

## Parks, Open Space, & Pathways/Trails

Traverse Mountain is a uniquely diverse community. Its exceptional qualities allow for a distinct plan for the preservation of open spaces and the development of parks and recreational lands. The following is a summary of the Parks and Open Space plan proposed for Traverse Mountain.

Traverse Mountain will develop 4.8 acres of public park space and .71 acres of private park space per 1000 people. Population is determined by using 3.8 persons per detached dwelling unit and 3.2 persons per attached dwelling unit. The amount of acres of public and private park space will be determined per the number of dwelling units and the type of dwelling units whether it be detached or attached so long as 4.8 acres of public park space and .71 acres of private park space per 1000 people are maintained. This Area Plan contemplates that there will be 3193 detached dwelling units and 2619 attached dwelling units. The public and private park space for the Area Plan has been calculated as follows:

### Public Park Acreage

3193 detached dwelling units x 3.8 persons = 12,134

2619 attached dwelling units x 3.2 persons = 8,380

Total of 20,514 divided by 1000 people = 20.5 x 4.8 acres = 98.5 acres

### Private Park Acreage

3193 detached dwelling units x 3.8 persons = 12,134

2619 attached dwelling units x 3.2 persons = 8,380

Total of 20,514 divided by 1000 people = 20.5 x .71 acres = 14.6

Total Park Acreage for Public and Private is 113.1

Public and private park space means and refers to the following: "active open space, or any park and recreation facility that is not dependent upon a specific environmental or natural resource, which is developed with recreation and support facilities that can be provided anywhere for the convenience of the user. Activity-based recreation areas include, but are not limited to, baseball or softball fields, football or soccer fields, basketball courts, tennis courts, picnic areas, playground, and trails." (Lehi Development Code Chapter 36 Open Space)

Traverse Mountain Master Association is responsible for the pressure irrigation billing of private parks and common areas where pressure irrigation is used. The developer shall disclose what the acreage calculation will be for all new private parks and common areas at the time of platting.

Parks and open spaces within Traverse Mountain are divided into three categories, which are summarized in the paragraphs below.

### Parks and Recreational Areas

Traverse Mountain proposes a series of parks and recreational areas, including community parks, and a recreation center. Maintenance of the public parks and public recreation center will be maintained by Lehi City. All private parks will be maintained by Traverse Mountain Master Association or sub association to the master association. Reference Exhibit 1 for park locations in this section

Public parks and the public recreation center will be built and funded by Lehi City through the use of Lehi City Park Impact Fees. Should a private entity fund and construct a public park or the recreation center, said entity shall be reimbursed the cost of construction of the park or recreation center when



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sufficient Lehi City Park Impact Fees are collected to cover the costs of constructing the park or recreation center. Lehi City and said private entity will agree on park or recreation center improvements including the design of said improvements, the costs of improvements, and when the City will reimburse said entity before any construction begins on a public park or public recreation center.

This Area Plan contemplates that all public park property not yet owned by Lehi City will be graded by developers at the time grading is occurring for the planning area where the park is located at no cost to Lehi City. The public park property not yet owned by Lehi City is D6 at East Canyon, F1 and K2 at Central Canyon, F2 at West Canyon, and the five acre park at the Perry Homes Planning Area C as shown on Exhibit 1 of this section. The F1 public park located at the top of Central Canyon has not been planned to be graded by the developer. Lehi City will take care of any grading at the F1 public park. The fiscal analysis section does not contemplate any costs for grading the F1 public park property.

All public park property will be deeded unencumbered to Lehi City when a final plat is recorded to create the legal lot.

The completion of private parks will occur when 50% of the residential dwelling units in a planning area where a private park is located have received a certificate of occupancy. The developers of the individual planning areas will be responsible for the construction of the private parks.

