

LAYTON CITY PARKS, RECREATION, TRAILS, OPEN SPACE & CULTURAL FACILITIES MASTER PLAN

DRAFT

NOVEMBER 19, 2015



Layton City

Parks, Recreation, Trails, Open Space & Cultural Facilities

Master Plan (2015-2025)

PURPOSE

- Updates the original 1982 Layton City Parks and Recreation Plan
- Builds upon work completed by staff and others
- Addresses the role of open space, trails and cultural facilities in addition to parks and recreation facilities
- Establishes new community goals and objectives
- Provides policy direction over a ten-year planning horizon and beyond
- Includes specific, measurable, prioritized implementation strategies.

Layton City

Parks, Recreation Trails, Open Space & Cultural Facilities Master Plan (2015-2025)

KEY FINDINGS & SPECIAL CONDITIONS

- Layton's unique demographics, particularly its **large household size and young age** profile places unique demands on the city's parks, recreation facilities and trails, which and is a trend that is likely to increase throughout the 2025 planning horizon and beyond.
- As the population ages and the community fills in, different demands are likely to arise that will require a **more balanced, diverse and adaptable range of facilities** to meet changing needs.
- The City's **cultural programs/facilities and special arts programs** distinguishes the city and helps provide a more balanced free-time profile and choices for city residents.

PLAN ORGANIZATION

The *Parks, Recreation Trails, Open Space & Cultural Facilities Master Plan* is organized into four chapters, as follow:

Chapter 1 – Introduction provides background and baseline data, and summarizes the plan process and purpose.

Chapter 2 – Parks and Open Spaces addresses existing and future park and open space needs, including an analysis of need, determination of level of service (LOS), and implications of the 2014 informal internet survey and public input.

Chapter 3 – Recreation & Cultural Facilities addresses non-park Recreation Facilities and Cultural Facilities, including an approach for enhancing major recreational and cultural amenities and facilities that builds on traditions already established.

Chapter 4 – Trails addresses existing and proposed trails and bike lanes/routes, focusing on implementation of a Priority Trail Concept during the next 10 years

Chapter 5 – Acquisition and Construction Costs outlines probable costs for implementing the plan during the next 10 years.

Chapter 6 – Goals & Policies

CHAPTER 1/INTRODUCTION

Demographics

- Layton has the largest population of all Davis County cities.
- The 2015 population was estimated at 72,500, which serves as the baseline for this master plan.
- Population is projected to increase by nearly 11,750 people by 2025, to a population of 84,250.
- The ten year planning horizon extends from 2015 to 2025.

