



Staff Report

Coalville City
Project Coordinator

To: Coalville City Planning Commission
From: Don Sargent, City Project Coordinator
Date of Meeting: April 19, 2021
Re: Parks, Trails and Open Space - Development Code and Master Plan Amendments
Action: Work Session and Public Hearing

Parks, Trails and Open Space – Development Code and Master Plan Amendments

REQUEST

The purpose of this work session is to continue the review and discussion of proposed update amendments to the parks, trails, and open space master plan and development code language.

A public hearing is also scheduled to receive public comment and input on the application.

BACKGROUND

At the last meeting on March 15, 2021, the Planning Commission directed Staff to make additional revisions regarding trail type classifications to the draft code amendments and master plan map for further review and discussion and public comment and input.

Attachment A includes the draft amendment language showing the requested revisions.

Attachment B includes the revised draft master plan with descriptions of the changes made.

Attachment C includes the updated revised master plan and map legend.

Attachment D includes the proposed trail type classifications.

ANALYSIS

Staff prepared the updated language and master plan amendments for review and consideration as directed by the Planning Commission. As discussed in previous meetings, it is important to recognize that the proposed trails shown across private property on the master plan are intended for long-range planning purposes only. The trails will not be required until such time the property is considered for development through the review and approval process. A proposed note with such language has been added to the master plan.

Parks, Trails and Open Space are part of the development code update amendment effort. The Planning Commission and City Council determined these amendments were important to address and directed staff to research and coordinate updates for consideration.

RECOMMENDATION

Staff recommends the Planning Commission review and discuss the updated Park, Trails and Open Space language and master plan amendments, conduct a public hearing and based on the discussion and public comment received, consider recommending approval of the amendments so the City Council.

ATTACHMENT(S)

- A.** Revised Updated Code Amendment Language
- B.** Revised Master Plan with Descriptions
- C.** Revised Updated Master Plan
- D.** Proposed Trail Classifications

ATTACHMENT A

Revised Updated Code Amendment Language

8-4-080: PARKS, TRAILS and OPEN LAND; SIDEWALKS, CURBS, TRAILS, AND PATHS: All required parks, trails/sidewalks and open land are subject to approval of the City consistent with the Coalville City Parks, Trails and Open Space Master Plan and the applicable Coalville City Engineering Standards and Construction Specifications, incorporated herein by reference. All required land shall be provided by the developer and all required improvements shall be constructed and paid for by the developer.

Commented [DS1]: This Section 8-4-080 replaces existing Sections 8-4-080 and 8-4-100 of the development code.

- A. Parks.** All developments including residential subdivisions, master planned developments and commercial or industrial projects require land to be reserved, and improvements installed for parks and playgrounds or other recreation purposes in locations identified in the Coalville City Parks, Trails, and Open Space Master Plan. Each reservation shall be of suitable size, dimension, topography, and general character, have adequate access, and benefit the development and surrounding residents. The area shall be shown on the subdivision plat or development site plan. The developer shall also be required to install improvements to the recreation areas which directly benefit the development. All improvements shall be built to City specifications.

Payment of a fee to the City in lieu of reserving land and installing improvements may be considered in unique circumstances, as determined by the City, including property location, lack of access or need for parks or other recreational facilities. The fee-in-lieu amount shall be determined from a cost estimate of reserving the required land and installing the associated improvements.

1. Required Park Area. The number of acres to be reserved using level of service standard of five (5) acres per one thousand residents or typically five (5) acres per two hundred fifty (250) dwelling and other units or lots. This calculation equates to eight hundred seventy-one (871) square feet per single family dwelling unit or 3,000 square feet of an equivalent residential unit (ERU) for all other units including but not limited to rental units and commercial or industrial buildings.
2. Dedication of Recreation Areas. The developer shall dedicate all recreation areas and facilities to the City as a condition of final subdivision plat or development site plan approval. If the applicant provides recreational facilities solely for the use of the residents of the development, the facilities shall be privately maintained by the development and not dedicated to the City.

