a community tennis association that leases six courts from the city, all at City Park, a few nights per week throughout the tennis season. They also host a few tournaments every year.
- Would like the city to improve the lighting on the current courts as well as increase the maintenance of the courts.
- Approximately 500 people participate in tennis programs, and overall participation is on the upswing.
- The group envisions that a multi-faceted tennis facility should be built at West Riverfront Park as a public/private endeavor; there has been significant public opposition to this idea.

USA Soccer

- USA Soccer is both a competitive (900) recreational (2800) organization that has been around since the 1980’s.
- There are other, less-established soccer clubs in the region.
- The club currently leases field space from South Jordan at Oquirrh Shadows Park. The club has received priority scheduling over the other outside soccer leagues because a good number of local youth participants and the club has a long relationship with the city.
- There is great need for “another Oquirrh Shadows” to meet the local need, probably on the west bench.

Värde/Daybreak Communities

- Significant park, trail and open space system is tied to the design of the area; nearly all are private and managed by the HOAs.
- Most of the parks are small mini parks, with a few neighborhood parks as well.
- The largest park is Oquirrh Lake, which is also the most visited park in the city. This is supported by the recent public preference survey, which indicate it is the most popular park.
- An agreement has been negotiated with South Jordan, which transfers 200-acres of public parks to the city, 80 of which are planned to be developed to meet future active park needs.
- Most of the 80-acres are anticipated to be in Phase II of the community, west of the Mountain View Highway. As currently planned, the acreage is divided into four sites, each approximately 20-acres in extent. The first 20-acre site is currently under development as a sports field project. The other three sites are expected to be developed later as the community expands.
- Daybreak will have a buildout population of approximately 60,000.
- The Daybreak area lacks several types of public parks, most notably active parks.
- It was expressed by the Daybreak planners that typical large parks tend to fracture neighborhoods rather than stitching them together.
- It was expressed that public parks in Daybreak need to be more urban and have a more compact form.
- Nearly 300-acres of open space/undeveloped land are potentially available for public park development, although it has yet to be determined how usable they might be.
- Daybreak residents value trail networks, and the Daybreak Communities have tried to knit the trail system together with the storm water system as part of the community’s “Open Space Chassis”.

APPENDIX D: Analysis of the Private Park System in Daybreak

Background and Introduction

South Jordan was originally established as a small agricultural community. Over the years it has become a city where parks, open spaces, trails and recreation facilities have been developed as part of a publicly-owned and operated system. These amenities were typically built through developer contributions and/or impact fees, and were eventually transferred to the city, which now owns, operates and maintains them. This model is similar to what has taken place in most other Utah communities.

In comparison, the Daybreak Community was designed as a comprehensively-planned private community, with parks, open spaces, trails, recreation and arts amenities fully-integrated into the structure of the community. The extensive system of private parks, open spaces and trails are managed through a homeowners association (HOA) for the benefit and use of Daybreak residents, although the general public can generally take advantage of most facilities as well. This development model was embraced by South Jordan from the outset, and a strong partnership with the Daybreak Community continues today.

As part of ensuring that the long-term park and recreation needs of Daybreak residents are met, a development agreement was struck that sets aside 25% of the total Daybreak land area (approximately 1,000 acres) as open space. 200 of those acres are earmarked for public parks, 80 acres of which are for active uses and 120 acres for passive uses.

According to the development agreement, the 80 acres of active parks will be provided as four 20-acre parks, each delivered upon the completion of 5,000 housing units. None of those parks have yet been realized, although the first 20-acre active park has been sited and designed. In contrast, the bulk of the 120 acres of passive uses has been implemented, including the 65-acre Oquirrh Lake¹, Callendar Square (1.4 acres), Hillside Park (8.9 acres) and Sunrise Mountain Park (13.9 acres). The remaining acres have yet to be implemented.