CHAPTER 1/INTRODUCTION

Demographics

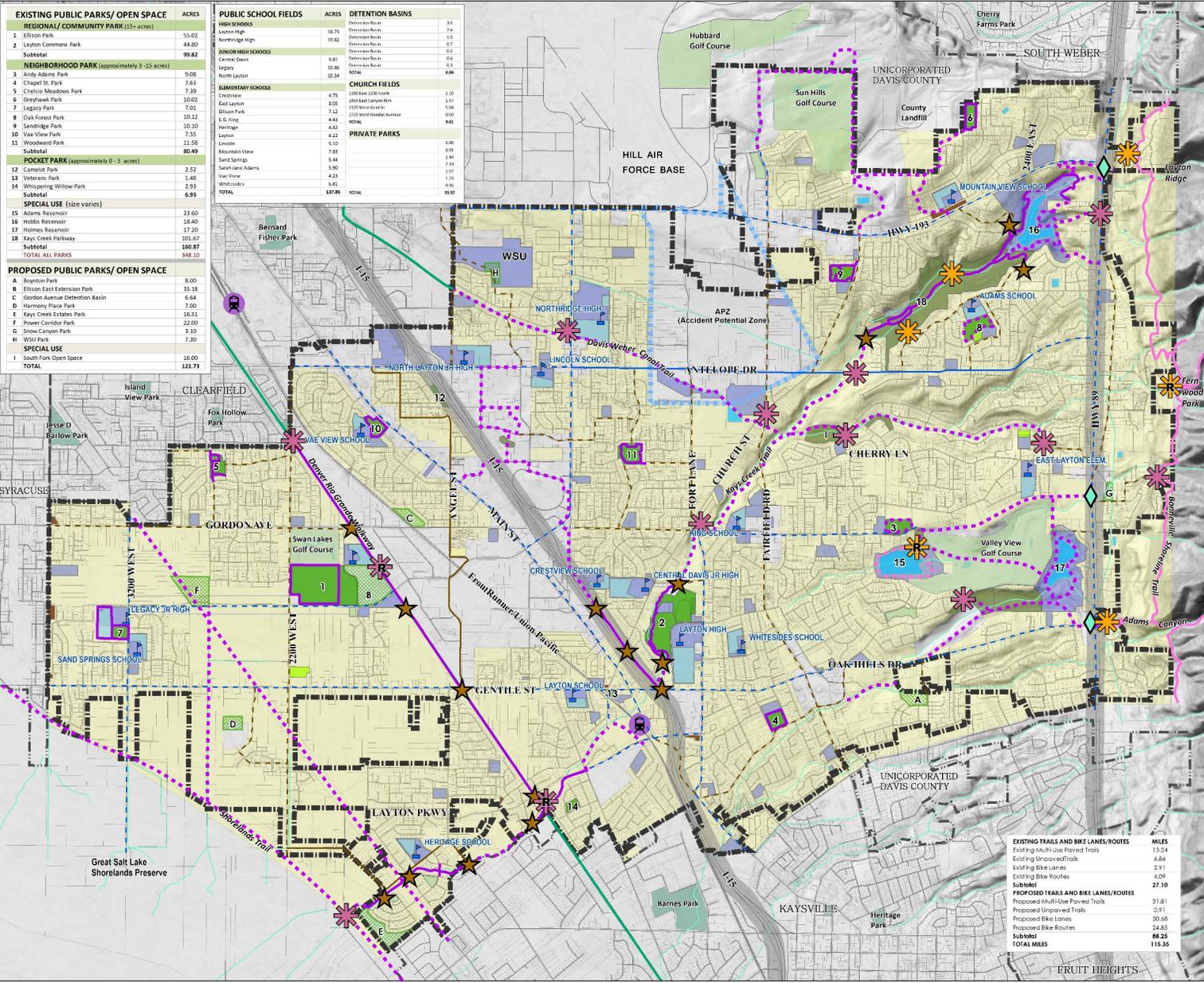
- The city should reach buildout by 2050 with a population of 97,000.
- Layton's average age and household size matches the state average
 - **Average Household Size = 3.13**
 - **Median Age = 29.2**
- More than half of all households include children under 18 years.

CHAPTER 1/INTRODUCTION

Demographics

Summary

- Layton is **one of the youngest communities in the youngest state**, which places greater demands on the city's park and recreation resources.
- The youthful trend that is likely to remain high throughout the 2025 planning horizon.
- As the population matures and the community fills in, a more **balanced, diverse and adaptable** range of park and recreation facilities is required to meet changing needs.



MAP 1:
EXISTING AND PROPOSED
PARKS, OPEN SPACE & TRAILS

- Layton City Boundary
- Hill AFB Easement Area
- Public Park
- Public School Field
- Private Park/ Golf Course
- Church Field
- Open Space
- Detention Basin
- Proposed Public Park
- Pond/ Reservoir
- Residential
- Public/Quasi Public/Utility
- Existing Multi-Use Paved Trail
- Proposed Multi-Use Paved Trail
- Existing Unpaved Trail
- Proposed Unpaved Trail
- Existing Bike Lane
- Proposed Bike Lane
- Existing Signed Bike Route
- Proposed Signed Bike Route
- Existing Trailhead (R = with Restroom)
- Future Trailhead (R = with Restroom)
- Proposed Pedestrian Bridge
- Trail Access Point
- FrontRunner Station

