



Parks & Trails Master Plan

Nibley, Utah



April 2011

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Introduction

Nibley Parks & Trails Master Plan

Project description

The Nibley City Parks & Trails Master Plan was initiated in 2009 in order to guide the development of future parks and trails over the next 15-20 years. Aware of the accelerated growth over the past decade, the City recognizes the need to establish a framework that quantifies the need for parks and trails. While current economic conditions have caused a decrease in new housing construction nationwide, Nibley City has remained above average in growth even during a period of slow growth. As such, this master plan is intended to guide the City in locating trails and park facilities as new developments are proposed.

Project Goals

In addition to the goals and objectives outlined in the Nibley City General Plan, the following goals were established for this study:

- Create a guide for the acquisition and development of additional trails, parks, and open space areas to provide the community with opportunities to stay active and healthy.
- Identify new parks or improvements to existing parks that meet the needs of young children, youth, families, groups and the elderly.
- Inventory current park facilities, including waterways and all passive parks and trails.
- Evaluate potential for maximizing existing park facilities.
- Inventory publicly-owned lands to evaluate the potential for developing recreational facilities.
- Identify potential sites for park land acquisition not currently owned by Nibley City
- Identify the priorities of the community based on growth and trends and ensure that park facilities serve all Nibley residents.
- Develop a trails plan that:
 - o appeals to a variety of recreational users.
 - o provides a looped system, where possible, with varying loop lengths within the system.
 - o links recreational opportunities within the City providing for connections between parks, open space, school, community facilities and trail systems in adjacent jurisdictions.
 - o provides for safety as a paramount concern.
 - o addresses issues of regular upkeep and patrol to insure trail safety and reduce exposure to liability.

Proposed Master Plan

To initiate the process of developing this plan, the City appointed a Parks and Trails Committee to meet with ASWN+, the planning consultant, and discuss the plan throughout the process. The committee was comprised of the following individuals:

Gerald Knight Mayor, Nibley City
Scott Larsen Councilman, Nibley City
Larry Anhder City Manager, Nibley City
Shari Phippen City Planner, Nibley City
Carrie Cook Planning Commission, Nibley City
Rod Elwood Public Works Assistant, Nibley City
Casey Judd Recreation Director, Nibley City
Jared Harding Citizen
John Swanton Citizen

The proposed Parks & Trails Master Plan incorporates the suggestions received through the public survey that was distributed throughout the City, the suggestions and insights of the Parks and Trails Committee members and input from comments at the Public Open House.

This master plan is intended to be a general guide to the development of park facilities and trails throughout the City. The plan demands flexibility to achieve the desired results. Without adequate available land or funding to purchase a specific parcel or parcels for parks or trails, this master plan is general enough to be a guiding document, while allowing the City to respond to requests and opportunities to incorporate elements of this plan as funding or other prospects become available. For the trails plan, the plan identifies a conceptual layout for the trails but it is anticipated that as private development proposals are submitted, the City and developers will work together to accommodate the trail alignments in the most logical and safe manner based on the constraints of the site and the standards proposed in this master plan.

As the City works together with developers and citizens in implementing this plan, a logical and adequate open space system will be a benefit to all. As the proposed parks and trails master plan is executed over the next 15-20 years, residents of the City will enjoy a well-planned open space system of parks and trails that contribute to an improved quality of life.





Project Approach

Nibley Parks & Trails Master Plan

The process for this project followed a 5-step approach. While the process described is a linear one, the actual execution of these steps was cyclical with input from the committee and with the public informing the process through surveys and an open house. As new information was incorporated into the plan at the monthly committee meetings, elements of the plan from previous stages were adjusted and modifications made as necessary. The work items for each of the six stages are defined as follows:

1. Public Survey

- Developed a survey questionnaire to encourage community participation and preferences
- Distributed paper copies of the questionnaire with water bills, at community events, and pick-up at City Hall.
- Posted an on-line version of the questionnaire for web users
- Quantified responses to each question and summarized open-response questions

2. Analysis of Existing Facilities & Open Space

- Visited each of the existing developed parks and open space parcels
- Mapped existing facilities and amenities provided
- Photographed each of the existing facilities
- Mapped location of each of the facilities
- Quantified the approximate acreage for each of the parcels
- Categorized and quantified open space parcels based on their suitability for recreation potential or aesthetic value.

3. Identify projected Parks & Open Space Needs

- Researched applicable recreation standards available through national organizations or planning agencies
- Presented alternate standards to the committee; the Committee unanimously adopted the Small Community Park Standards developed by the Smart Growth Office of the State of Colorado because of its applicability to Nibley City.
- Projected recreation needs (athletic facilities) over the next 15-20 years based on anticipated growth rates identified in the City's General Plan.