Purpose of this Analysis

With the population of Daybreak approaching 16,000 and more than 5,000 households complete, the lack of active parks has emerged as a concern. The purpose of this analysis is to determine whether the public and private system at Daybreak is adequate for meeting future needs, and to compare the public/private system at Daybreak with the publicly-owned system in the rest of the city. This is intended to determine whether the future public parks and open spaces are adequate to meet future need.

¹ Although Oquirrh Lake has been developed, it has not been officially transferred to the City of South Jordan, in part because it is not fully accessible by the general public. For that reason, it has not been included in the calculation of publicly-owned park land at Daybreak.

Comparative Population and Park LOS

As already determined, there are 291.2 acres of contributing park land in South Jordan at present, representing a LOS of 4.37 acres of park land per 1,000 residents. When the 31 acres of existing publicly-owned parks at Daybreak are removed from the figure, and a non-Daybreak population of 50,000 applied (the assumed non-Daybreak population), the existing non-Daybreak LOS is 5.65 ($291.2 - 31 = 260.2$) / $50,000 \times 1,000 = 5.20$). In comparison, there are 142 acres of private and publicly-owned park land at Daybreak at present, and an assumed population of 16,600. The corresponding LOS for Daybreak is 8.55 ($142 / 16,600 \times 1,000 = 8.55$).

To summarize, the LOS for publicly-owned and private park land at Daybreak is nearly 50% higher than the LOS for publicly-owned parks in the rest of the city.

Active and Passive Park Comparison

Active parks are places where the primary function is to accommodate recreation and sport activities. Passive parks focus on passive recreation and non-sport activities.

According to this description, there are 235 acres of active parks in the non-Daybreak portion of the city, which represents 90% of all parks in that area. In Daybreak there are 142 total acres of parks (both public and private combined), of which 84 acres are active (59%) and 59-acres passive (41%).

To summarize, there is a better mix of active and passive parks at Daybreak, and a distinct focus on active parks in the rest of the City.

Comparison of Park Activities and Amenities

The following park amenities were documented and analyzed for Daybreak and non-Daybreak parks (see Tables D-1 and D-2):

- Pavilions
- Restrooms
- Open Lawn Areas
- Picnic Tables
- Playgrounds
- Walking Paths
- Sand Volleyball Courts
- Tennis Courts
- Basketball Courts
- Baseball/Softball Fields
- Multipurpose Fields
- Pond Water Feature
- Skate parks
- Splash Pads

The number of amenities was divided by the population for each area, providing a representative level of service for each amenity.

To summarize, existing baseball/softball fields and nearly all multi-purpose fields are located outside of Daybreak. Furthermore, 15 of the 16 restrooms are located in the non-Daybreak areas, and the bulk of pavilions and picnic tables are located in this portion of the City as well.

The lack of active sports fields at Daybreak is significant, as only two multi-purpose fields and no baseball/softball facilities are provided. However, the provision of open lawns areas, playgrounds, walking paths, water features and sports courts is much higher at Daybreak in comparison to the rest of the city.

It is interesting to note that the provision of basketball courts per population is generally equal in both areas. Otherwise, the differences between the two areas are distinct, illustrating different eras and types of park development.

Trails and Open Space Analysis

One-mile of trails exist or are proposed for every 205 Daybreak residents, as compared to one mile for every 560 people in the non-Daybreak areas (see Table D-2). In other words, there are more than twice the amount of trails in Daybreak than the rest of the city.

There are 183 acres of public and private open space in the non-Daybreak areas, and approximately 200 acres of private open space in Daybreak. This is an LOS of 3.65 acres of open space per 1,000 non-Daybreak residents, and 12 acres for every 1,000 Daybreak residents.

To summarize, the provision of trails and open space is much higher at Daybreak than the rest of the city.

Conclusion

The park, open space and trails system at Daybreak provides a high level of service. It is diverse, engaging and well-used. However, there is an acute lack of active sports fields and similar amenities in the area at present. As the area ages, the need for more active sport facilities will increase. Since the 80 acres of public park land at Daybreak are designated for active park uses, it is recommended that they be prioritized to meet those critical needs.

Table D-1: Existing Daybreak Parks and Recreation Facilities

Map Code	Park Name	AMENITIES													Notes
		Acres	Pavilion	Restrooms	Open Lawn Areas	Picnic Tables	Playgrounds	Walking Paths	Sand Volleyball Courts	Tennis Courts	Basketball Courts	Baseball/Softball Fields	Multipurpose Fields	Pond/Water Element	
PARKS															
D1	Boulder Park	0.6	-	-	1	-	1	-	-	-	-	-	-	-	small plaza with bench seating, short pathways in park, perimeter sidewalks, small open lawn area
D2	Bowery Park	1	1	-	1	8	1	-	-	-	-	-	-	-	benches by pavilion, sidewalks around perimeter
D3	Brookside Park	12.2	-	-	1	8	1	1	1	-	0.5	-	0	1	"fish hook stream" feeds into park, playground on hillside, soccer goals set up on grass, trails and perimeter sidewalks
D4	Church Park	2.4	-	-	1	2	1	1	1	2	0.5	-	-	-	community gardens, shade structures over picnic tables, 2 disc golf goals, sidewalks through and around perimeter
D5	Daybreak Promenade	1.5	-	-	1	-	1	1	-	-	-	-	-	-	bocce ball court, benches, bike racks, drinking fountain, perimeter sidewalks, small loop walk, and trails
D6	Eastlake Commons	7.8	-	-	1	-	1	1	-	2	-	-	0	1	benches, skateable art, pool, community gardens, trails and some perimeter walks
D7	Finch Park	0.7	-	-	1	-	1	1	-	-	-	-	-	-	detention basin park with a couple of swings and a drinking fountain, perimeter walks and some interior paths
D8	Firmont Park	2.0	3	-	1	3	1	1	-	-	0.5	-	-	-	detention basin park, bike racks, drinking fountain, benches, loop walk and perimeter sidewalks
D9	Founders Park	4.7	2	1	1	12	1	-	2	-	1	-	-	1	Splash Pool, community gardens, bike racks, benches, perimeter sidewalks and sidewalks through park
D10	Garden Corner	0.5	-	-	1	-	1	1	-	-	-	-	-	-	benches in small plaza and around playground, perimeter sidewalks and paths through park
D11	Orchard Park	1.2	-	-	1	-	1	-	-	-	-	-	-	-	small plaza with bench seating, small orchard with fruit trees, perimeter sidewalks and paths through park
D12	Overlook Park	25.2	-	-	1	-	-	1	-	-	-	-	-	-	small grassy areas with a few benches and a trail through the park
D13	Peek-a-Boo Park	0.4	-	-	1	-	1	-	-	-	-	-	-	-	detention basin park with a small playground and some open lawn, perimeter sidewalks and paths through park
D14	Secret Garden	0.2	-	-	1	-	-	-	-	-	-	-	-	-	small plaza with bench seating, small lawn areas, perimeter sidewalks and path through plaza and park
D15	Silent Rain Park	1.1	-	-	1	-	1	1	-	-	-	-	-	-	open lawn with stone or concrete benches and a small playground, loop pathway, perimeter sidewalks
D16	Sunflower Park	15.3	-	-	1	2	1	1	-	-	-	-	-	-	community gardens, small plaza with picnic tables and benches, perimeter sidewalks and paths through park
D17	Sunset Park	0.5	-	-	1	-	1	-	-	-	-	-	-	-	small playground in open lawn with a couple of benches and perimeter sidewalks
D18	Trellis Park	1.3	-	-	1	-	1	1	-	-	-	-	-	-	playground, open lawn, and small plaza with benches and perimeter sidewalks
D19	Vermillion Park	7.8	1	-	1	-	1	-	-	-	-	-	-	-	community gardens and small playground in open lawn
D20	Willoughby Park	1.9	-	-	1	-	1	1	-	-	-	-	-	-	detention basin park with playground and open lawn, perimeter sidewalks and trails through park, drinking fountain and bench, zipline
D21	Oquirrh Lake Shorelands	54.7	-	1	1	3	1	1	-	-	1	-	-	1	trails around the lake and a few benches
Subtotal Daybreak Parks		142.5	7	1	21	38	19	13	4	4	3.5	0	0	4	
Daybreak Community Center		DAYBREAK HOA - Features a full gym, indoor track, cardio and weight equipment and a range of classes, from yoga to photography. And it's attached to Daybreak Elementary, making it very convenient for parents and kids. The Eastlake swimming pool includes a splash park and is adjacent to a big sports field and two tennis courts. The Garden Club offers a pool, fitness rooms and gathering spaces just for the residents of Garden Park, Daybreak's easy-living village for people age 55+.)													
Garden Park Clubhouse		DAYBREAK RESIDENTS ONLY - Pool, Fitness Classes (yoga, zumba, water aerobics)													
Eastlake Pool		DAYBREAK RESIDENTS ONLY - Swimming Lessons, Lap Swim and Open Plunge													
Brookside Pool		DAYBREAK RESIDENTS ONLY - Open Plunge													
Splash Pool		DAYBREAK RESIDENTS ONLY - Shallow Kids Splash Pool													

Table D-2: Daybreak/Non-Daybreak Parks, Trails, and Open Space Comparison

PARK TYPE	SOUTH JORDAN TOTAL (DAYBREAK / NON-DB / PUBLIC) 2016 Population 66,600		SOUTH JORDAN - EAST (NON-DAYBREAK / PUBLIC) 2016 Population 50,000		DAYBREAK (PRIVATE & PUBLIC) 2016 Population 16,600		LEVEL OF SERVICE BY AMENITY (POPULATION / AMENITY)			COMPARISON / EQUIVALENCY	COMMENTS / NOTES
	SJ TOTAL	SJ - EAST	DAYBREAK	SJ TOTAL	SJ - EAST	DAYBREAK					
TOTAL ACRES	291.2	260.2	142								
EXISTING LOS	4.37	5.2	8.58								Blue Numbers indicate the ratio of higher provision of the amenity in the Daybreak Community Red Numbers indicate the ratio of higher provision of the amenity in the Non-Daybreak Area
Pavillion	67	60	7	985	833	2286	2.74				
Restrooms	16	15	1	4125	3333	16000	4.80				
Open Lawn Areas	38	17	21	1737	2941	762	3.86				
Picnic Tables	242	204	38	273	245	421	1.72				
Playgrounds	27	8	19	2444	6250	842	7.42				
Walking Paths in Parks	33	20	13	2000	2500	1231	2.03				
Sand Volleyball Courts	5	1	4	13200	50000	4000	12.50				
Tennis Courts	9	5	4	7333	10000	4000	2.50				
Basketball Courts	5	1.5	3.5	13200	33333	4571	7.29				
Baseball/Softball Fields	10	10	0	6600	5000	0	10.00				
Multipurpose Fields	31	29	2	2129	1724	8000	4.64				
Pond/Water Element	10	8	2	6600	6250	8000	1.28				
Skateparks	2	1	1	33000	50000	16000	3.13				
Splash Pads/ Pools	2	2	4	33000	25000	4000	6.25				
TRAILS (MILES)											
<u>South Jordan - Non-Daybreak - EXISTING</u>											
Existing Bike Lane	2.2	2.2		30273	22727						
Existing Bike Ped Routes	26.9	26.9		2476	1859						
Existing Recreation Trails	15.0	15.0		4440	3333						
Existing Regional Trails	5.2	5.2		12808	9615						
Subtotal - Existing	49.3	49.3		1351	1014						
<u>South Jordan - Non-Daybreak - PROPOSED</u>											
Proposed Bike Ped Routes	21.0	21.0		3171	2381						
Proposed Rec Trails	13.0	13.0		5123	3846						
Proposed Regional Trails	6.0	6.0		11100	8333						
Subtotal - Proposed	40.0	40.0		1665	1250						
GRAND TOTAL NON-DAYBREAK	89.3	89.3		746	560						
<u>Daybreak - EXISTING</u>											
Existing Recreation Trails			24.3			685					Based on estimated 2016 population of 16,600 for DB
Existing Bike Lane			8.6			1930					Based on estimated 2016 population of 16,600 for DB
Subtotal - Existing			32.9			505					Based on estimated 2016 population of 16,600 for DB
<u>Daybreak - Proposed</u>											
Proposed Bike Ped			18.2			4020					Based on estimated buildout population for DB
Proposed Bike Lane			0.6			116132					Based on estimated buildout population for DB
Proposed Bicycle Connective Sharrow Signage			29.1			2515					Based on estimated buildout population for DB
Subtotal - Existing			47.9			1527					Based on estimated buildout population for DB
GRAND TOTAL DAYBREAK			80.8			906					Based on estimated buildout population for DB
OPEN SPACE											
Public Open Space	68.0	68.0	0	2.73	3.65	12					Primarily adjacent to Jordan River Parkway, Welby Jacob Canal, and Bingham Creek. Includes 40 acres of Mulligans earmarked for open space.
Private Open Space	114.7	114.7	200.0								Reflects existing Phase I OS system, plus an estimated additional 100 Phase II acres
TOTAL	182.7	182.7	200								Reflects existing Phase I OS system, plus Phase II Bingham Creek, plus estimated additional 100 Phase II acres acresE28:S74S72G32:S74E22:S74E1C3:S74



Welby Park Master Plan

10200 South & 4800 West, South Jordan, Utah



September 10, 2015



Appendix F: Preserving Agricultural Land, Open Space, and Traditional Land Uses, Patterns and Densities

The following are options for acquiring agricultural land in perpetuity, which could help broaden and enrich the South Jordan open space system.

1. Open Space Design Standards/Clustered Development

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

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

These mechanisms are not considered a "taking" because there is still reasonable and beneficial use of the property. They do not regulate density per se, just the pattern of development. To encourage and facilitate Conservation Subdivision development, it is important to: 1) treat cluster developments equally with conventional subdivisions in the development review process; 2) favor clustering in special areas; and 3) encourage cluster development as a standard specifically for the preservation of open space. As a general rule, OSDS's are part of an overlay or special district. As described below, Open Space Design Standards have several advantages over other means of preserving open space.

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

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

Most cluster subdivision ordinances specify that multiple parcels may participate in a clustered development provided the parcels are adjacent to each other. This allows the transfer of density from one or more parcels onto a single parcel, or portion of a single parcel. Similarly, non-adjacent parcels could be allowed to combine density and transfer it onto a concentrated site where services such as sewer and culinary water may be available. This technique allows land owners to seek development partnerships that may not otherwise be available between adjacent owners, and may encourage the free market to preserve more continuous greenbelts of open space, and concentrate development of new homes and businesses into a more compact growth pattern. The advantages of this development pattern include reduced costs to service growth, greater opportunities for farming or wildlife habitat activities, and larger, more contiguous open space areas.

2. Zoning and Development Restrictions: Sensitive Lands Overlay Example

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

3. Fee Simple Title (Outright Purchase)

Desirable open space properties (recreational or agricultural) may be purchased and held by a responsible agency or organization for that purpose. Because of the potential for a very high cost of acquisition, fee simple acquisition should be reserved for highly important, critical parcels for which no other strategy can feasibly be used. Although fee simple title or out-right purchase can be the most expensive option, there are other opportunities that are available to help recover some of the initial investment.

4. Purchase and Sellback or Leaseback

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

5. Conservation Easements

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

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

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

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

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

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

6. Land Banking

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

7. Transfer of Development Rights (TDRs)

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