DRAFT

**Layton City Parks, Recreation,
Trails, Open Space &
Cultural Facilities Master Plan**

November 2015



CHAPTER 2/PARKS & OPEN SPACE

PARK TYPES

A - REGIONAL/COMMUNITY PARKS

B - NEIGHBORHOOD PARKS

C - POCKET PARKS

D - DETENTION BASIN PARKS

348 ACRES IN TOTAL

EXISTING PARKS BY TYPE AND AMENITIES

AMENITIES		Pavilions	Playground	Restroom	Covered Picnic Table/ Gazebo	Baseball Field	Tennis	Volleyball Court	Football Field	Basketball Court	Soccer Field	Perimeter Walking Trail	SPECIAL FEATURES/ CULTURAL FACILITIES
EXISTING PUBLIC PARKS/ OPEN SPACE		ACRES											
REGIONAL/ COMMUNITY PARK (15+ acres)													
1	Ellison Park	55.02	1	2	2	6	2	1	2	2	8	Yes	Splash Pad, Skate Park
2	Layton Commons Park	44.80	2	2	4	14	2	1				Yes	Amphitheater, Museum, Surf 'N' Swim
Subtotal		99.82											
NEIGHBORHOOD PARK (approximately 3 -15 acres)													
3	Andy Adams Park	9.08	1	1	1	2	2					No	
4	Chapel St. Park	7.63	1	1	1	2	2	1		1		Yes	
5	Chelsie Meadows Park	7.39	1	2	1		2	1		2		Yes	
6	Greyhawk Park	10.02	1	2	1	1	1			1	1	Yes	2 Pickleball Courts
7	Legacy Park	7.01	2	1	1		2			4		Yes	
8	Oak Forest Park	10.12	1	1	1	2	2				1	No	Pickleball optional at multi-purpose courts
9	Sandridge Park	10.10	1	1	1	3	1	1		1		Yes	
10	Vae View Park	7.55	1	1	1	1	2			1	1	Yes	
11	Woodward Park	11.58	1	1	1	1	1	1		2	1	Yes	Cricket Pitch
Subtotal		80.49											
POCKET PARK (approximately 0 - 3 acres)													
12	Camelot Park	2.52		1								No	
13	Veterans Park	1.48										No	3 picnic tables
14	Whispering Willow Park	2.93									1	No	
Subtotal		6.93											
SPECIAL USE (size varies)													
15	Adams Reservoir	23.60			1*							Half	Fishing, Canoeing, *Pit Restroom
16	Hobbs Reservoir	18.40										Half	Fishing, Canoeing
17	Holmes Reservoir	17.20										No	Fishing, Canoeing
18	Kays Creek Parkway	101.67										Yes	
Subtotal		160.87											
TOTAL ALL PARKS		348.10											

CHAPTER 2/PARKS & OPEN SPACE

PARK TYPES

A - REGIONAL/COMMUNITY PARKS

- Serve the City and often the region with special amenities and features.
- Connected to other parks and open spaces with regional and local trails.
- Service Area of one-mile and typically 15 acres in size or larger.
- **100 acres** in total, encompassing Ellison Park (55 acres) and Layton Commons Park (45 acres)

CHAPTER 2/PARKS & OPEN SPACE

PARK TYPES

B - NEIGHBORHOOD PARKS

- Serve neighborhoods with large and local amenities that reflect specific demographics and interests; may include a regional draw on occasion.
- Connected to other parks and open spaces with regional and local trails.
- Service Area of 3/4 mile, and are generally three to 15 acres in extent.
- 9 Neighborhood Parks encompass **80.5 acres**.

CHAPTER 2/PARKS & OPEN SPACE

PARK TYPES

C - POCKET PARKS

- Serve a small residential area creating value when larger parks are not possible.
- Have some improved amenities, but no bathrooms.
- Service Area of 1/4 mile, and are typically less than three acres in size.
- 3 Pocket Parks encompass **seven acres**.

CHAPTER 2/PARKS & OPEN SPACE

PARK TYPES

D - SPECIAL USE PARKS

- Vary greatly in extent, from small to large.
- Tend to serve a special interest or use, such as a large sports complex or a non-traditional park.
- Three are part of the city's **reservoir system** (Adams Reservoir, Hobbs Reservoir and Holmes Reservoir.)
- The other site is a long and linear **parkways** located along the north and south forks of Kays Creek.
- **Encompass 161 acres of land.**

The Role of Public School Fields

- **138 acres of public school fields** are currently located in Layton.
- Layton City and Davis School District have a **positive relationship** regarding shared funding and maintenance, and as a result city residents have good access to these facilities after hours.
- Existing **school fields were evaluated** when assessing current distribution of parks and recreation fields, **but were omitted when calculating the existing Level of Service (LOS)**.
- Future public school fields are likely to play a continued role in providing access to sports play in the future.
- Layton City should **maintain a positive relationship** with the school district in the future.