3. Easement Area or Fee-in-Lieu of Provisions. In certain circumstances, such as property location, land characteristics, existing surrounding recreational areas and facilities, or other factors the City determines to be applicable, dedicated easement areas or payment of a fees-in-lieu may be preferable to on-site land reservations for parks and recreational facilities.
 4. Minimum Size of Park Areas and Recreational Facilities. In general, land reserved in all subdivisions or other developments for recreation purposes shall have an area of at least one (1) acre. When the proposed area would create less than one acre, the City may require that the recreation area be located at a suitable place on the edge of the development so that additional land may be added at the time adjacent land is developed, in no case shall an area of less than one quarter (1/4) acre be reserved for recreation purposes This smaller amount will be accepted only when it is on the edge of the subdivision or when the City determines that the reduced size will result in a functional and usable recreation site.
 5. Recreation Sites. Land reserved for recreation purposes shall be of a character and location suitable for use as a playground, play field, trails or for other recreational purposes, and shall be relatively level and dry; and shall be improved by the developer to the City standards. Such improvements shall be included in the performance guarantee for the development. All land to be reserved for dedication to the City for park and recreational purposes shall be approved by the City Council.
 6. Additional Recreational Areas or Open Space Reserved. The provisions of this section are minimum standards. None of the paragraphs above shall be construed as prohibiting a developer from reserving land for recreational or open space purposes in addition to the requirements of this section.
- B. Trails and Sidewalks.** Trails and sidewalks shall promote the expansion of the Coalville City trail and sidewalk network as illustrated on the City Parks, Trails and Open Space Master Plan. All subdivisions, master planned developments and commercial developments shall be designed with trail or sidewalk linkages to the Chalk Creek Corridor, Rails-to-Trail, Historic Main Street trail and sidewalk systems or other areas as applicable. An impact

analysis shall be prepared by the developer addressing existing and future trail and sidewalk needs and opportunities.

1. Location. Trails and sidewalks are to be located as shown on the trails master plan and shall provide a link to schools, recreation facilities, Historic Main Street, parks, other development areas and significant natural features, such as Chalk Creek, the Weber River, Echo Reservoir, ridgelines, rock outcroppings, cliffs, densely vegetated areas and other similar features. In most cases trails separated from the road right of way are preferable. Sidewalks shall be located within the dedicated non-pavement right-of-way of all roads unless an alternate location has been specifically approved by the City. Preferably the sidewalks should be separated from the travel lane by a park strip.
2. Design Standards. Trails shall be related appropriately to topography, require a minimum of site disturbance, permit efficient drainage, and provide safe access. Walking and hiking trails, bike paths, and horse trails shall be provided by the developer consistent with the City Trails Master Plan, the General Plan and the Engineering Standards and Construction Specifications as determined through the project review process.

Construction Standards. Trails and sidewalks shall be built to applicable City standards and specifications based on the ~~type~~ classification of trail or sidewalk being constructed as identified on the Coalville City Trails, Parks and Open Land Master Plan. ~~-determined through the development review process.~~ Easements for the applicable trail classification shall be dedicated for trails. Trails and sidewalks shall be constructed at the time of road construction, unless the City determines otherwise through the development review process, in which performance security shall be required pursuant to the Code for all trail and sidewalk improvements. Sidewalks shall, at a minimum, be constructed of concrete at least four (4) inches thick, and six (6) inches thick through driveway approaches, and not less than five (5) feet in width.

Commented [D52]: Need to include each trail classification in the city engineering standards and specifications.

- C. Open Land.** All Master Planned Developments (MPD), as set-forth in Title 8-6 shall provide and deed restrict open land that is left natural,

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undeveloped, or unimproved (except recreational areas) for public or private purposes. A base percentage amount of deed restricted open land is required for development within each zone district in accordance with Section 8-6-060:B of the Code.

