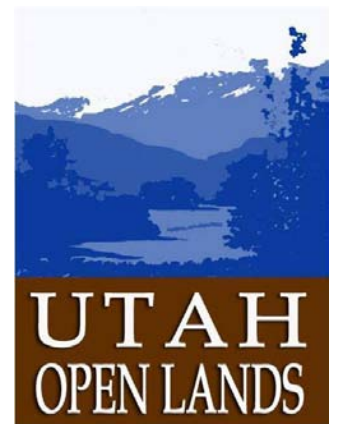


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# Wheadon Farm Park Master Plan



## ASWN+

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# I: Introduction

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## Background / History

The Gene and Deane Wheadon Farm has been a working farm from the early 1900's until 1997 when a conservation easement was placed on the property by the Wheadon family. This easement is held by the Utah Open Lands Conservation Association, Inc.

In 2008, Salt Lake County purchased the 64 acre farm with park bond money to provide public use of the land in a manner that enhances the conservation values and

allows the development of a public park with features in keeping with the conservation easement. Planning and development of this valuable park land is guided by a conservation easement created by the Wheadon family, Utah Open Lands Conservation Association, and adopted by Salt Lake County. This legal document protects the land from inappropriate development and identifies the permitted uses and activities that can occur on the property.



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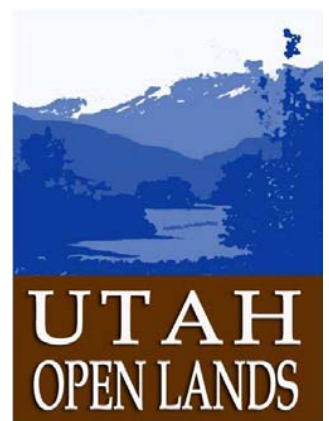
## Utah Open Lands

Utah Open Lands (UOL) is a non-profit, tax-exempt organization charged with the mission to assist landowners in protecting the scenic, wildlife, historic, agricultural, and recreational values of open land in the state of Utah for the enjoyment of present and future generations. Utah Open Lands is a non-governmental, non-political community based organization which utilizes educational outreach, donations of land and conservation easements, acquisitions of land and easements, and conservation buyers and investors to accomplish its goals of tangible land protection. By preserving open space, Utah Open Lands aids communities, investors, and government leaders interested in protecting Utah's quality lifestyle.

In partnership with Salt Lake County, the Wheadon Farm Park is an excellent

example of the fulfillment of the UOL's mission to protect the historical and agricultural significance of the property.

The conservation easement on the Wheadon Farm Park is a binding, legal agreement entered into mutually by Salt Lake County and Utah Open Lands for the purpose of protecting the special qualities of the property by limiting and guiding development. The land remains in public ownership while Utah Open Lands Conservation Association assures that the terms of the agreement are followed in perpetuity.



## Purpose of the Master Plan

The purpose for creating a planning document, or master plan, is to provide a guide for the development of the Wheadon Farm Park property. The Master Plan will ensure that the vision for the property is reflected in detailed plans in the future. It will also assist in securing funding for further design and development of the park.

While some of the land is currently leased for urban farming, it is possible that other land uses could be implemented in the future, keeping in mind that the intention of

the conservation easement is to insure the preservation of a community treasure that protects wildlife habitat, scenic enjoyment and public benefits of this property.

The master plan is of necessity a flexible document that allows for future opportunities and changes while adhering to the precepts set forth in the conservation easement.

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## Stakeholders

The following are identified as the key stakeholders for the development and implementation of a Master Plan for the Wheadon Farm.

### The Wheadon Family

#### Utah Open Lands

**Wendy Fisher** - Executive Director  
wendy@utahopenlands.org

#### Salt Lake County

**Lynn Larsen** – Parks and Recreation  
llarsen@slco.org

#### Salt Lake County

**Julie Peck-Dabling** – Open Space and Urban Planning  
jpeck-dabling@slco.org

#### Draper City

**Brad Jensen** – Engineering  
brad@draper.ut.us

#### Draper City

**Kent Player** – Parks and Trails  
kplayer@xmission.com

## Approved Uses

The following is a list of the permitted uses as identified by the conservation easement. The intent of these permitted uses is to support the overall rural and agricultural nature of the property.

Elements of the master plan include these features in some form or another and allow for flexibility of space planning and property utilization:

- Community garden and cultivated crops.
- Wildlife viewing.
- Biking, hiking and walking trails.
- Gathering areas for picnicking and general public interaction.
- Organized sports and team play ▪ but no permanent bleachers, goal posts or equipment.
- Wetland, ponds, wet meadows and streams.
- Group pavilions.
- Restrooms.
- Pump house / utility shed.
- Parking lots (limited size) and vehicular areas.
- Motorized vehicles for maintenance.

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## Existing Conditions

The farm property is bisected by the Jordan Canal and is bounded by residential land uses to the east and south. A small portion of the park is accessible from Bangerter Parkway to the west and is bounded by Draper City property on the southwest and by commercial zoned property to the northwest.