The Role of Private Parks, Church Fields & Detention Basins

- Six **Private Parks** are currently located in Layton, encompassing nearly 20 acres of land
- These sites are not typically accessible by the general population/not used to calculate the existing LOS
- Acreage related to **private church fields** (9.4 acres) and **detention basins** (8.89 acres) were also omitted when calculating the existing LOS, since such facilities are not generally available for public use
- Such facilities might play a role in meeting park needs in areas where gaps exist.

PROPOSED PUBLIC PARKS/ OPEN SPACE		
A	Boynton Park	8.00
B	Ellison East Extension Park	35.18
C	Gordon Avenue Detention Basin	6.64
D	Harmony Place Park	7.00
E	Kays Creek Estates Park	16.51
F	Power Corridor Park	22.00
G	Snow Canyon Park	3.10
H	WSU Park	7.30
	SPECIAL USE	
I	South Fork Open Space	16.00
	TOTAL	121.73

PARK DISTRIBUTION ANALYSIS

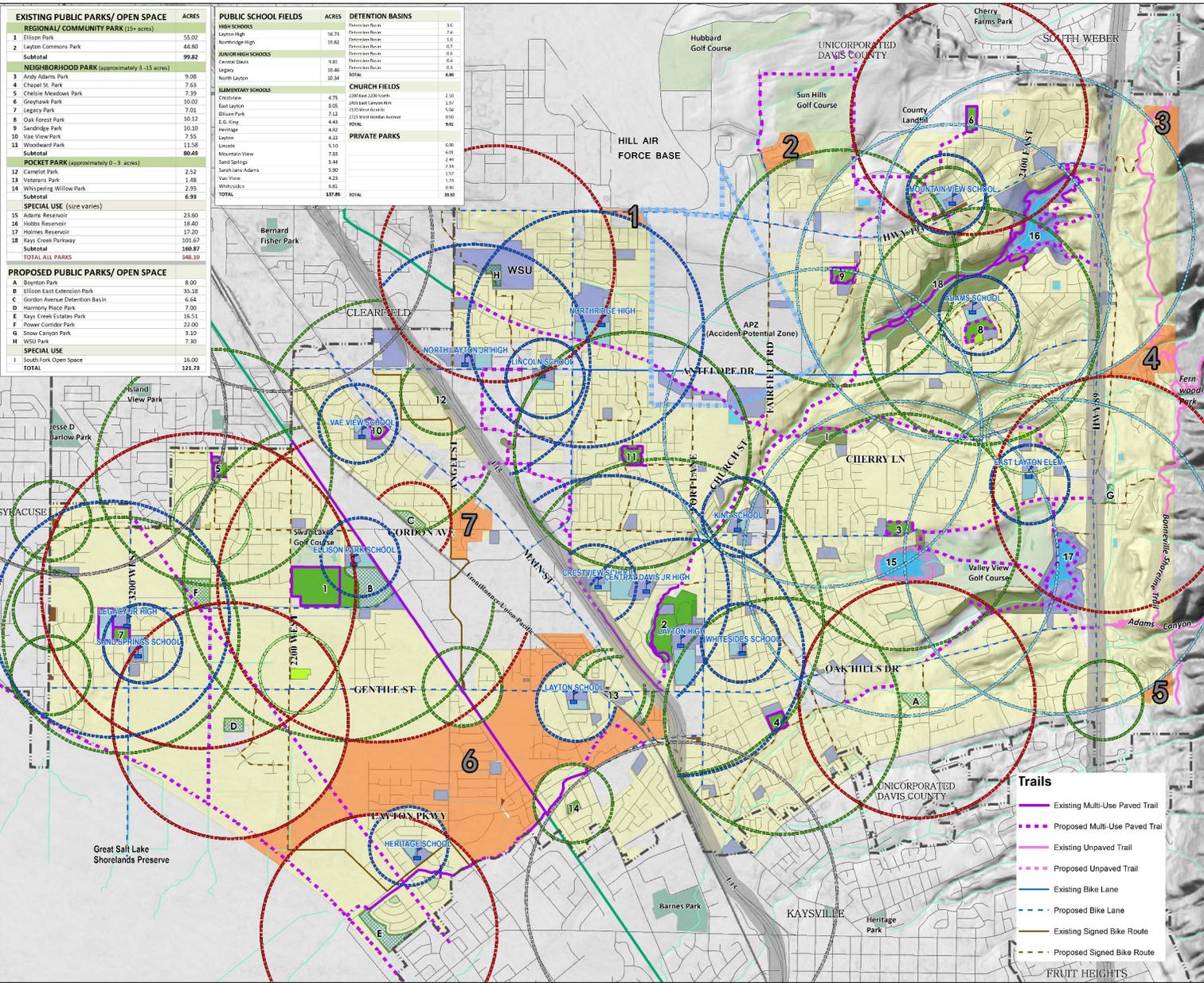
- Examined residential areas with access to a park within ¼ mile (**Pocket Park**), ¾ mile (**Neighborhood Park**) or 1 mile (**Regional/Community/ Special Use Park**) radius
- **There are seven park distribution gaps at present.**
- Most of the gaps can be overcome with small changes and improvements.
- **Gap #6** requires 10 acres of additional park land.

