

MSD Parks Plan & Community Park Master Plans

December 2025
Long-Range Planning Division



G R E A T E R S A L T L A K E
Municipal Services
District

Why a Parks Master Plan?

- Provides a comprehensive, long-term strategy for parks and recreation infrastructure.
- Ensures park investments are aligned with community needs, growth projections, and budgets.
- Aligns community priorities with both capital improvement planning and MSD-wide operational budgeting.
 - MSD
 - Local Jurisdiction(s)
- Establishes service levels (Level of Service or LOS) across MSD communities with parks.
- Strengthens the ability of the MSD and member cities to compete for state and federal funding.
- Identifies and assembles data needed for communities to implement Park Impact Fees (if desired)



Project Scope

District-wide Park Master Plan (system-level analysis and strategy)

Individual Park Master Plans (for White City, Copperton, and Magna)

Deliverables include:

- Existing conditions and inventory
- Needs assessment
- Vision and design guidelines
- Capital planning and financial analysis
- Individual park concept plans
- Implementation strategy



MSD Parks Plan: Planning Process Overview



Existing Conditions,
Inventory & Analysis



Review of existing:
Plans, Documents,
Budgets, Standards, etc.



Demographics, Supply
& Demand, Recreation
and Park Trends



Needs Assessment



Implementation
Strategy

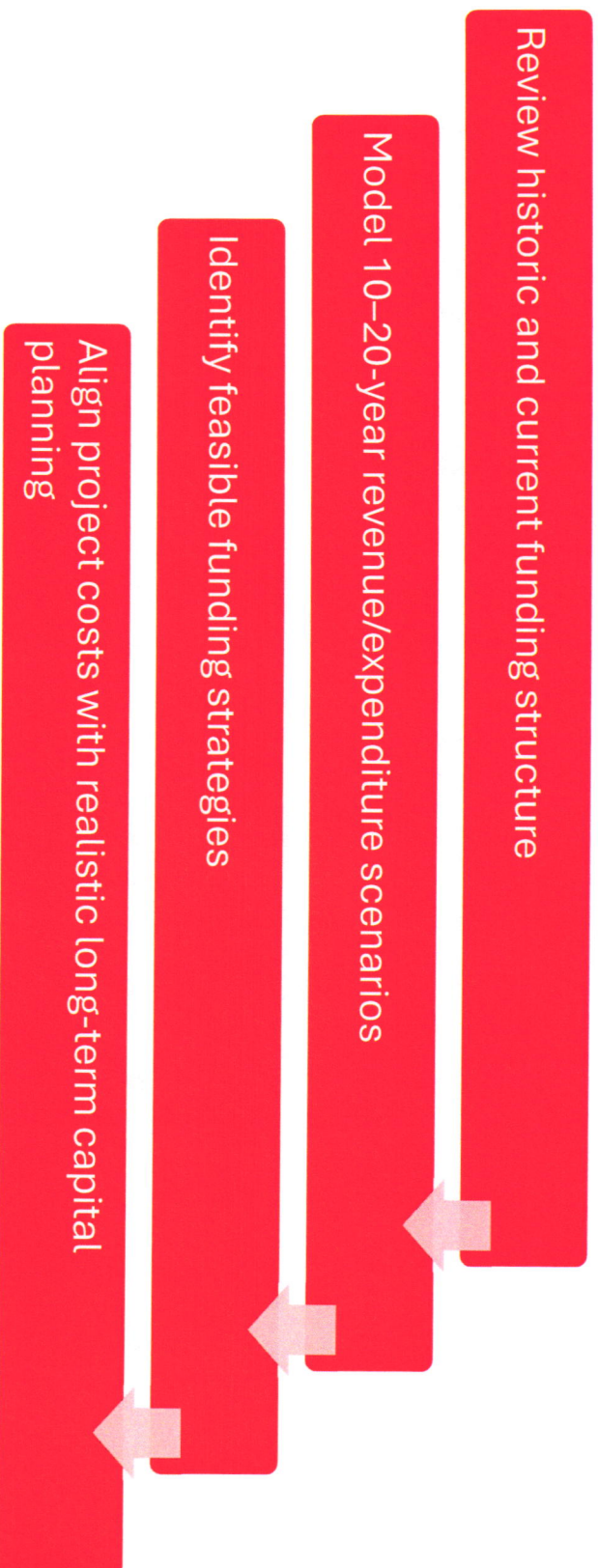


Capital Planning &
Financial Analysis



Municipal Services
District

Capital Planning & Financial Analysis

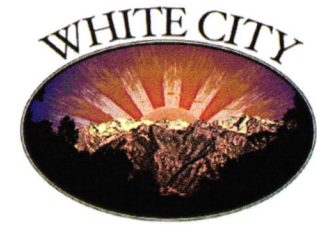


Individual Park Master Plans

Current park programming and suggested alternatives

Final park concept plan for each site

Cost estimates and phasing



Local Capital Planning & Financial Analysis

Review historic and current funding structure

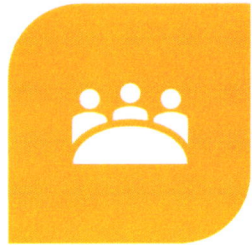
Model 10–20 year revenue/expenditure scenarios