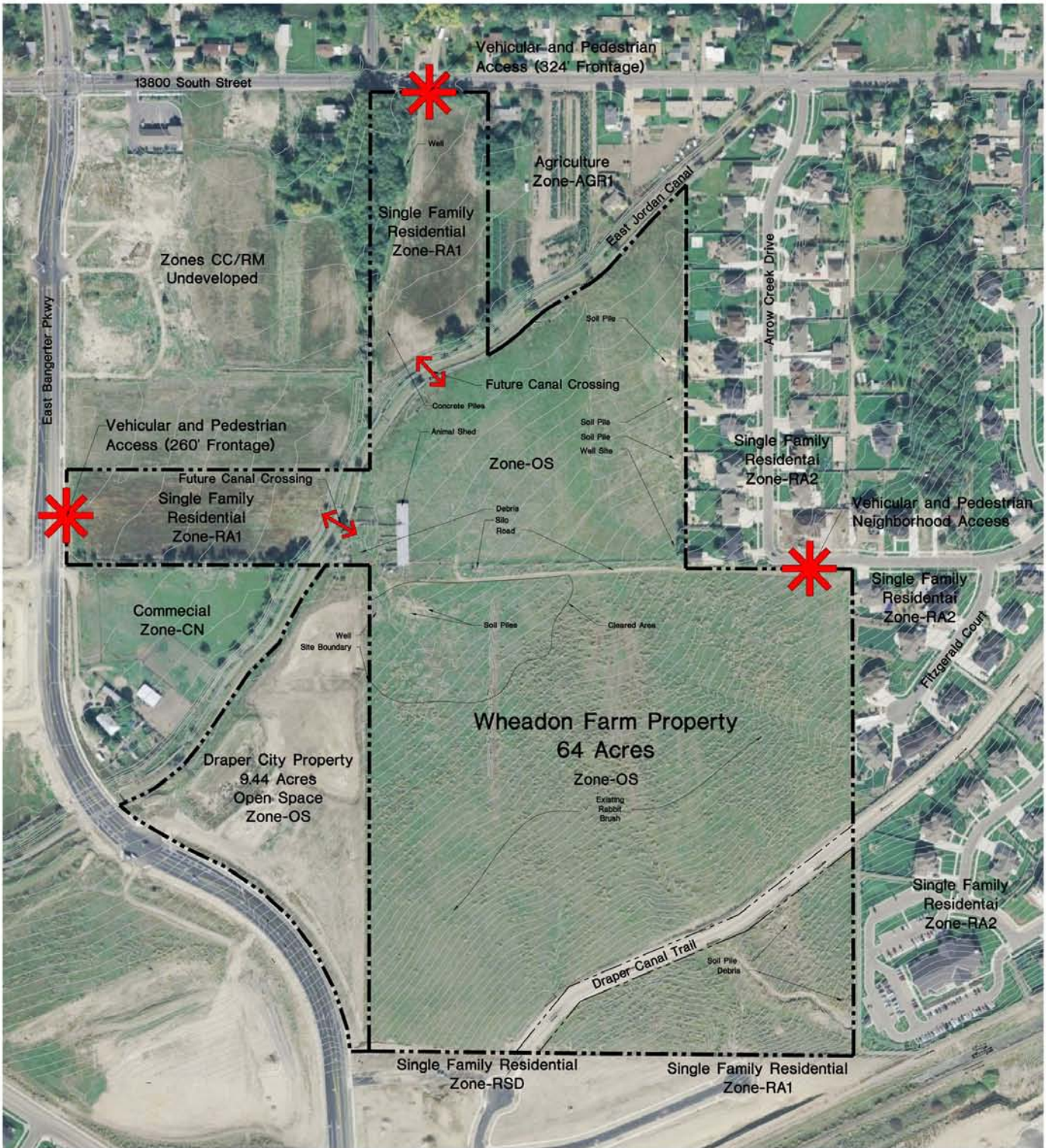
Currently, the original and active farming area of the property is leased by two tenants who are using the land for urban farming and sustainable organic agricultural practices. One tenant is leasing a 5.49 acre

parcel that fronts along 138th South and includes the property from the street to the north edge of the East Jordan Canal. A second tenant is leasing the remaining 18 acres of the original working farm from Bangerter Parkway on the west and to the east property line. (See Illustration A)





# Illustration A



Existing Conditions  
**Wheadon Farm Park**  
 Salt Lake County Parks and Recreation  
 Draper, Utah



Illustration A



## Concept Plans

From the direction and insight of the key stake holders for the property, three preliminary concept plans were created. The concept plans, although similar in respect to the conservation requirements, vary somewhat in functionality, land-use organization, and size, as well as pedestrian and automobile circulation.

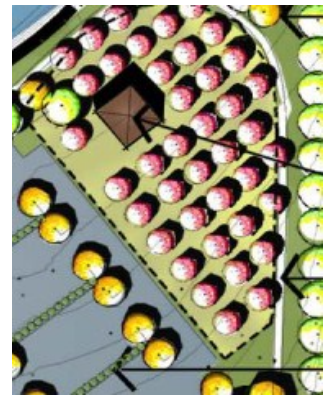
(See Illustration B)

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## Open House

The three concept plans were presented to the Draper area community at a publicly announced open house, held November 18, 2009, at the Draper City Hall. The open house was well attended and the visitors provided meaningful input and constructive recommendations. Comment cards were also provided and many of the concerns and recommendations were noted.

(See Appendix)



# Illustration B



Concept Plan A



Concept Plan B



# Illustration B



Concept Plan C

## II: Master Plan

As a result of the input and recommendations received from the general public, Salt Lake County, and Utah Open Lands, a master plan was prepared and subsequently reviewed and accepted by the primary stakeholders.