EXISTING PUBLIC PARKS/ OPEN SPACE	ACRES	PUBLIC SCHOOL FIELDS	ACRES	DETENTION BASINS	ACRES
REGIONAL/ COMMUNITY PARK (15+ acres)					
1 Ellison Park	55.00	HIGH SCHOOLS		Detention Basin	3.6
2 Layton Commons Park	43.80	Academy High	16.70	Detention Basin	7.6
		Northridge High	10.80	Detention Basin	1.6
Subtotal	99.82	JUNIOR HIGH SCHOOLS		Detention Basin	0.3
NEIGHBORHOOD PARK (approximately 3-15 acres)					
3 Andy Adams Park	9.08	Camden Downs	1.80	Detention Basin	0.6
4 Chapel St. Park	7.63	Legay	10.80	Detention Basin	0.3
5 Cheshire Meadows Park	7.39	North Layton	10.34	Detention Basin	10.80
6 Greyhawk Park	10.02	CHURCH FIELDS			
7 Legacy Park	7.02	Calvary	4.75		2.00
8 Oak Forest Park	10.12	East Layton	8.05		150
9 Sandridge Park	10.30	Ellison Park	7.12		150
10 Vice View Park	7.55	E.S. King	4.42		5.88
11 Woodward Park	11.58	Heritage	4.52		8.42
		Layton	4.22		
Subtotal	80.49	Lincoln	6.10		6.00
POCKET PARK (approximately 0-3 acres)					
12 Camelot Park	2.52	Mountain View	7.80		6.00
13 Veterans Park	1.48	Sand Springs	5.48		2.48
14 Whispering Willow Park	2.25	South Lewis Adams	5.90		1.50
		Vice View	4.23		1.71
Subtotal	6.99	Whitcomb	8.65		0.86
		TOTAL	137.85	TOTAL	93.52

SPECIAL USE (size varies)	ACRES
15 Adair Reservoir	23.60
16 Hobbs Reservoir	18.60
17 Holmes Reservoir	17.20
18 Rays Creek Parkway	103.67
Subtotal	163.07
TOTAL ALL PARKS	348.10

PROPOSED PUBLIC PARKS/ OPEN SPACE	ACRES
A Boynton Park	8.00
B Ellison East Extension Park	35.28
C Gordon Avenue Detention Basin	45.64
D Harmony Place Park	7.00
E Rays Creek Estates Park	16.51
F Power Corridor Park	23.00
G Snow Canyon Park	3.30
H WVA Park	7.90
Subtotal	127.73

SPECIAL USE	ACRES
I South Fork Open Space	16.00
TOTAL	127.73



MAP 3:
SERVICE AREA GAPS

- Layton City Boundary
- Hill AFB Easement Area
- Public Park
- Public School Field
- Private Park/ Golf Course
- Church Field
- Open Space
- Detention Basin
- Proposed Public Park
- Service Area Gaps
- Pond/Reservoir
- Residential
- Public/Quasi Public/Utility

- Existing Public Park Service Area**
- Pocket Park & Detention Basin Park (1/4 mile radius)
 - Neighborhood Park (3/4 mile radius)
 - Community Park (1 mile radius)

- Proposed Public Park Service Area**
- Neighborhood Park (3/4 mile radius)
 - Community Park (1 mile radius)

- Existing Public School Field Service Area**
- Elementary School Field (1/4 mile radius)
 - Junior & High School Field (3/4 mile radius)

- Existing Church Field Service Area**
- Church Field (1/4 mile radius)