Identify feasible funding strategies

Align project costs with realistic long-term capital planning



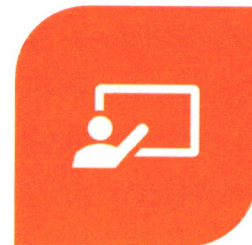
Local Engagement Strategy



PARK ADVISORY COMMITTEE
(MSD + COMMUNITY REPS)



COMMUNITY SURVEY + PUBLIC
MEETING(S)



COUNCIL/PLANNING
COMMISSION PRESENTATIONS
DURING ADOPTION PHASE



PUBLIC OPEN HOUSE

Schedule, and Deliverables

Schedule:

- 11-month project timeline February 2026–December 2026 with 2-month adoption window (November 2026 to January 2027)

MSD Parks Master Plan

- District level

What the city will receive:

- Individual Park Master Plans
- Data relevant to each city for Impact Fee Studies

Capital Improvement Plan and Financial Strategy

- MSD
- Individual Community

MSD Park Master Plan

TASKS - MSD MASTER PLAN	
1 - KICKOFF, EX. CONDITIONS, INVENTORY AND ANALYSIS	
A. Kickoff and Progress Meetings (14 total)	\$4,580
B. Inventory of Parks and Open Space	\$3,135
C. Existing Conditions Report and Plan Outline	\$5,740
2 - REVIEW OF PLANS AND DOCUMENTS	
A. Review and Summary of Existing Documentation	\$2,340
3 - DEVELOPMENT OF SUPPLY/DEMAND & DEMOGRAPHIC/TREND ANALYSIS	
A. Demographic Assessment	\$1,215
B. NRPA Benchmark/LOS/Distribution Analysis	\$4,190
C. Recreation Trend Analysis	\$2,430
D. Park Standards	\$2,780
4 - NEEDS ASSESSMENT/VISION/DESIGN GUIDELINES/IMPLEMENTATION STRATEGY	
A. Park and Facility Conditions Assessment	\$1,390
B. Design Guidelines for Park Development	\$2,430
C. Implementation Strategy Matrix	\$6,060
6 - CAPITAL PLANNING AND FINANCIAL ANALYSIS	
A. Financial Analysis	\$13,570
B. Capital Improvement Plan	\$11,350
7 - STAKEHOLDER AND COMMUNITY ENGAGEMENT	
A. Advisory Stakeholder Committee Meetings (4 total)	\$1,950
B. Community Survey	\$4,350
E. Adoption Presentations (4 total)	\$325
8 - FINAL MASTER PLAN	
A. Final Master Plan Document and Revisions	\$7,500
SUBTOTAL MSD MASTER PLAN	\$59,515

Copperton Park Master Plan



COPPERTON CITY PARK	
MSD MASTER PLAN BASE CONTRIBUTION (7%)	\$5,273
4 - NEEDS ASSESSMENT/VISION/DESIGN GUIDELINES/IMPLEMENTATION STRATEGY	
A. Park and Facility Conditions Assessment	\$4,190
5 - INDIVIDUAL PARK MASTER PLAN	
A. Program and Alternative Concepts	\$4,640
B. Preferred Concept Finalization	\$2,410
C. Opinion of Probable Costs	\$300
7 - STAKEHOLDER AND COMMUNITY ENGAGEMENT	
C. Local Stakeholder Committee Meetings (3)	\$1,000
D. Public Open House Meeting (1 virtual)	\$1,830
E. Adoption Presentation (1)	\$325
SUBTOTAL COPPERTON	\$19,968

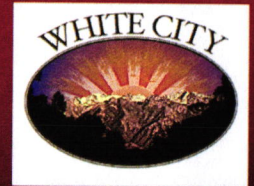
Magna Copper Park & Magna Neighborhood Park Master Plans



MAGNA CITY PARKS

MSD MASTER PLAN BASE CONTRIBUTION (7%)	\$5,273
4 - NEEDS ASSESSMENT/VISION/DESIGN GUIDELINES/IMPLEMENTATION STRATEGY	
A. Park and Facility Conditions Assessment	\$4,190
5 - INDIVIDUAL PARK MASTER PLANS	
A. Program and Alternative Concepts (2 Parks)	\$5,080
B. Preferred Concept Finalization (2 Parks)	\$3,175
C. Opinion of Probable Costs (2 Parks)	\$625
7 - STAKEHOLDER AND COMMUNITY ENGAGEMENT	
C. Local Stakeholder Committee Meetings (3)	\$1,150
D. Public Open House Meeting (1 in-person)	\$2,005
E. Adoption Presentation (1)	\$325
SUBTOTAL MAGNA	
	\$21,823