~~8-4-100: PARKS, PLAYGROUNDS, RECREATION AREAS, AND OTHER PUBLIC USES:~~

~~The Planning Commission in its review of each development, may require that land be reserved and improvements installed for parks and playgrounds or other recreation purposes in locations identified in the General Plan and Recreation Element or other are where such reservations would be appropriate and would benefit the development and surrounding residents. Each reservation shall be of suitable size, dimension, topography, and general character and have adequate access for the particular purposes envisioned by the Planning Commission. The area shall be shown on the Final Plat. The developer may also be required to install improvements to the recreation areas which directly benefit the development. These improvements shall be built to City specifications.~~

~~A. Required Park Area:~~

~~Recreation areas shall be consistent with the Recreation Element unless the applicant desires to construct recreational facilities for the residents of the development. If the applicant is developing an area which contains areas designated for public facilities according to the Recreation Element, the applicant may donate land and construct facilities in place of Impact Fees. The Planning Commission shall determine the number of acres to be reserved using the adopted level of service standard of the Coalville City Impact Fee Ordinance of five (5) acres per one thousand (WOO) residents or typically five (6) acres per two hundred fifty (250) dwelling units or lots. This calculation equates to eight hundred seventy-one (871) square feet per single family dwelling unit. The Planning Commission shall also determine the level of improvements required. All required improvements shall be built to City specifications. The developer shall dedicate all such recreation areas and facilities to the City as a condition of final subdivision plat or development site plan approval. If the applicant chooses to provide recreational facilities to the residents of the development, the applicant may be entitled to a credit against the Parks and Recreation Impact Fee.~~

~~B. Minimum Size of Park and Playground Reservations:~~

~~In general, land reserved for recreation purposes shall have an area of at least one (1) acre. When the proposed area would create less than one acre, the Planning Commission may require that the recreation area be located at a suitable place on the edge of the development so that additional land may be added at the time adjacent land is developed, in no case shall an area of less than one quarter (1/4) acre be reserved for recreation purposes. This smaller amount will be accepted only when it is on the edge of the subdivision or when the Staff and Planning Commission determine that the reduced size will result in a functional and usable recreation site.~~

Commented [DS3]: This Subsection 8-4-100 is incorporated into Subsection 8-4-080.

C. Recreation Sites.

~~Land reserved for recreation purposes shall be of a character and location suitable for use as a playground, play field, trail or for other recreation purposes, and shall be relatively level and dry; and shall be improved by the developer to the City standards required by the Planning Commission, which improvements shall be included in the performance guarantee. All land to be reserved for dedication to the City for park and recreational purposes shall be approved by the City Council and shown on the Final Plat.~~

D. Open Space Created by Clustering Not Included in Calculations.

~~Any open space created by clustering Units shall not be included in the calculator's for impact Fee credits or recreation space required. The provisions of this section are minimum standards. None of the paragraphs above shall be construed as prohibiting a developer from reserving other land for recreation purposes in addition to the requirements of this section.~~

E. Other Public Uses.

~~Except when an applicant utilizes a Master Planned Development concept in which land is set aside by the developer as required by this Code, when a tract to be developed includes a school, recreation uses, or other public use the space shall be suitably incorporated by the applicant into the Final Development Plan.~~

~~The Planning Commission shall refer the Final Development Plan to the public body concerned with acquisition for its consideration and report. The Planning Commission may propose alternate areas for such acquisition and shall allow the public body or agency thirty (30) days to reply. The agency's recommendation, if affirmative, shall include a map showing the boundaries and area of the parcel to be acquired and an estimate of the time required to complete the acquisition. Upon receipt of an affirmative report, the Planning Commission shall notify the property owner.~~

8-4-~~110~~100: PRESERVATION OF NATURAL FEATURES AND AMENITIES:

8-4-~~120~~110: INFILL AND FLAG LOT DEVELOPMENT IN RESIDENTIAL AND COMMERCIAL ZONES:

ATTACHMENT B

Revised Master Plan with Descriptions

Coalville City Municipal Corporation

Parks, Trails, and Open Space Master Plan

DRAFT 04/19/21



Extended trail through new annexation area

Added trail to both sides of Chalk Creek

Added trail connection to Border Station Road

Added sidewalk trail along Chalk Creek Road with connection to Border Station Road

Added sidewalk trail along Border Station Road

Added loop trail connection

Added loop trail

Added ridge line trail

Added sidewalk trail

Added sidewalk trail in Black Willow

Added trail head label

Added overpass sidewalk trail

Added trail to river

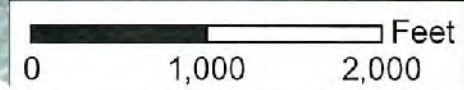
Added Weber River trail

Added trail classification to all proposed trails.