- Special Use Park Service Area (Parkway & Reservoirs)**
- Community Park (1 mile radius)

- Adjacent City Park Service Area**
- Community Park (1 mile radius)

- Trails**
- Existing Multi-Use Paved Trail
 - Proposed Multi-Use Paved Trail
 - Existing Unpaved Trail
 - Proposed Unpaved Trail
 - Existing Bike Lane
 - Proposed Bike Lane
 - Existing Signed Bike Route
 - Proposed Signed Bike Route

DRAFT

Layton City Parks, Recreation, Trails, Open Space & Cultural Facilities Master Plan

November 2015



FILLING THE GAPS

- **Gaps 1, 2 and 7** – consider development of a strategically-located small park or playfield.
- **Gaps 3, 4 and 5** are located on the eastern edges with good access to the Bonneville Shoreline Trail and public lands.
- **Gap 6** requires 10 acres of additional park land.

This plan supports Neighborhood Parks and Regional/Community Parks as the primary types of parks for future development.

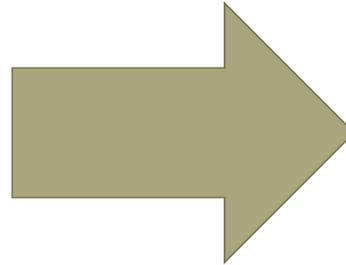
LEVEL OF SERVICE

- Current LOS: 4.8 acres/1000 people.
- Future LOS: 4.94 acres/1000 people.
 - Accounts for acquisition of ten additional acres of parkland in order to eliminate the largest service gap (Gap #6)
- Future LOS was utilized for projecting future park needs, as it reflects both anticipated needs and future vision.

MEETING FUTURE LEVEL OF SERVICE

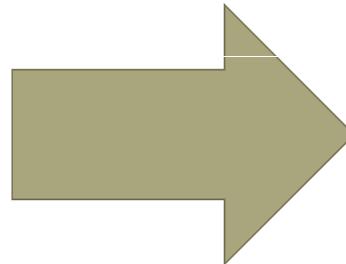
Existing parks in Layton City
348

Park land needed to fill major gaps
(for today's population levels)
10 acres



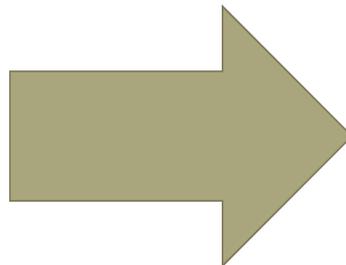
10 additional acres required in Gap #6

Park land needed by 2025 to meet 4.94 LOS
58 acres



No need to acquire additional land through 2025, as 122 acres are currently available to meet that need

Park land needed by 2050 to meet 4.94 LOS at projected build-out
63 acres



No need to acquire additional land through buildout, as 64 acres will remain from the 122 currently available to meet future needs

OPEN SPACE NEEDS

- In Layton there is no standard or Level of Service (LOS) for open space development.
- Large tracts of land have been secured in an **opportunistic fashion** over the years, primarily along key drainages such as Kays Creek.
- The City should continue to exploit opportunities to acquire open space as they arise, particularly in areas that contribute to the creation of a large and connected system.

MINIMUM PARK STANDARDS

- In order to ensure that existing and future parks meet community needs, **minimum standards** should be established for the two park types.
- These reflect the needs and expectations of the public as expressed in the 2014 survey and through the public input process that was part of this planning process.

MINIMUM PARK STANDARDS

- **Neighborhood Parks** should include, space permitting, at least the following amenities.
 - Restrooms
 - Trees
 - Picnic tables and benches.
 - Drinking fountain
 - Grassy play areas
 - Playgrounds
 - Sport courts
 - Sports fields (baseball, soccer, football and similar sports)
 - Interior perimeter walking trails
 - Local and regional trail linkages

MINIMUM PARK STANDARDS

- **Regional/Community Parks** should include, space permitting, at least the following amenities:
 - All of the amenities found in Neighborhood Parks .
 - Specialty regional complexes or features, such as swimming pools, splash pads or sports complexes

PARK FACILITIES AND AMENITIES

- Current park facility numbers were compared to the current population in order to determine if they are sufficient and the recreational opportunities expected by the public are being met.
- According to this assessment, **Layton exceeds standards for Playgrounds Tennis and Outdoor Basketball.**
- In contrast, **the city lags in the provision of Softball/Baseball Fields, Soccer/Football/LaCrosse Fields, Swimming Pools, and Splash Pads.**
- **Future amenity service levels are projected to decrease by 2025**