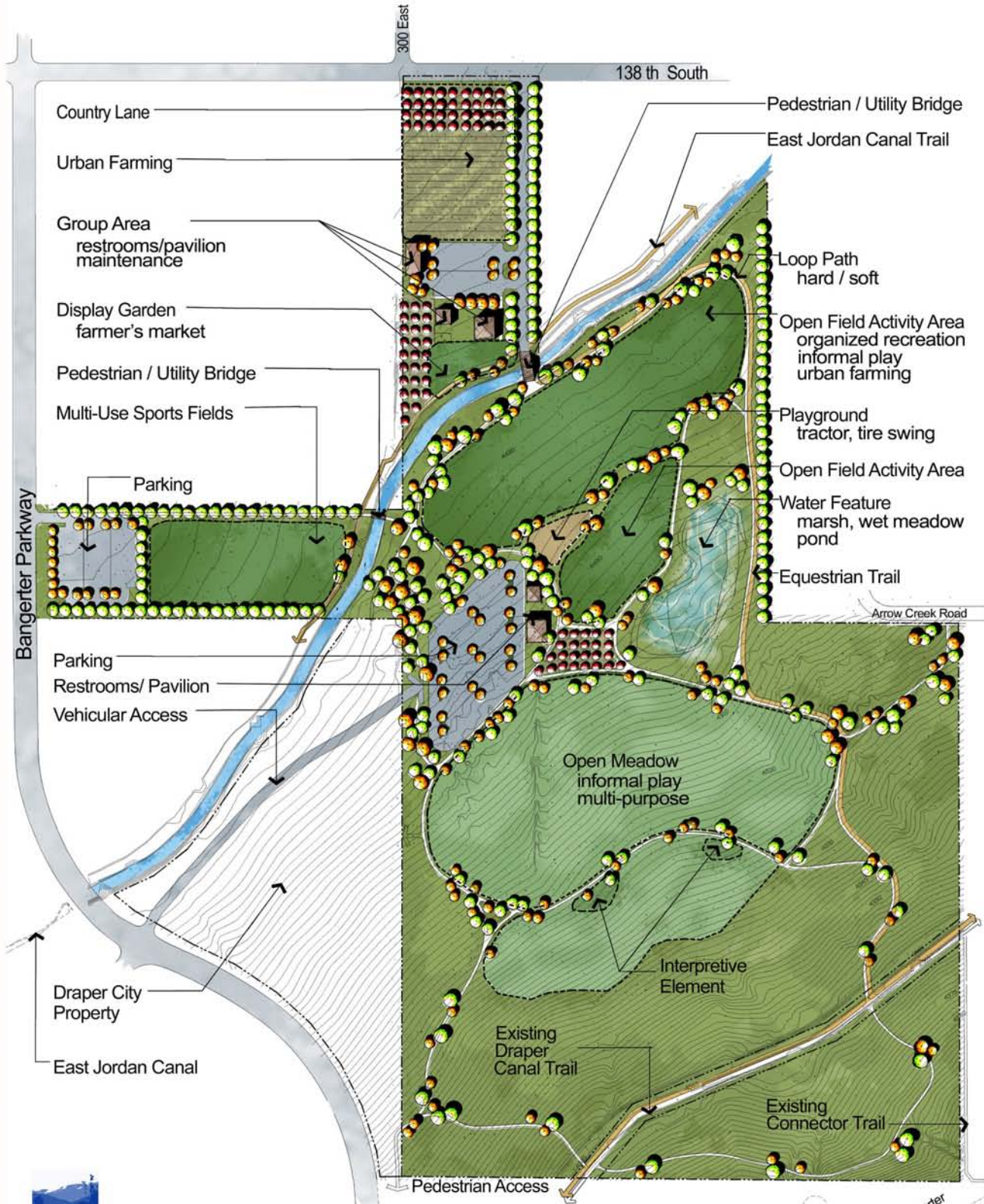
The master plan addresses the park property and its relationship to the surrounding community, access points, circulation, and the various proposed land uses. The plan captures the intent for the park to have a strong farm theme, with

opportunities for urban farming, recreation, relaxation, education, health, and sustainability.

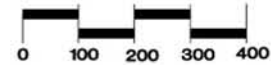
The plan attempts to incorporate the concerns, comments, and suggestions provided by the community which are in compliance with the conservation easement and the Wheadon Family vision for the park. The plan allows for flexibility and adaptation to the ever-changing dynamics of a community.

(See Illustration C)

# Illustration C



Master Plan  
**Wheadon Farm Park**  
 Salt Lake County Parks and Recreation  
 Draper, Utah  
 Approved March, 2010





### III: Explanation of Elements

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#### Access, Circulation & Parking

Three main public vehicular access points are identified on the plan. The first entrance is accessed via 13800 South on the north end of the property with a second entrance accessible by way of Bangerter Parkway from the west. A third entrance to the farm is shown through the Draper City property on the southwest. This access provides a vital connection into the center of the property. Vehicular

circulation throughout the property would be limited to parking areas from these ingress and egress points. The total number of parking areas for the development of the park is limited by the conditions set forth in the easement with regard to size, configuration and total acreage.

Where hard surfaces are required, to the extent possible, they will be pervious to the soil.



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#### Urban Farming

The primary location dedicated for urban farming, community gardens, orchards and display area for a farmers market is the area located on the north end of the property near 13800 South. Historically, this land was the main farming area because of the fertile soils and generally flat topography. A secondary area is just across the canal to the south on fertile soil with a

slight slope in topography. To accommodate users, these elements will be best located near parking areas and utility/maintenance structures. While urban farming is intended for a portion of the land, it is possible that future community needs and demands could cause a change to other land uses, as approved, by Salt Lake County and Utah Open Lands.



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#### Wildlife

Approximately one third of the property is planned to remain as natural, undeveloped open land and it is anticipated that opportunities will exist for continued wildlife habitat on the property. It is also expected that wildlife viewing and other nature appreciation and educational opportunities will exist and possibly be enhanced in the park setting.

