

10-9C-14: TRAILS:

A. **General Requirement.** All proposed Development within the CE-3 Zone shall be consistent with the City's General Plan, including the adopted Elk Ridge Trails, Parks, and Open Space Master Plan and Official Trails Map, regarding trails, locations, classifications, connections, parks, open space, and trail access. ~~A dedication of private land may be required for public trails if the required dedication complies with the exaction requirements set forth in Utah Code section 17-27a-507(1).~~

B. **Trail Dedication and Easements.** Public trail easements, dedications, and improvements may be required as part of development when consistent with applicable City plans and applicable state law governing development exactions, including Utah Code § 10-20-911, as amended. Proposed trail easements or dedications shall comply with applicable City trail standards and may be rejected or required to be relocated if they do not satisfy those standards. ~~All land offered for dedication for trails or public access to trails must be verified by Planning Commission and City Council before approval of the site plan. The city has the option of rejecting the applicant's offered land dedication if the proposed dedication does not comply with the exaction requirements set forth in Utah Code section 17-27a-507(1), or the requirements set forth in subsection C below. The city may suggest more suitable land for the applicant's consideration that does comply with each of these requirements.~~

C. **Natural Conditions.** Trails shall be located and designed to minimize unnecessary disturbance to steep slopes, drainage corridors, vegetation, wildlife habitat, geologic hazards, and other sensitive environmental features. Land proposed offered for dedication for a public trails must shall be suitable located so that: for feasible trail construction and maintenance, shall comply with applicable slope and grading standards for the applicable trail classification, and shall avoid insurmountable physical obstructions.

—1. ~~Proposed trail construction and maintenance is feasible.~~

—2. ~~Side slopes do not exceed seventy percent (70%).~~

—3. ~~Rock cliffs and other insurmountable physical obstructions are avoided.~~

D. **Roadway Trails.** Trails required along roadways shown on the city trail plan shall have a ten foot (10') easement conform to the classification shown on the Official Trails Map and the applicable City design standard. Required trail corridor or easement width shall be in addition to required surfaced as described within the trail plan, in addition to the standard street right-of-way unless otherwise approved as part of an adopted shared roadway/trail design.

E. **Backcountry Trails.** In addition to trails along roadways and as part of the city trail plan, Backcountry Trails and natural-surface trails may be used within preserved open space and other natural areas when designated on the Official Trail Map or otherwise permitted under the applicable City trail classification and design standards. ~~traversing and~~

interconnecting open space areas throughout the development, as identified on the trails map, are required.

F. **Connections.** Trail ~~easement connections~~ **shall be provided** roads through open space to adjoining development, public facilities, **parks, trailheads, or adjacent cul-de-sacs, existing trails, or planned future trails** ~~shall be ten feet (10') wide and paved~~ **where such connections are shown on the Official Trails Map or otherwise required by an adopted City plan or applicable development standard.** ~~The planning commission can waive the paved trail requirement in areas that a natural trail would be more appropriate to help preserve natural conditions.~~

G. **Trailheads.** Major trailheads identified on the Official Trails Map or applicable City master plan ~~shall include~~ **public parking areas at major trailheads when required by the applicable trailhead design standard.** ~~Trailheads shall be designed that can also serve as to accommodate emergency access and staging areas, must be included in the proposed development where required by the Fire Code, Fire Authority, or applicable City development standard.~~

H. **Trail Surface.** Trail surface shall comply with the applicable trail classification and City construction standards. Backcountry Trails may consist of natural surface or approved crushed aggregate where permitted by the applicable standard. ~~Planning Commission and City Council can determine the required surface for each trail. (For example, but not limited to: paved, natural, gravel.)~~

I. **Trails in Lieu of Sidewalks.** A trail approved in lieu of a required ~~Trails-in-lieu of sidewalks do~~ **shall not count towards the any required open-space percentage of open space required for clustering unless expressly allowed by another provision of this title.** (Ord. 22-07, 11-8-2022)