PARK FACILITIES AND AMENITIES

Existing¹ and² Recommended³ Amenity Service Levels⁴ by⁵ 8 10

Facility	Public Quantity	School or Private Facility with Public Use	Total Supply	Current Layton City Level of Service by Amenity	Recommended Level of Service for Amenities	2015 Excess or Deficit (Plus or Minus)	2025 Excess or Deficit (Plus or Minus)
Softball/Baseball fields	16	15	31	2,339	2,200	-2	-7
Soccer/Football/LaCrosse	13	28	41	1,768	1,575	-5	-12
Basketball (Outdoor)	14	35	49	1,480	1,500	1	-7
Tennis	16	0	16	4,531	5,000	2	-1
Volleyball (Sand)	6	0	6	12,083	12,500	0	-1
Playgrounds	16	20	36	2,014	2,500	7	2
Swimming Pools	2	0	2	36,250	25,000	-1	-1
Splash Pad	1	0	1	72,500	25,000	-1	-2
Skate Park	1	0	1	72,500	40,000	0	-1
Pavilions	11	3	14	5,179	5,000	0	-2

PARK FACILITIES AND AMENITIES

Summary & Recommendation

- Layton is younger and has more children than the typical community.
- This distinction is reflected in how recreation amenities have been prioritized and provided to date.
- Areas of deficiency should be improved to better meet requirements in 2025, specifically swimming pools, water related activities and sports fields.
- Making adjustments will become increasingly important as the community ages and matures.

CHAPTER 3/RECREATION & CULTURAL FACILITIES

- Layton's existing non-park recreation facilities are limited to **Surf n' Swim** and two jointly funded **Junior High School Gymnasiums**.
- Layton City hosts and sponsors a wide range of recreational events, activities and programs, many of which utilize existing facilities.
- Lacking a dedicated recreation center, indoor activities are hosted at Surf 'n Swim, the shared city/school gymnasium and elsewhere as appropriate and available.

Recreation Programs

- A range of recreation programs are available for youth (boys/girls/coed) and adults (men/coed).
- Most of these activities are organized and coordinated by Layton City Parks and Recreation Department.

Summary of Existing Youth/Adult Recreation Programs and Special Events/Tournaments

Youth Recreation	Adult Recreation	Special Events/Tournament/Leagues
Arts in the Park	Hunter Safety	All-Poly Football Camp
Babysitter Training	Men's Basketball	Classic Race
Boys Baseball	Softball	Competition Baseball League
Cross Country	Tennis	Competition Baseball Tournaments
Fishing Club	Volleyball	Competition Basketball League
Flag Football	Water Aerobics	Competition Basketball Tournaments
Girls Softball		Competition Soccer Tournaments
Gymnastics		G.O. 'n Play
Hunter Education		Layton Marathon
Junior Jazz Basketball		Liberty Days Fun Run
Skateboarding		
Swimming		
Tackle Football		
Volleyball		
Wrestling		

Cultural Facilities & Programs

- Layton City boasts a vibrant arts community.
- Cooperates and partners with other agencies, including **Davis Arts Council**.
- Key facilities include **Edward A. Kenley Memorial Amphitheater** and **Layton Heritage Museum**
- The Parks and Recreation Department has developed and maintains the award-winning "**Arts in the Park**" program.
- The city understands the importance of the arts to the city's economic health, development and quality of life.

Cultural Facilities & Programs

.....where do we go from here?

- The RAMP tax should be used to help develop major recreational and cultural facilities.
- Other funding options should also be pursued, as available.
- Expand on award winning, grass-root efforts to bring arts and culture to the people.
- Encourage a wider range of arts and cultural events and programs.

CHAPTER 4/TRAILS

- Layton's system includes trails which are paved or unpaved, and are typically found in open spaces, parks, and undeveloped natural areas.
- The other component of the system are the bike lanes and routes that are either separated from the roadway, striped on the roadway, or signed for joint vehicle and bicycle use.
- The 2014 Parks and Recreation Preference Survey indicated that trails are perhaps the most highly-desired and supported amenity.

ERROR: stackunderflow
OFFENDING COMMAND: ~

STACK: