



Staff Report

Coalville City
Project Coordinator

To: Coalville City Council and Mayor
From: Don Sargent, City Project Coordinator
Date of Meeting: August 23, 2021
Re: Parks, Trails and Open Space - Development Code and Master Plan
Update Amendments
Action: **Continued Work Session and Public Hearing**

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

REQUEST

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

BACKGROUND

On June 21, 2021, the Planning Commission unanimously recommended approval of the Parks, Trails and Open Space amendments to the City Council including the following:

- Development code language amendments.
- Updated recommended master plan map.
- Recommended trail type classifications.

The City Council initially conducted a work session on the amendments July 26, 2021. The City Council conducted a continued work session and public hearing on August 9, 2021.

ANALYSIS

City Council Review

At the last city council meeting, conducted on August 9, 2021, Staff was directed to make several revisions to the amendments including the following:

1. Remove the ridgeline trail along the ledge.
2. Remove the cross-trail through the school property off 200 East.
3. Add "non-motorized" language to the amendments.
4. Change "development" to specific development application type for required sidewalks or trails.
5. Add "rough-proportionality" determination at the time of application review to the language with Code references.

6. Include sidewalk or trail requirement and classification determination in the “rough-proportionality” review.
7. Clarify exemptions when sidewalk or trail construction is not required.

These items have been addressed in the updated revised development code language and master plan mapping. Attachment A includes the updated development code language. Attachment B includes the updated master plan mapping. Attachment C includes Section 10-3-200 of the development code dealing with exactions.

RECOMMENDATION

Staff recommends the City Council continue the review and discussion of the recommended Parks, Trails and Open Space language and Master Plan amendments, receive any additional public input and provide Staff direction for final document and mapping preparation for approval consideration. A draft ordinance will also be available at the meeting.

ATTACHMENT(S)

- A.** Updated Development Code Language - 08/23/2021
- B.** Updated Master Plan - 08/23/2021
- C.** Section 10-3-200 of the Development Code

ATTACHMENT A

Updated Development Code Language – 08/23/2021

Updated Development Code Language DRAFT 08/23/21

8-4-080: PARKS, TRAILS and OPEN SPACE: All required parks, trails/sidewalks and open space 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 open space shall be provided by the developer and all required park and trail/sidewalk 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.

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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

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

1. Required Sidewalks and Trails. The Coalville City Trails, Parks and Open Space Master Plan shows the existing and proposed future trails and sidewalks in the city. The future trails and sidewalks shown on the master plan are conceptual and are not required to be constructed until such time the property is considered for development. All sidewalks and trails are to be non-motorized. An easement and construction of the associated sidewalk or trail classification shall be required with all major development-subdivision and master planned development (MPD) applications. Per Section 10-3-200 of the Code, sidewalk and trail requirements shall be based on the "rough proportionality" of the sidewalk or trail with the associated impact of the development. ~~except for a building permit application not associated with a development application.~~ Only an easement for the sidewalk or associated trail classification shall be required for a property being considered for a ~~building permit~~ minor subdivision application. However, construction of a sidewalk or trail may be required for a minor subdivision if the property is located along an existing public street and the city determines the sidewalk or trail is necessary for safety.
2. Location. Trails and sidewalks are to be generally 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.

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3. 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 Parks, Trails and Open Space Master Plan, the General Plan and the Engineering Standards and Construction Specifications as determined through the project review process.
 4. Construction Standards. Trails and sidewalks shall be built to applicable City standards and specifications based on the classification of trail or sidewalk being constructed as identified on the Coalville City Trails, Parks and Open Land Master Plan. 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.
- 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, 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.