Big Bear Park Master Plan



WHITE CITY PARK	
MSD MASTER PLAN BASE CONTRIBUTION (7%)	\$5,273
4 - NEEDS ASSESSMENT/VISION/DESIGN GUIDELINES/IMPLEMENTATION STRATEGY	
A. Park and Facility Conditions Assessment	\$1,040
5 - INDIVIDUAL PARK MASTER PLANS	
A. Program and Alternative Concepts	\$5,080
B. Preferred Concept Finalization	\$3,175
C. Opinion of Probable Costs	\$625
7 - STAKEHOLDER AND COMMUNITY ENGAGEMENT	
C. Local Stakeholder Committee Meetings (3)	\$1,150
D. Public Open House Meeting (1 in-person)	\$2,005
E. Adoption Presentation (1)	\$325
SUBTOTAL WHITE CITY \$18,673	

PATROL ACTIVITY REPORT / DEC 2025 / COPPERTON CITY

(ZONES 21)

	<u>2024</u>	<u>2025</u>											
	D	J	F	M	A	M	J	J	A	S	O	N	D
Total Calls	34	41	20	28	18	23	100	48	25	29	29	25	37
Total No Case	13	5	4	9	7	6	10	22	8	10	7	1	N/A
Total Cases (GO)	12	13	7	11	6	12	9	7	7	9	9	6	11
Calls Per Officer	11	14	7	9	6	8	33	16	8	10	10	8	12
Patrol Allocations	3	3	3	3	3	3	3	3	3	3	3	3	3

	D	J	F	M	A	M	J	J	A	S	O	N	D
ARSON													
ASSAULT						1	1				2	2	
BURGLARY							1			1			
BURGLARY ALARM	1												
CIVIL RIGHTS													
CONSERVATION											1		
CRIMES AGNST PER													
DAMAGED PROP					2	1				1			
DRUG COURT													
DRUGS						1							
ESCAPE		1											
EXTORTION													
FAMILY OFFENSE	2	3	1	2	2	1			2	2	2	1	1
FORGERY													
FRAUD						1		1					
HEALTH/SAFETY													1
HOMICIDE													
INV OF PRIVACY						1				1			
KIDNAP													
LARCENY	5		1					1		1			
LIQUOR												1	
MORALS									1				
OBST JUDICIAL													
OBST POLICE													
PRIV-CRIMINAL TRESP													1
PROPERTY CRIME													
PROSTITUTION													
PROACTIVE ENF								1					
PUBLIC ORDER	1	4	2	3	1	3	5	2	1	2	3	1	2
PUBLIC PEACE	2	2	2	4	1		2	2	1		1		6
ROBBERY													
ROBBERY ALARM													
RUNAWAY													
SEXUAL ASLT													
SEXUAL EXPLOIT													
SEXUAL OFFENSE		1							1				
STOLEN PROP													
STOLEN VEHICLE						1							
TRAFFIC	1	2	1			1			1	1		1	
WEAPON OFFENSE				2		1							
BLANK (NO NCIC)													
TOTAL	12	13	7	11	6	12	9	7	7	9	9	6	11

	D	J	F	M	A	M	J	J	A	S	O	N	D
Booking Arrests	-	1	1	1	-	1	N/A	N/A	N/A	N/A	1	3	-
Citations	-	1	6	1	-	1	4	-	3	-	-	3	-

PATROL ACTIVITY REPORT / DEC 2025 / COPPERTON CITY

(ZONES 21)

	<u>2024</u>	<u>2025</u>											
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	D	J	F	M	A	M	J	J	A	S	O	N	D
ARSON													
ASSAULT						1	1				2	2	
BURGLARY							1			1			
BURGLARY ALARM	1												
CIVIL RIGHTS													
CONSERVATION											1		
CRIMES AGNST PER													
DAMAGED PROP					2	1				1			
DRUG COURT													
DRUGS						1							
ESCAPE		1											
EXTORTION													
FAMILY OFFENSE	2	3	1	2	2	1			2	2	2	1	1
FORGERY													
FRAUD						1		1					
HEALTH/SAFETY													1
HOMICIDE													
INV OF PRIVACY						1				1			
KIDNAP													
LARCENY	5		1					1		1			
LIQUOR													
MORALS									1				
OBST JUDICIAL													
OBST POLICE													
PRIV-CRIMINAL TRESP													1
PROPERTY CRIME													
PROSTITUTION													
PROACTIVE ENF								1					
PUBLIC ORDER	1	4	2	3	1	3	5	2	1	2	3	1	2
PUBLIC PEACE	2	2	2	4	1		2	2	1		1		6
ROBBERY													
ROBBERY ALARM													
RUNAWAY													
SEXUAL ASLT													
SEXUAL EXPLOIT													
SEXUAL OFFENSE		1							1				
STOLEN PROP													
STOLEN VEHICLE							1						
TRAFFIC	1	2	1			1			1	1		1	
WEAPON OFFENSE				2		1							
BLANK (NO NCIC)													
TOTAL	12	13	7	11	6	12	9	7	7	9	9	6	11

	D	J	F	M	A	M	J	J	A	S	O	N	D
Booking Arrests	-	1	1	1	-	1	N/A	N/A	N/A	N/A	1	3	-
Citations	-	1	6	1	-	1	4	-	3	-	-	3	-