4. Develop a preferred alternative to meet projected park and trail needs

- Developed several alternatives to meet project park needs:
 - Option A: Utilizing existing parcels to locate fields and courts
 - Option B: Centralize recreation facilities by expanding on existing property to develop a facility of approximately 50 acres that would contain all of the required fields
- Select a preferred alternative to incorporate into the master plan
- Developed a trails master plan

5. Public Open House

- A public open house was held to display the findings of the analysis of existing facilities, the findings of the projected park needs, the key recommendations, and the preferred alternative for the park plan and the trails master plan.

The committee made every effort to incorporate the comments from the community through the preference survey and through the comments at the Open House, while recognizing the need to balance public opinion with the needs of the City.





Projected Needs

Nibley Parks & Trails Master Plan

In order to determine the anticipated need for park space, it is important to establish a baseline for that need to justify the allocation of funding. Throughout this process, the committee reviewed the City's adopted general plan for anticipated population growth and compared several methods for projecting park facilities based on that population at key intervals over the next 15-20 years. After selecting an appropriate method for projecting fields and park amenities, the committee reviewed the projected facility needs and adjusted them based on the community priorities and through comments from the public survey.

While this approach works well for anticipating park needs and establishing the goals for the number of fields and courts, the location and number of trails is not easily quantified. Trails are typically a function of geography, community preference and available land. By establishing a logical system of trails before the City is fully developed, the trails can be implemented over time, allowing the City to work with developers and property owners to build out the system as funding and conditions allow.

Projected population estimates

Estimates for population through the year 2025 were derived from the existing population (2009) and extrapolating that population figure using a 5.5% growth rate, a conservative rate based on historical growth trends over the past 5-10 years. While the City's General Plan arrives at a population figure greater than the figure used in this study, the existing population (2009) is slightly smaller than that assumed when the General Plan was written. However, both projections assume a similar conservative 5.5% growth rate. Although the master plan is being adopted in 2011, the process of creating this master plan was begun in 2009. As such, all population figures and estimates are derived using 2009 figures.

Projected Population

Current 2009 Population	4,500	Residents
Est. Growth Rate	5.5%	Growth Rate

Year	New Residents	Projected Population
2009	—	4,500
2010	248	4,748
2011	261	5,009
2012	275	5,284
2013	291	5,575
2014	307	5,881
2015	323	6,205
2016	341	6,546
2017	360	6,906

Year	New Residents	Projected Population
2018	380	7,286
2019	401	7,687
2020	423	8,109
2021	446	8,555
2022	471	9,026
2023	496	9,522
2024	524	10,046
2025	553	10,599

Park & Open Space standards

The committee reviewed several methods for projecting park space needed. These included the NRPA recreation standards and the Small Community Park Standards. The NRPA standards were established in the 1970's and updated in 1996. The NRPA standards were written for cities of all sizes and predict needed park facilities based on a unit of 1,000 residents. It was determined by the committee that the NRPA standards were heavy weighted for more metropolitan areas and were skewed to a broader spectrum of ages and interests. For Nibley City, the Small Community Park Standards (developed by Colorado Heritage Planning Grant program, Office of Smart Growth, and Colorado Department of Local Affairs) were better applied to smaller, growing cities with a higher proportion of young families. The committee chose to utilize the Small Community Park Standards as a basis for determining the projected facilities and park space for Nibley City.

Projected facility needs

It should be noted that the committee recognizes the need for a wide range of activities in the public parks and that every effort should be made to accommodate a large spectrum of park users. Many park and recreational activities can be accommodated in public parks without a large investment of infrastructure (i.e. fencing, backstops, paved courts, etc.) Because most organized sports require large quantities of park space, the study focused on meeting these major needs, while encouraging alternative, less-intensive uses that can also be programmed into the same park spaces.