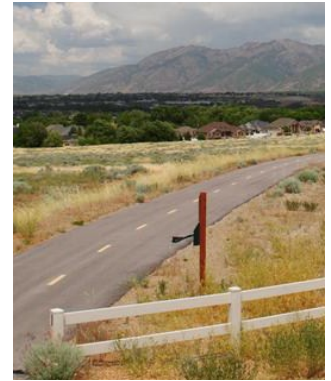




## Trails

Opportunities for trail development are indicated on the plan as a means to increase the potential for walking and biking throughout the property. Hard surfaced trails are recommended for heavily traveled walkways such as the loop and trail network in and around the open field area, the walkways connecting to parking lots, the transition/connections to parking lots, the transition/connections to streets, the trails adjacent to neighbors,

and to the Draper City property. To the extent possible, hard surfaces will remain pervious to the soil. Soft surfaced trails are suggested for secondary circulation such as the loop around the open meadow area. An equestrian trail, composed of wood chips, is also proposed which would link existing and adjacent equestrian trails to and through the property.



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## Open Field Activity Areas

The open field area is envisioned to be a multi-use open space serving such functions as organized recreational activities, a gathering place for public events, playground, fire pits, and sitting areas.

Urban farming is also an appropriate activity, based upon user demands.



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## Organized Sports

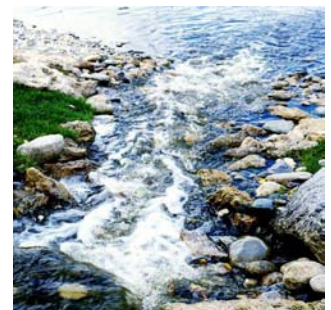
While most of the proposed recreational activity at the park is informal, the west parcel of the property would be developed for organized sports activities. This area would provide opportunities for group sports as well as practice and organized game fields. However, as part of the conservation easement, no permanent

structures such as goal posts, backstops, or field lighting would be permitted.

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## Water Feature

A small portion of the property, near active well sites, could be developed into a water feature. This feature could be marshlands, a pond, or other water related features that would be used both for aesthetic appeal and educational purposes.



## Open Meadow

The open meadow is planned to be an informal play and multi-purpose area. Interpretive elements reflecting farming approaches and techniques can be staged in this area. The size and configuration of this area would be flexible in implementation and be developed based upon community needs and preferences as approved by Salt Lake County and Utah Open Lands.

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## Pavilions

To accommodate groups or gathering places where public facilities are needed, group pavilions have been included on the plan. All buildings will be designed and built in character and compliment the overall farming theme of the park. These structures, limited in size and number, would be located in proximity to parking areas and passive use activities.

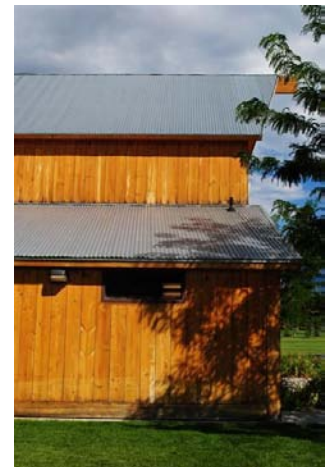
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## Restrooms

ADA accessible restrooms will be included, as part of the pavilion design.

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## Utility Buildings

A pump house and other utility buildings designed in character with the farming theme and allowed by the conservation easement are proposed as part of the plan. The purpose of these structures are for the use and reuse of the wells, canals, and other water sources, and provide security for other utility related features.

## Landscape Theme

All water-wise landscape enhancements will be in keeping with the overall rural/agriculture theme. Trees that have a historical significance to a family farm such as lombardy poplar, willows, and locust will be utilized. These trees will be used to identify edges of the farm property, define and frame limits of the park activity areas and act as traditional wind breaks. Orchard like groves of fruit and flowering trees will be situated near urban farming areas. Hedges of various sizes utilizing grape, currant and raspberry plants will create

colorful edges to the vegetable gardens. The old Italian tradition of placing accent plantings, such as roses, at the end of the rows of the grape vineyard are recommended. Rows of lavender, wildflowers and perennials will provide color and accent to walkways and edges of parking areas. Drought tolerant grasses will be introduced specifically in the open field activity area to provide the opportunity for a maintained lawn area or a natural field of tall grasses.



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## Maintenance

Maintenance buildings are proposed for the park development, but are also limited in number and size. Limited maintenance vehicle access is proposed to minimize the impact on the property.