Public park design will take into account the following criteria:

Lehi City will only accept deeded property for public parks that can be graded to three percent (3%) pads on eighty percent (80%) of the deeded property. The D6 public park is an exception that 80% of the total property will be graded to a 3% pad. The D6 public park shall have a 9 acre graded pad at 3% which is 69% of the total park acreage. Grass cannot be designed on slopes steeper than 3 to 1. Slopes that are steeper than 3 to 1 shall have treatments other than grass for maintenance purposes.

Public parks will be constructed when a planning area is being developed and when sufficient Lehi City Park Impact Fees are collected to cover the costs of constructing the park and per the construction triggers noted in the fiscal analysis.

The Lehi City recreation center is planned for Planning Area D6 at East Canyon Planning District. The recreation center will be constructed when sufficient Lehi City Park Impact Fees are collected to cover the costs of constructing the recreation center and per the construction triggers noted in the fiscal analysis.

There are two private parks that will be planned, funded, and constructed by the Traverse Mountain Master Association. These two parks are the 10 acre park between the Vista Ridge and Hunter Chase neighborhoods; the other 5.4 acre park, C2 East Canyon Planning District.

The 10 acre private park has not been counted as part of the 17.4 acres in the private park space calculation as referenced in Exhibit 1 in the Land Use section.

Mountain Home Development, its successor or assignee shall be obligated to deed the 5.4 acre private park property to the Traverse Mountain Master Association when the park is graded. The 5.4 acre private park will be graded when the East Canyon Planning District grading for Planning Areas B and D is being performed.



### **Pedestrian Pathways/Trails**

Walking, jogging, and bicycle riding are important elements of recreational activity. To encourage more of this activity Traverse Mountain includes an extensive amount of pedestrian pathways/trails. The pedestrian pathway system is primarily along the designated roads. The pedestrian pathways along the designated roads will be found on one side of the road. This will provide a paved pathway approximately 8 feet wide. Traverse Mountain Master Association will maintain the pedestrian pathways along all designated roads.

The Bonneville Shoreline Trail is a public pedestrian trail planned along the length of the Wasatch Front, through Utah, Salt Lake, and Davis Counties. It is located along the shoreline of ancient Lake Bonneville, and has become a significant community amenity for many cities and counties along the Wasatch Front. Portions of the trail have been constructed in some cities in Utah County, including Provo and Lindon. A segment of the trail is planned for at Traverse Mountain, and will be accommodated on the boundaries of development and in utility easements. The 8 foot paved portion of this trail will be maintained by Traverse Mountain Master Association in cooperation with Lehi City. The construction of the 8 foot paved portion of the trail will be made by a private entity when said private entity constructs other surface improvements which parallel the trail. The initial costs of the 8 foot paved portion of the trail shall be made by the private entity constructing the parallel surface improvements but shall be reimbursed by Lehi City through park impact fees. The costs of construction and the reimbursement of the costs will be agreed upon by Lehi City and said private entity before construction commences.

### **Open Spaces**

Approximately 900 acres of Traverse Mountain (roughly 33% of the total property) is proposed to remain as open space. Most of the areas encompass the hills and canyons that provide a backdrop for Traverse Mountain.

Improvements proposed within the areas are walking trails that will permit access to these areas for pedestrians. Certain pedestrian amenities may be provided at designated trailheads, including restrooms and drinking water. Public use of motorized vehicles will be prohibited.

The trail system will be linked into a project-wide pedestrian pathway/trail system giving open space enthusiasts the opportunity to experience Traverse Mountain up close. Trails through the open space will link the bicycle/pedestrian pathways that parallel designated roads through Traverse Mountain. Lehi City will maintain the trails system in the open space areas. The Traverse Mountain Area Plan contemplates that the trails in the open space will utilize the existing natural surface trails.

Mountain Home Development has deeded to Lehi City approximately 850 acres of the approximate 900 acres of the Canyon Open Space at no cost to Lehi City and will deed the balance of the Canyon Open Space at no cost to Lehi City when the Canyon Districts have been graded and the development footprint has been established.

Access to Lehi City of the Canyon Open Space will be provided as individual plats are recorded making public access possible.