Projected Needs

Continued

Based on these Small Community Park Standards, the following chart illustrates the existing facilities currently provided in Nibley parks, and the total anticipated number at the target years of 2010, 2015, 2020 and 2025:

Projected Park Needs						
<i>Based on Small Community Park Standards</i>						
	Needed per Nibley		<i>Total Fields Needed at target year</i>			
	1,000 pop	Existing	2010	2015	2020	2025
Soccer	0.95	3.61	4.51	5.89	7.70	10.07
Softball/Baseball	0.61	2	2.90	3.78	4.95	6.47
Tennis	0.97	0	4.61	6.02	7.87	10.28
Basketball	0.91	0	4.32	5.65	7.38	9.64
Volleyball	0.13	1	0.62	0.81	1.05	1.38
Pavilion	0.36	4	0.76	2.23	2.92	3.82
Playground	0.16	4	1.71	0.99	1.30	1.70

While the committee generally accepted the Small Community Park Standards projections, the committee felt that some of the projections were heavily skewed or outweighed for Nibley’s preferences and needs and made some adjustments. The committee determined that the projection for 10 tennis courts was too high, served a limited population, and that the city could address the need for tennis courts with a smaller number of courts. Likewise, the committee felt that there were numerous indoor courts located throughout the city in churches and schools, and that there was not as great a need for outdoor basketball as there might be in other communities.

In addition, the Small Community Park Standards recommend a per capita quantity of pavilions and playgrounds. The committee felt that these uses were better suited to a geographical distribution rather than a set quantity and that the City would be better suited to locate an adequate number of playgrounds and picnic pavilions in close proximity to neighborhoods so that no resident lives further than ¼ to ½ mile away. As Nibley continues to encourage open space within future residential developments, the committee felt that the need for future neighborhood playgrounds and picnic areas would be adequately addressed.

Cemetery

The majority of Nibley City residents participate in the Nibley-Millville Cemetery District, with the cemetery being located in Millville. There are no immediate plans to have a separate cemetery within Nibley City boundaries. However, should the opportunity present itself at a later date, the City may be willing to look at the possibility of having its own cemetery. As new property is annexed into Nibley City, property owners are encouraged to annex into the Nibley-Millville Cemetery District.

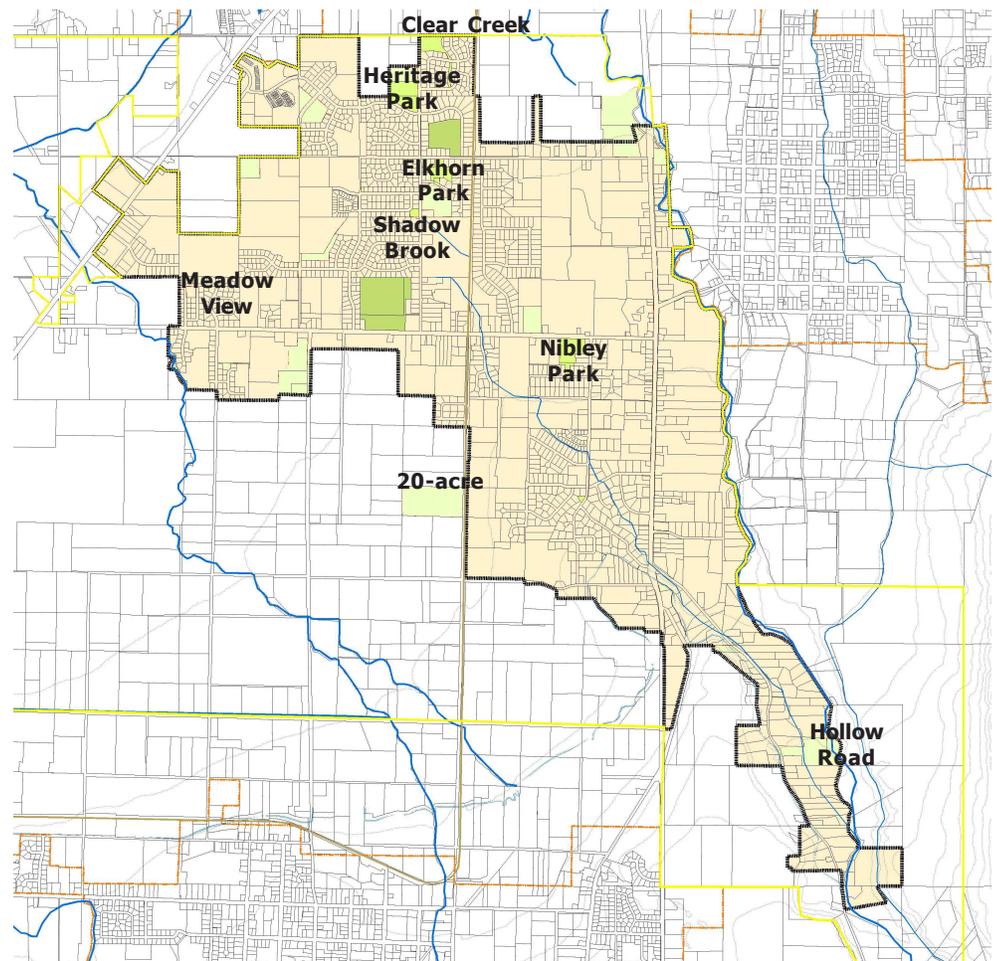


Analysis of Existing Facilities

Nibley Parks & Trails Master Plan

The next step in the master plan process was to analyze the existing properties currently owned or controlled by the City that have or could have recreation potential to meet the projected recreation needs over the next 15-20 years. As part of this process, each site was visited, photographed and mapped to quantify the existing facilities and potential improvements.