## IV: Estimate of Probable Costs

	Unit	Quantity	Unit Cost	Ext. Cost
Mobilization	LS	1.00	\$ 200,000.00	\$ 200,000.00
Construction Staking	LS	1.00	\$ 25,000.00	\$ 25,000.00
Testing	LS	1.00	\$ 15,000.00	\$ 15,000.00
Clear & Grub	LS	1.00	\$ 125,000.00	\$ 125,000.00
Grading	LS	1.00	\$ 350,000.00	\$ 350,000.00
Sanitary Sewer	LS	1.00	\$ 125,000.00	\$ 125,000.00
Water Line & Meter	LS	1.00	\$ 100,000.00	\$ 100,000.00
Electrical Service	LS	1.00	\$ 50,000.00	\$ 50,000.00
Storm Drainage	LS	1.00	\$ 125,000.00	\$ 125,000.00
West Lot - Curb & Gutter	LF	1620.00	\$ 28.00	\$ 45,360.00
West Lot - Asphalt Paving	SF	39300.00	\$ 2.35	\$ 92,355.00
West Lot - Lighting	EA	8.00	\$ 4,500.00	\$ 36,000.00
North Lot - Curb & Gutter	LF	2270.00	\$ 28.00	\$ 63,560.00
North Lot - Asphalt Paving	SF	41700.00	\$ 2.35	\$ 97,995.00
North Lot - Lighting	EA	10.00	\$ 4,500.00	\$ 45,000.00
South Lot - Curb & Gutter	LF	2260.00	\$ 28.00	\$ 63,280.00
South Lot - Asphalt Paving	SF	66000.00	\$ 2.35	\$ 155,100.00
South Lot - Lighting	EA	14.00	\$ 4,500.00	\$ 63,000.00
Draper Road to South Lot - Grading	LS	1.00	\$ 12,000.00	\$ 12,000.00
Draper Road to South Lot - Curb & Gutter	LF	1660.00	\$ 28.00	\$ 46,480.00
Draper Road to South Lot - Asphalt Paving	SF	20000.00	\$ 2.35	\$ 47,000.00
Draper Road to South Lot - Storm Drainage	LS	1.00	\$ 20,000.00	\$ 20,000.00
Pedestrian Bridges	EA	2.00	\$ 75,000.00	\$ 150,000.00
Pedestrian Trail - 10' Wide	SF	132300.00	\$ 2.50	\$ 330,750.00
Equestrian Trail - 5' Wide	SF	13000.00	\$ 1.75	\$ 22,750.00
Restroom #1	SF	900.00	\$ 175.00	\$ 157,500.00
Pavilion #1	SF	1500.00	\$ 175.00	\$ 262,500.00
Maintenance Building	SF	1600.00	\$ 175.00	\$ 280,000.00
Concrete walks around buildings	SF	17200.00	\$ 6.00	\$ 103,200.00
Restroom #2	SF	900.00	\$ 175.00	\$ 157,500.00
Pavilion #2	SF	1500.00	\$ 175.00	\$ 262,500.00
Concrete walkways around buildings	SF	13800.00	\$ 6.00	\$ 82,800.00
Playground	LS	1.00	\$ 75,000.00	\$ 75,000.00
Orchard	SF	131400.00	\$ 0.50	\$ 65,700.00
Urban Farming Area	SF	98000.00	\$ 0.50	\$ 49,000.00
Display Garden Area	SF	19300.00	\$ 2.00	\$ 38,600.00
Water Feature Area w/Amenities	SF	129800.00	\$ 1.50	\$ 194,700.00
Multi Use Sports Fields Area	SF	101000.00	\$ 2.00	\$ 202,000.00
Open Field Area	SF	350300.00	\$ 2.00	\$ 700,600.00
Open Meadow Area	SF	521700.00	\$ 2.00	\$ 1,043,400.00
Interpretive Area	LS	1.00	\$ 25,000.00	\$ 25,000.00
Signage	LS	1.00	\$ 30,000.00	\$ 30,000.00
Miscellaneous Site Work	LS	1.00	\$ 100,000.00	\$ 100,000.00
Trees	EA	600.00	\$ 400.00	\$ 240,000.00
Shrubs	EA	1000.00	\$ 65.00	\$ 65,000.00
Maintenance Period Services	LS	1.00	\$ 7,500.00	\$ 7,500.00
Contingency - 15%	LS	1.00	\$ 984,000.00	\$ 984,000.00
<b>Total</b>				<b>\$ 7,532,130.00</b>

## V: Appendix

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### Open House Comment Card Responses - November 18, 2009

**Tell us what features you like in the three concepts:**

1. More farm-educational venue showing modern permaculture.
2. I like the urban farming areas in concept A.
3. Urban gardens are a great idea. All concepts are good but #3 is my choice. I think the Wheadons would be pleased with the concept. Make it a learning farm for the community. Arts included.
4. I prefer plan B overall. However, I would like to see more of Plan C type development in the northern upper area. Some type of picnic/restroom area up in the north east area above the canal trail would be desirable - expanding the northern area into a little more hospitable for picnics etc. Essentially expanding multi-use into the more barren north.
5. I like the orchard, pavilions and playground. Like concept C with entrance off I 3800. Like Plan A's natural pond, no marsh.
6. C - parking closer to ball park - parking across from Bangerter (not residential off I 3800 S). Use straight drive from I 3800 S. Concept A.
7. Being a neighbor that shares a property line, I like plan A because the entrance from I 3800 will be away from our house. I love the idea of orchards and community gardens. I like the size of the playground in Plan B. I like the parking lot in Plan C where the inlet comes from Bangerter parkway. That way all traffic from the ball field will stay by the ball fields and way from homes and neighborhoods.
8. I like the community gardens to bring people together. I like the openness, trails and lots of trees. I like the idea of a farmers market. I like the location of the parking in Plan C the best - it seems to make the most sense in relation to the proposed baseball diamonds etc.
9. We like walking/jogging trails, playgrounds and picnic areas. We live on Arrow Creek Drive and therefore oppose parking as shown on Exhibit A.
10. Concept B has the parking lot much too close so that it would be right behind or in clear view of the homes on Arrow Creek Dr. Plans A&C are much better for parking as it should be closer to the entrance off the Bangerter extension. That makes the most sense.
11. I live right next to the planned park on I 38 (to the east). I like the layout of Plan C but I like the entrance of Plan A (to the canal).
12. I am very pleased with one of the three concepts. I would like to suggest the community garden be located north of the East Jordan Canal. The properties south of the canal would be excellent for orchards etc. Please consider plantings for the support of the deer who have been forced out of their home on south mountain.