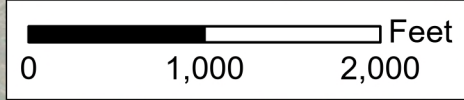
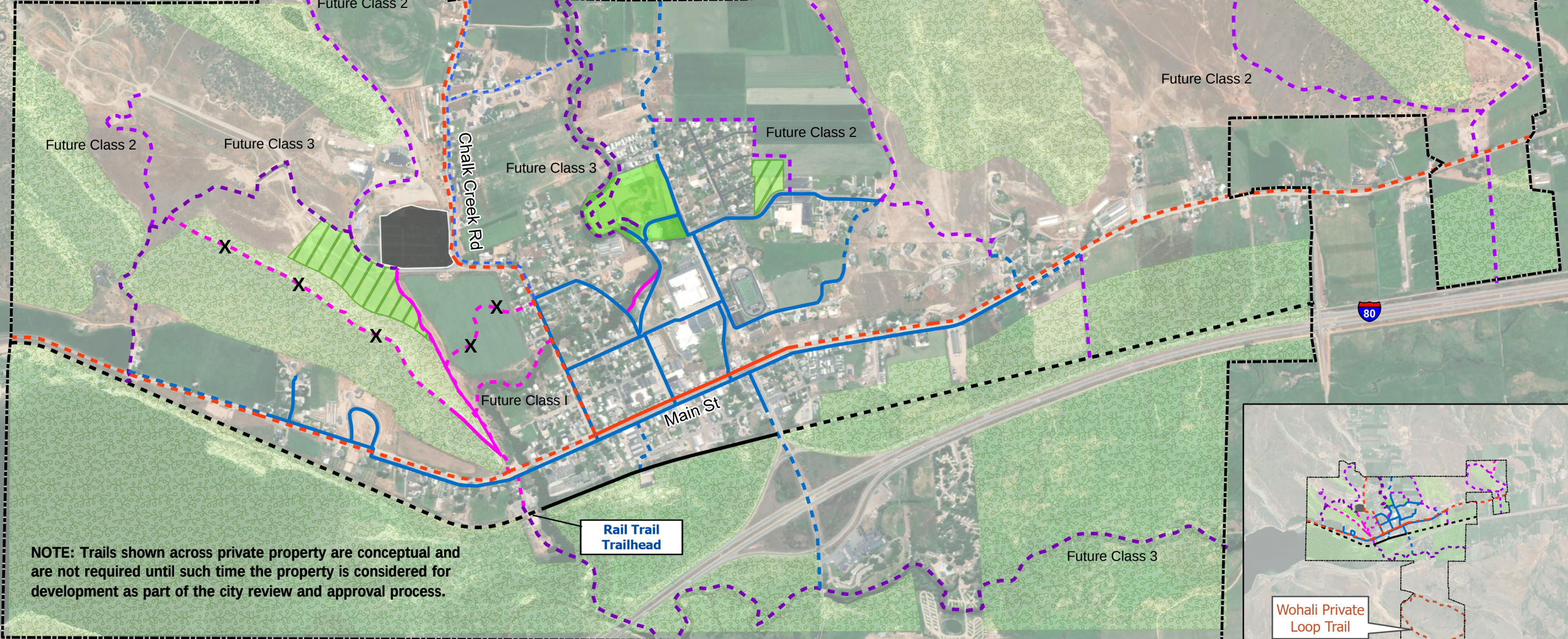
Commented [DS2]: Need to include each trail classification construction drawing in the city engineering standards and specifications.

ATTACHMENT B

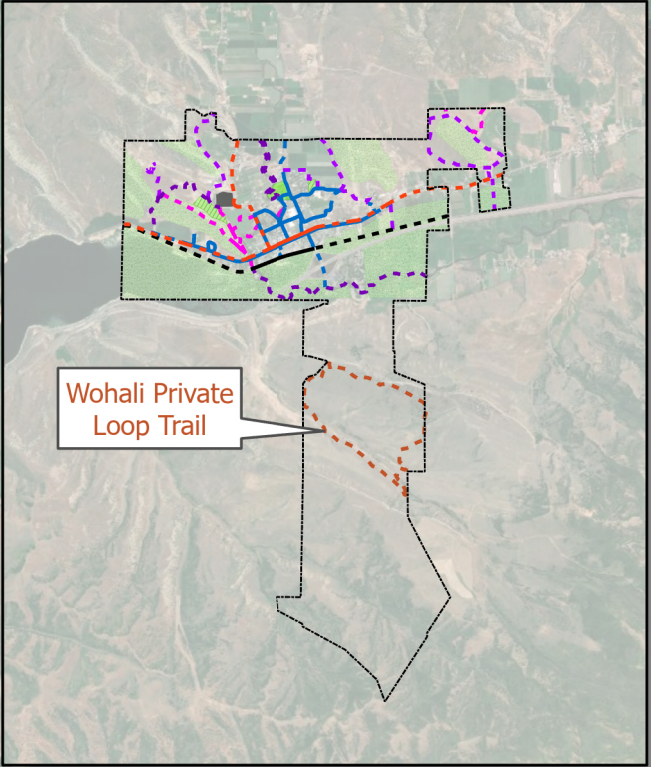
Updated master Plan – 08/23/2021

Coalville City Municipal Corporation

Parks, Trails, and Open Space Master Plan



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 C

Section 10-3-200 of the Development Code

regulations. If the application is denied, the applicant may appeal this decision to the Land Use Authority.

4. The Community Development Director shall **not** approve any Contested Lot Line Adjustments; Contested Lot Line Adjustments must be presented before the Planning Commission and City Council for approval.

C. Final Action.

1. Any corrections that must be made will be sent your Licensed Surveyor or Civil Engineer, and corrected documents resubmitted.
2. The Community Development Director will sign the Certificate of Lot Line Adjustment once the legal descriptions and map documents have been reviewed and approved by the City Engineer.
3. The Coalville City Clerk's Office will send the documents to your title company with instructions for recording.

D. Additional Information.

1. Legal descriptions and maps of the new parcel configurations shall be prepared by a Registered Civil Engineer or Licensed Land Surveyor, these are the only persons authorized to prepare such documents.
2. The applicant shall provide new Grant Deeds for the new parcel configurations and arrange for the recording of these documents.

10-3-200 EXACTIONS:

The city may impose an exaction or exactions on proposed land use development if:

1. an essential nexus exists between a legitimate governmental interest and each exaction; and
2. Each exaction is roughly proportionate, both in nature and extent, to the impact of the proposed development.

10-3-210 SENSITIVE LANDS REVIEW:

Any project proposed in an area defined as Sensitive Lands in this Code or containing lands designated as sensitive by the City may be subject to additional requirements and regulations as outlined in the Sensitive Lands Regulations of Chapter 22 of this Code.