Added note to master plan: Trails shown across private property will not be required until such time the property is considered for development as part of the review and approval process.

Added Weber River trail

Added new annexation area and proposed private trails



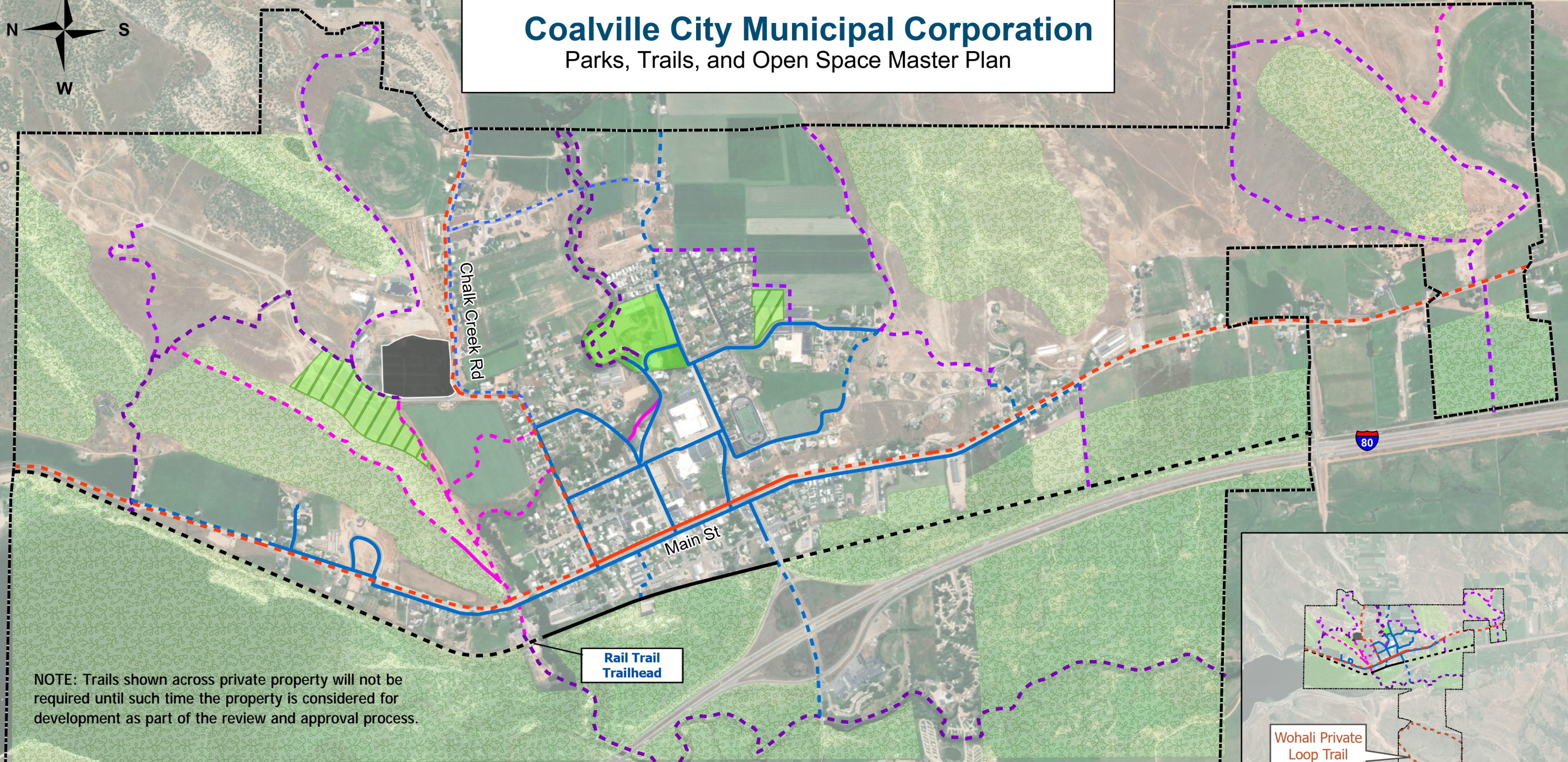
December 17, 2009

Legend	
Trails	Developed
Open Space Trails	Undeveloped
Proposed Trails	Other
Sidewalk Trails	Cemetery
Rails to Trails	Open Space
Asphalt	Coalville City Limits
Gravel	
Bike Lanes	
Existing Bike Route	
Future Bike Lane	
Parks	

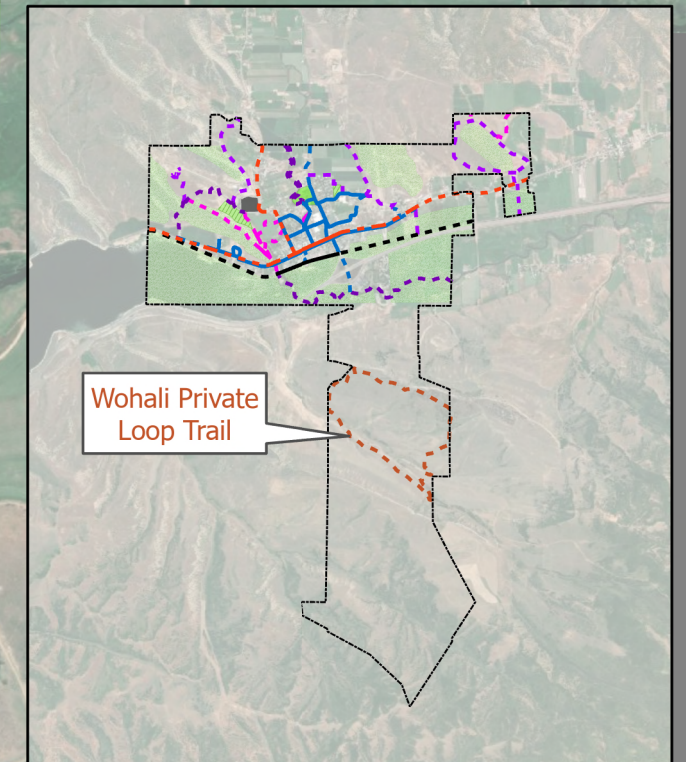
ATTACHMENT C

Revised Updated Master Plan