## Open House Comment Card Responses - November 18, 2009 (cont.)

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13. Favor wildlife viewing, nature trails and walking paths. Attempt to preserve nature features, wetlands, stream beds etc.
14. Fields are wonderful. Equestrian trail is important. Connector between canal trails important. Allow for pivot irrigation? Room for more livestock - chickens, is needed.
15. Open space, walking and biking trails, water open activity field.
16. I like Plan C.
17. I like the urban farming areas. Also, the trails and open spaces. The farmers market is a good idea too. I most like Plan C.
18. Lots of grass, parks need more open space with grass if it is left as is. It won't get as much use. Plan C has multi-purpose informal play which is great.
19. Plan A has most open/free space. Plan C I like most, optional parking, good flow for foot traffic. Prime use of open space and wetlands. Like the central field that will not be irrigated.
20. I like the parking arrangements and extra maintained fields for informal activities on concept Plan C. The other two plans don't seem to serve the public as well.
21. Equestrian access from east Jordan canal (to be trail?) to Porter Rockwell.
22. We are interested in the agricultural aspect of the property. Concept A provides more growing area.
23. Plan C - All of it. Move detention ponds of Draper property to southern most end.
24. Concept C best overall. More water/wetland area. Regional storm water pond southwest corner county and city. Like the location of parking on C best of three.
25. The play fields on the west "wing" portion of the panels. Parking at the perimeter - keep roadways - pavement out of the center of the area.
26. I like the road on the perimeter like "A". Do not like the parking in the middle - needs to be kept to the enter edges. Do like the orchard areas, do have concerns about spraying and other types of pest control.
27. Trails, hiking, walk paths, connection to canal trail. A restroom is good too. Some parking is desirable.
28. I like a few ball fields, a few garden areas and the farmers market would be nice. Concept 3 has some improved areas and would be nice for nature walks. Concept 1 too much dry unfriendly areas - needs to be somewhat nicer.
29. Leave trees, clean them up. Incorporated artist garden for use.
30. Do not prefer any option. Alternative option would be to make site truly agricultural, theme park. Do not include any play fields which make the site an extension of Drapers ball park. Make this site distinct and unique. Move agricultural and garden, no play fields. Natural area needs fewer trails, need to restore natural agricultural plantings to attract wildlife.
31. I like Plan B - It has more trails and trees. I like the access road from 138<sup>th</sup> into park.



## Open House Comment Card Responses - November 18, 2009 (cont.)

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32. I live at 507 East Beachwood Drive right across the street from the Wheadon property. I think the park is a nice idea as long as the design is such that it does not negatively impact the surrounding neighborhoods, for example: channeling park traffic through an existing neighborhood. It appears on all three plans that a parking lot is proposed off Arrowcreek and Beachwood Drive. These streets are not designed to handle any other traffic than that for service to the homes that are built in the existing neighborhood. Because of this I strongly oppose the parking access off Arrowcreek and suggest that it be eliminated and all parking be accessed off Bangerter and 138<sup>th</sup> keeping the residential streets free of park traffic. I think the best concept plan is Plan A with the Urban Farming section, (of course without the parking off Arrow Creek).
33. I live on Fitzgerald CT, which wraps around Arrow Creek and is the first circle on the right. My backyard is to the proposed Park. We are very excited that it will remain wilderness like, as that was one of the huge points of our purchase of this home almost 6 years ago. I love the openness and feel of rural Draper.
- My only concern after looking at the plans, stems from the noted area of secondary parking on all three plans. I am opposed to the location of that on all three plans, as it is directly within the residential homes. My concern stems from that fact that there will be heavier traffic if that parking area is used, as well as the fact that the views from my circle, as well as the surrounding high-end homes would be directly affected by that. Although the park itself I feel will add value to our property, the fact that the views are obstructed with a parking area, which we would be directly viewing from our breakfast nook, as well as more traffic, would devalue our property.
- I am strongly opposed to this secondary parking, and feel there are several other options available either off of 13800 South or Bangerter itself to utilize parking on this end of the park.
- Please reconsider the location for this secondary parking.
34. I am glad to see the Wheadon Farm Park come to life, but I would like to see the parking lots moved to the west side of the park, away from the neighborhoods. The secondary parking lot on the southeast end would create a traffic nightmare for everyone living on Arrow Creek. I think there is a better solution. If a parking lot is on the east side it should not have access from Arrow Creek.
35. After looking at the 3 options I can tell you my biggest concern is the parking lots. I have no interest in having parking lots right behind our houses (13856 Arrow Creek Drive). I can't tell from the pictures how far the parking lot is in option A from our backyards. Option B puts the parking lots right smack dab behind us. Option C seems like the very best option to keep the parking as far West as they can. My top choice would be option C. For whatever it's worth, I absolutely hate option B. And I'm not a huge fan of A either. The last thing I want to look at when we are out in the backyard is a big parking lot full of cars.
36. Please no wet lands. I do not like the idea of a community gardens and orchards as well as trails. I think a small play ground with swings and such that look more natural would be fun. I also like the open field activity area as well. I wouldn't even mind having an area dedicated to small farming animals or some sort of small petting zoo. Also, I do not like the idea of the parking lots being so close to the houses. I think the two parking lots that they have coming off Bangerter and 13800 South would be sufficient. I do not want to see one that is connected to the so called "country bridge". If they are in need of more parking then I think they should make the one off of Bangerter bigger or do more than one. I also do not like the secondary parking either. This will only bring more traffic on to Arrow Creek and I feel that the cars fly down this street too fast as it is. I think a good alternative might be up at the top of Osborne where there is already access to the Porter Rockwell Trail. Or maybe do away with it altogether.

## Open House Comment Card Responses - November 18, 2009 (cont.)

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37. After review of proposed plans for the Wheaddon Farm Park property, here are my thoughts and comments. From Kay Kelly (Arrow Creek Dr. Resident-adjacent to property.)

### Concept Plan A:

-Regarding the entry from 13800 South - This goes through a stand of trees that are old and mature. We don't have many stands like this and they cannot be replaced by new immature trees. Some may think they are junk, but to us they are very valuable. They act as a sound, light and view barrier to the new commercial development growing at the intersection of 13800 South and Bangerter Hwy., as well as habitat for wildlife. It appears the park entrance would be off-set from 300 East and would create a more dangerous situation at the intersection of 300 East and 13800 South. Access would be better placed from Bangerter Highway as it is designed to accommodate heavier traffic flow and extra lanes for turning.

-Regarding the main parking area - This appears to be a very large parking lot accessed from 13800 South. To reach this lot, there must be a costly vehicular bridge build across the East Jordan Canal. I don't like the concept of the size or accessibility of this lot.

-I also don't like the location of the maintenance area on this plan.

-I do like the concept of the display gardens, farmer's market but prefer the locations on Plan C or in the area of the main parking lot on Plan A. This parking lot could be moved more southwest and parallel to the Draper City property and accessed from the southwest side of the property.

-I like that the activities areas are more toward the west side of the property and away from the residential properties.

-I would like to see the secondary parking area located along the corner of Arrow Creek Dr. and Beechwood Dr. kept at an absolute minimum. No vehicular access would be the best as this would add additional traffic through the neighborhood streets where people are already driving too fast. Non-motorized entry would be the best. Most people entering from here would probably already be in the neighborhood and would not need parking. This comment applies to all 3 plans.

### Concept Plan B:

-I like the access from 13800 South as it appears to allow for the mature trees we love. The curvature of the lane is more appealing and welcoming as well.

-I DO NOT like the location of the main parking area, maintenance, playground, restrooms, group picnic and pavilion. These areas are pushed too close to the residential properties along the east side of the park area. This would create problems for the residents such as loss of privacy, noise, headlight glare, parking lot glare, residential safety, security and unsightly views. We all chose these lots and paid a premium because we valued and appreciated the open space out our back doors. We had the understanding that the Wheaddon Open Space would remain as a pastoral open area. I would like to see Salt Lake County planners respect our situation and when there are other better options available, give us the consideration they would want if they were designing this park behind their own homes.

-I would like to see the pedestrian trail that runs along the north east portion of the park along the residences eliminated. There is plenty of trail area without that portion.

-I like the additional piece of trail to the southeast side of the Draper Canal. If this were connected to the Porter Rockwell Trail it would allow additional access to the park area by residents from the other close neighborhoods to the south and west.

## Other Comments or Suggestions

1. Maybe some additional pavilions if a concept (B or C) is chosen that has more open space. Take some of the gardening for a rose/etc flower - something that with color and beauty all year long. More trees that provide color. Buy the 7 acre city property eliminating the ball fields and put in something original and unique that would be different from the main theme of the park, but still keeping with a natural setting. A quiet shaded and peaceful view of the Wasatch range maybe art showings from time to time.
2. More trees and a bigger water feature. No motorized vehicles.
3. I am a neighbor (351 E 13800 S) and do not agree with the city's future ball fields blending with this park. Drapers ball field should have own sufficient parking not using Wheadons park.
4. Natural pond not marsh. Keep ball park out, more relaxing picnic area.
5. I would like to see the irrigation ditches upgraded so all water share owners can get their water. I am worried about the amount of mosquitoes the pond/marsh would create. Would the county control that? I think this is very nice and hope you will work with all the homeowners around the property.
6. I would love to see some educational aspects set up to incorporate the school field trips to this location. Don't love the pond - don't need any more worry about West Nile virus.
7. We oppose a pond or wetlands as they would invite mosquitoes.
8. I am still waiting to hear back from the County about a mole problem on this property that is negatively impacting us and our neighbors.
9. It would be great to have an area for social activities such as "Art in the Park".
10. Can parking be long and thin or perimeter w/ boundary rather than in middle of farmable acreage?
11. Emphasize farming - add a barn, plenty of urban agriculture space, keep parking lot size small.
12. Good planning. We are completely behind a different kind of park. Art in the park is a great possibility.
13. Art in the park would be nice.
14. Keep open usable space.
15. Concept C - move orchard west of main parking to urban farming area, keep all that together. Extend water feature. Possibly put mentioned park in SW corner in order to remove retention ponds to west.
16. Community gardens hooked to water features. Control geese usage. Develop trail along south side of east Jordan canal. City should acquire property across the east Jordan canal from the city's property. Put detention pond area in south west corner of property. Develop water features.
17. Tractor parking should be considered. If any of the farming areas are over 1 acre a tractor will be needed to be kept on site. Fantastic idea overall.
18. The only water should be utilization/existing pumping a pond from well water is wasteful and unsustainable. Sustainability - Urban agriculture and education and outreach are more important than playgrounds and grassy areas. Reminiscent of the agricultural heritage of the area. Arts in the park - agricultural arts and interactive spaces would greatly enhance the community and Wheadon Farms.
19. No where for farming equipment to be stored. Storage for produce and fruit walk-in coolers.



## Other Comments or Suggestions (cont.)

20. Build as soon as possible. Summer 2010?
21. Need to develop a sub plan A, less mixed use and recreation than plan A. Do not use farm park as the secondary support for Drapers recreational facility.
22. An additional restroom off the trail higher up on the property.

### Other:

Read "Farmer in Chief".

### **Concept Plan A**

#### **Likes and Dislikes**

1. I DISLIKE the design and location of the entry road off I 3800 South. This location goes straight through a mature stand of trees that some may consider trash trees; however, stands of trees like these are what create the character of Draper. I also believe the intersection would not line up with 300 East; therefore, there would be a slight off-set which would create an even more dangerous situation at the intersection of 300 East and I 3800 South. Also, I dislike the fact that a majority of the parking is accessing off I 3800 South Street. Accessing from the Bangerter Highway extension for the majority of the park visitors makes better sense because it is designed to accommodate the traffic volumes and turning movements. Furthermore, these trees act as a visual screen for our neighborhood. They screen I-15, the new condominiums and the Bangerter Crossing commercial development and they also act as sound and wind buffer.
2. I DISLIKE the major parking lot located on the low lying area just south of the East Jordan Canal with access coming off I 3800 South. It will also require costly vehicular crossing over the East Jordan Canal.
3. I like the concept of the "display gardens; farmers market; urban farming; community gardens; orchards, etc" on the north side of the East Jordan Canal, however, I like the configuration illustrated in Concept Plan C for the juxtaposition of the entry roadway, small parking lot and structure locations setback from the property line.
4. I like the idea of the "Urban Farming; community gardens; orchard, etc" on the south side of the East Jordan Canal. I would like it even more if the following would be changed and added.
  - a. Move the urban farming area to the location of the proposed parking lot and add a wildlife habitat/fishing pond in the current location of the Urban Farm. Water could either be circulated from the East Jordan Canal or from the wells on the property.
  - b. Add a replicated dry stream bed between the proposed "Water Feature; wet meadow" and the added wildlife habitat/fishing pond. Provide educational exhibits of plant and wildlife habitats.
  - c. Move the major parking lot to the area illustrated on Concept Plan C, and if possible move it further south and terrace the parking lot on the slope closer to the City parcel so there can be cross utilization of parking between the County Park and the City Park. These two municipalities should work together on a better overall design solution. It appears that minimal design collaboration has been done to date.
5. If an Open Field Activity Area is necessary, I like these uses located near the western portion of the property.
6. I dislike the secondary parking area located along Beachwood Drive/Arrow Creek Drive.

## Other Comments or Suggestions (cont.)

This point of access should be limited to a pedestrian access only. If parking is imperative, I suggest two parallel parking stalls maximum added along the roadway, more than that it would be over designed because similar parking areas for trails in the area rarely are used. People in the neighborhood walk to the nearby trails and I do not want to encourage outside traffic onto our residential streets.

7. If Multi-use fields are necessary, I like the fact they are located off Bangerter Highway and west of the East Jordan Canal. I like the fact that there will be no night lighting of sports fields.

### **Concept Plan B**

#### **Likes and Dislikes:**

8. I like the access location off I 3800 South Street because it appears to not impact the mature stand of existing trees, refer to item 1 above.
9. I DISLIKE the parking area, maintenance, playground, restrooms, group picnic & pavilion pressed against the residential development along the park's eastern property line. Issues such as; residential safety, security, privacy, noise, headlight glare, parking lot lighting glare, obtrusive views...are just some of the reasons why. We all paid a premium price for our lots fronting onto the Wheadon Open Space with the understanding that it would remain as pastoral open space. Parking lots, structures, playgrounds, etc and everything that goes with it, out my back door is not what I paid a premium price for. I would like to be a good neighbor to my new neighbor, Salt Lake County, but I would like a reciprocal relationship.
10. I like the trail located above the Draper Canal Trail, however, it should connect to the Porter Rockwell Trail and I believe there is no need to have another north/south trail along the eastern property line. Design these trails with narrow widths and constructed out of soft materials.
11. There is a drainage outlet located in the south east corner of the property. This drainage outlet has created an erosion gully. I suggest that this drainage corridor be stabilized to mitigate erosion from storm water runoff. Drainage stabilization and armament should take on a naturalist appearance and emulate dry creek bed. Native trees and vegetation could be added to enhance the drainage corridor visually...maybe even realign a trail adjacent to it. This drainage treatment could meander to the proposed Water Feature/ Wetland Meadow and to the added wildlife habitat/fishing pong, as suggested in item 4.a. & b. above.

### **Concept Plan C**

#### **Likes and Dislikes**

12. I like the entry and Urban Farming design configuration north of the East Jordan Canal on this Concept Plan the most.
13. I like the future East Jordan Canal Trail; however, I believe this trail will need to be located on the north side of the canal at the eastern property line due to private lot ownership.
14. Work with the owners and developers of the commercial properties at the S.E. corner of Bangerter and I 3800 South and provide a pedestrian link between the East Jordan Canal Trail and the Urban Farming Area to the intersection of Bangerter and I 3800 South or provide sidewalks along I 3800 South.
15. I like the location of the main parking area, maintenance, restrooms, pavilion, etc in this concept the most, however, I would like it more if it was moved further south as indicated

## Other Comments or Suggestions (cont.)

in item 4.c. above.

16. Because the majority of the lot owners along the parks eastern property line have elevated main floors and outdoor patios and decks that look down onto this property, I suggest clustering trees to screen proposed parking areas and buildings. Because of the elevation difference, constructing just land forms and berms will not mitigate the visual impacts.
17. I like the interpretive elements. They should be included throughout the Community Farming, orchard, wetland meadow and added wildlife habitat/fishing pond areas.

### **General Overall Comments & Remarks**

18. I like the idea of a Community Farming element and this should be elaborated on further by implementing an Community Farming Alliance (CFA).
19. I recommend architectural use of indigenous colors and materials...woods & stones. Definitely no reflective metal roofs.
20. Use water-wise landscape plant materials. Use mixture of wildflowers to create a canvas of colors and textures.
21. Preserve and enhance wildlife habitat. I frequently see deer, fox, ducks, geese, hawks, owls and squirrels on this property throughout the year. Wildlife viewing areas and habitat, in what is becoming and urban environment, is hard to find. We should preserve and enhance this opportunity for future generations.
22. If site safety lighting is mandatory, I recommend light fixtures be 12 feet maximum in height that only consist of down cast lighting with a fully recessed light bulb.
23. Construct the majority of trails out of soft and pervious materials. Limit the use of the asphalt and concrete.