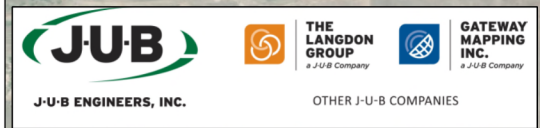
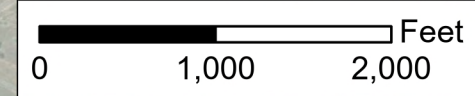
Coalville City Municipal Corporation Parks, Trails, and Open Space Master Plan



NOTE: Trails shown across private property will not be required until such time the property is considered for development as part of the review and approval process.

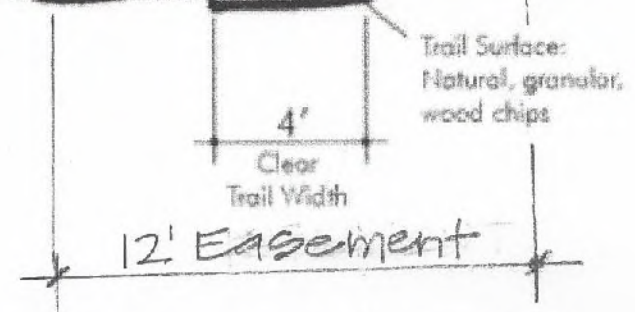


Legend		
Trails	Rails to Trails	Parks
Existing Class 1	Asphalt	Developed
Future Class 1	Gravel	Undeveloped
Future Class 2	Bike Lanes	Other
Future Class 3	Existing Bike Route	Cemetery
Existing Sidewalk Trail	Future Bike Lane	Open Space
Future Sidewalk Trail		Coalville City Boundary
Future Private Trail		

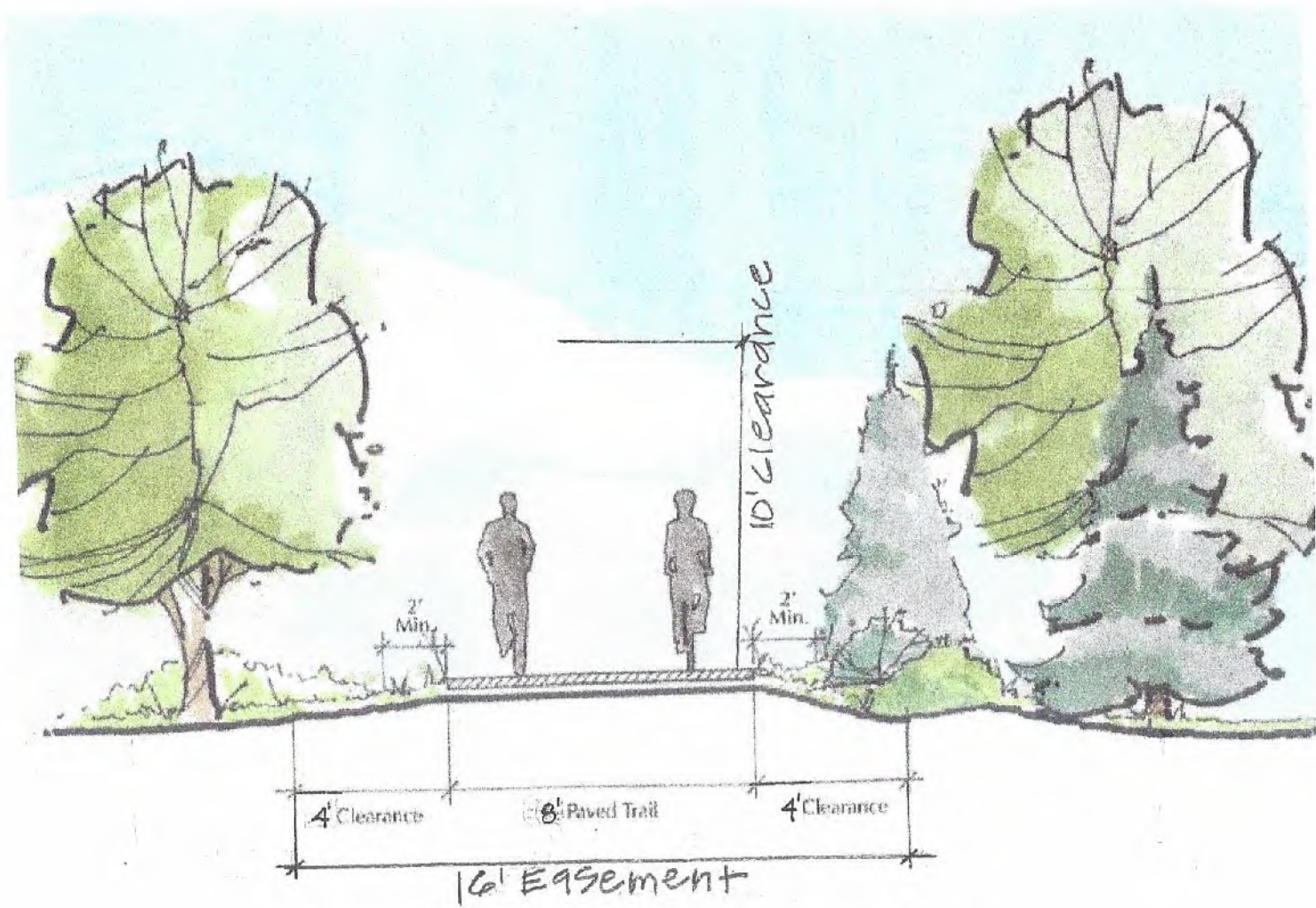


ATTACHMENT D

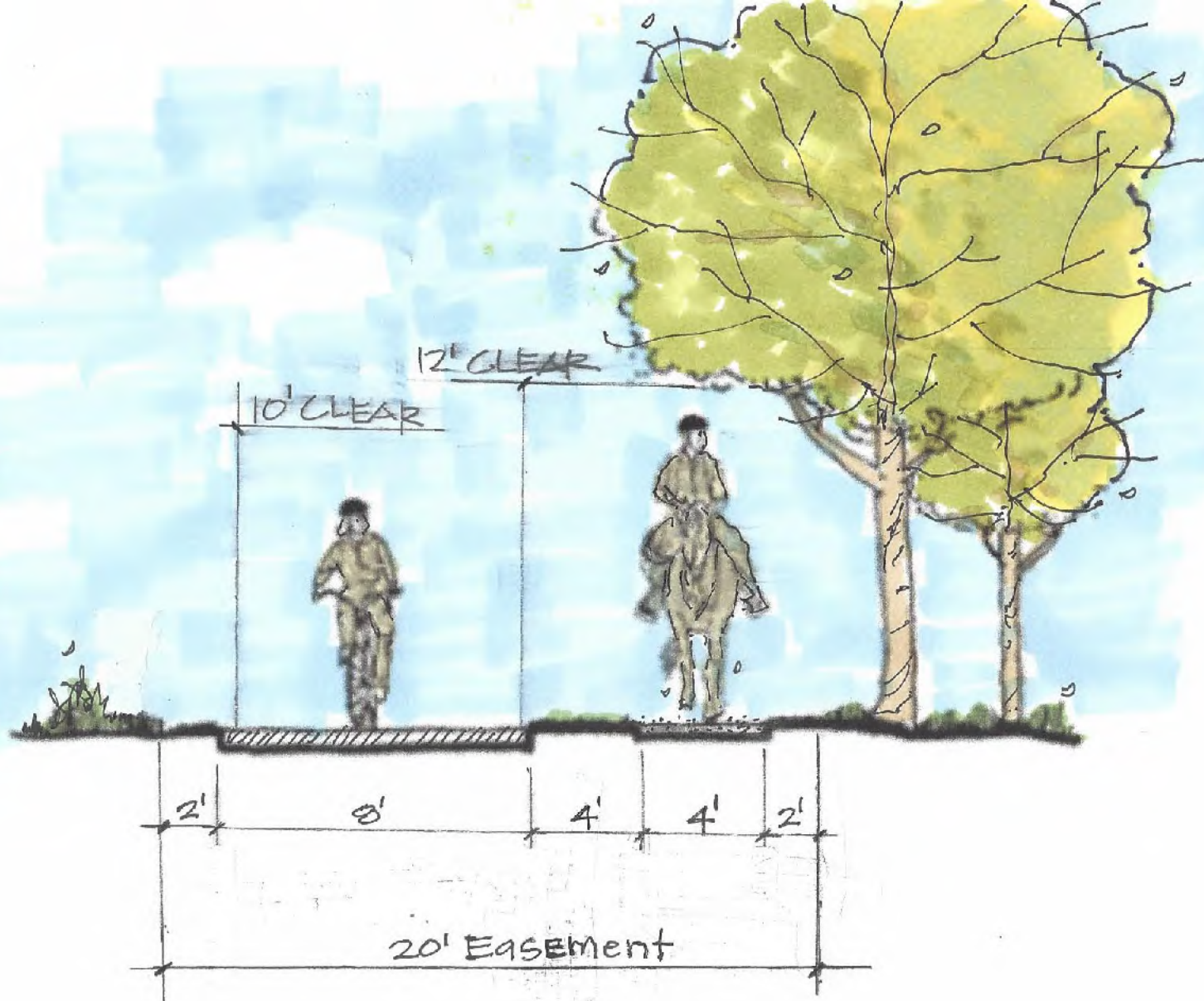
Proposed Trail Type Classifications



CLASS I - NATURAL TRAIL



CLASS II - IMPROVED TRAIL



CLASS III - MULTI-USE TRAIL