The following analysis is broken down into two categories: developed parks and parcels owned by the city. For the developed parks, the existing facilities (fields, courts, amenities) were quantified and potential improvements were noted. For other undeveloped parcels owned by the city, the parcel was analyzed in terms of recreation potential based on its size, configuration and location. The following pages detail the existing developed parks within the City.



Existing Facilities

Developed Parks



Heritage Park

Location: 800 W & Nibley Park Ave.
Size: Approx 13 acres

Current Amenities (Active):

- Soccer Fields (1 $\frac{3}{4}$, full size)
- Pavilion with restrooms
- Large Playground
- On-street parking (Nibley Park Ave.)
- Parking area (approx. 250 stalls)

Current Amenities (Passive):

- BBQ Grills & picnic facilities
- Walking trails
- Signage

Future Development Plans:

Baseball diamond; sports/tennis court; perimeter landscaping.

Notes:

The first phase of Heritage Park was built in 2007. The structures (pavilion, restrooms and play structure) are in good condition. Turf areas are well established and there are numerous tree and shrub plantings. However, trees are still young and will take several years to provide a significant shade canopy. The original development plans called for bathrooms and an additional pavilion on the North portion of the property. Those plans will be re-evaluated in the future to see if the need for those facilities still exists.

Existing Facilities

Developed Parks



Elkhorn Park

(Elwood E. Morgan/Elkhorn Park)

Location: 2600 South & 700 West (approx)

Size: Approx 4 acres

Current Amenities (Active):

Youth Baseball field (with backstop)
Pavilion (with restrooms)
Soccer field
Off-street Parking
Large Playground

Current Amenities (Passive):

BBQ Grills & Partial kitchen area
Signage
Mature shade trees
Restrooms

Future Development Plans: None

Notes:

Elkhorn Park's primary use is the pavilion and baseball field. Most facilities are in good condition, while we noted some minor drainage problems primarily associated with the turf irrigation. Turf and landscaping is in good condition. Mature cottonwood trees along the north and east sides of the softball field are a major enhancement to the park, providing a significant identity and spatial definition.



Existing Facilities

Developed Parks



Nibley Park

(Old City Park)

Location: 350 West 3200 South

Size: Approx 6.75 acres

Current Amenities (Active):

Adult slow-pitch Softball field
Soccer field (outfield overlay)
Volleyball court (sand)
Playground equipment (swings & slide)
Field lighting
Amphitheater
Off-street parking

Current Amenities (Passive):

Picnic Pavilion
BBQ Grills

Future Development Plans:

Pave the parking lot and landscape east of the ball diamond; update restrooms to be ADA compliant; add dugout, bowery lights, amphitheater shade canopy and drinking fountain.

Notes:

The recent improvements to Nibley Park (softball backstop, infield, play structure) have made a large improvement overall. Older facilities (restrooms) may need to be upgraded or replaced. The older play equipment does not appear to meet current ASTM and industry standards and should be audited for conformance, upgraded, or removed to limit liability to the City.

Existing Facilities

Developed Parks



Meadow View Park

Location: 1600 West & 3000 South
Size: Approx 2 acres (2 parcels)

Current Amenities (Active):
Soccer Fields (U-8 & U-6)
Playground

Current Amenities (Passive):
Benches

Future Development Plans: None

Notes:
Meadow View Park was constructed as part of an approved subdivision plan and is an example of incorporating small neighborhood parks within neighborhoods in close proximity to residents. The open space primarily serves as storm water detention.



Existing Facilities

Developed Parks



Shadowbrook Park

Location: 2770 South & 800 West
Size: Approx 0.8 acres

Current Amenities (Active):
None

Current Amenities (Passive):
Picnic table
Lawn Area

Future Development Plans: None

Notes:
Shadowbrook Park is a small open space area with limited facilities. It is in close proximity to residential areas, but has no amenities for formal recreation.

Existing Facilities

Developed Parks



Nelson Well Site Park

Location: 280 West & 3700 South
Size: Approx 0.34 acres

Current Amenities (Active):
None

Current Amenities (Passive):
Picnic table
Lawn Area
Well House (not open to public)

Future Development Plans: None

Notes:
This park is a small landscaped area surrounding the well building. It is an attractive landscaped area.

Existing Facilities

Developed Parks



Clear Creek Park

Location: 800 West & 2200 South
Size: Approx 4.78 acres (park parcel & trail extension)

Current Amenities (Active):
Soccer Field

Current Amenities (Passive):
Lawn area
Tree Plantings
Walking Trails
Water Feature
Dock

Future Development Plans:
Plant additional trees

Notes:
Clear Creek Park is located at the northern gateway to the City along 800 West. It serves an important visual role in establishing an identity for the City. A portion of the park also serves as storm water detention. The trail running along Clear Creek extends into the adjacent residential neighborhood providing an example of the type of trails that should be encouraged throughout the city to connect the park spaces to residential neighborhoods.



Existing Facilities

Continued

Undeveloped Open Space

The following parcels are owned by the City, but are not currently developed for recreational use:



The Cottages

Location: 3500 South 250 West
Size: 0.58 Acres

Potential for Recreation:

The site is currently functioning as a storm water detention basin. Because of its relatively isolated location and shape, its potential for organized recreation is limited. However, it does provide an opportunity for future trail connections.

Future Development Plans: None



Sunrise Meadows

Location: 2400 South 1200 West
Size: 6.71 Acres

Potential for Recreation:

The site is currently used for storm water detention and contains what appears to be a large wetland. Because of these characteristics, its potential for organized recreation is limited, but could be used as a wetland preserve / nature park.

Future Development Plans:

Walking trails and landscaping to compliment the regional stormwater basin.



Nibley Gardens

Location: 2900 South 1200 West
Size: 3.34 Acres

Potential for Recreation:

This parcel is a narrow parcel at the back of the Nibley Gardens subdivision. It's primary intent is a public trail. Because of the configuration of the parcel (narrow width) and its limited access, the parcel is best used as a public trail.

Future Development Plans:

Finish landscaping along the walking trails and stormwater basin

Existing Facilities

Undeveloped Open Space



4000 South Well Site

Location: 4000 S. Main Street (South of Hollow Road)
Size: 0.67 Acres

Potential for Recreation:

Well Site #2 has limited potential for recreation because of its configuration and location. It is a small parcel and should be utilized for other passive or public uses, rather than for organized recreation. This parcel has, however, served as a tree farm/nursery for the City.

Future Development Plans: None



Old Reservoir Site

Location: 4200 Hollow Road
Size: 1.64 Acres

Potential for Recreation:

The Old Well Site has primary access off of Hollow Road. While the parcel is slightly larger than other remnant parcels owned by the City, its access off of Hollow Road limits its potential use. This parcel has limited recreation value.

Future Development Plans: None. It is recommended that this parcel be sold and the proceeds used to fund other park projects.



Hollow Road Park

Location: 4700 Hollow Road
Size: 10 Acres (with additional adjoining 3 acres owned by USU)

Potential for Recreation:

The Hollow Road parcel is located adjacent to a 3.88 acre parcel owned by USU and abuts the Blacksmith Fork River. Because of its proximity to the river, it is a highly desirable open space amenity and is ideal for recreation use. The Hollow Road parcel may be a passive park that provides public recreation facilities on a small scale and primarily serves as access to the Blacksmith Fork River and the adjacent trails.

Future Development Plans: At some future date, a variety of low-impact passive uses such as walking trails and river access should be considered.



20-acre Parcel

Location: 640 West & 3600 South (approx)
Size: 20 Acres

Potential for Recreation:

This parcel is highly suited for recreation. It is of sufficient size to accommodate a variety of recreational uses. Geographically, the parcel is located in the center of the City as the city expands to its declared annexation boundaries.

Future Development Plans: None

Existing Facilities

Undeveloped Open Space



Morgan Farm

Location: 750 West Elkhorn Drive
Size: 7.95 Acres

Potential for Recreation:

Because of its location adjacent to Elkhorn Park, this parcel is suitable for recreation uses. While some irrigation ditches may exist on the property, there appears to be significant property for recreational uses. The barns on the property provide high aesthetic value to the property. The buildings themselves appear to be in good condition and should be preserved and utilized as part of the park to retain the character of the area.

Future Development Plans: Community gardens on the north portion of the parcel; evaluate the old home and shed on the property for historical value; maintain as a small working farm. Before any development plans are prepared, the property should be researched to verify any development restrictions.



2600 South Parcel

Location: 1800 West 2600 South (approx.)
Size: 4.95 Acres

Potential for Recreation:

This is a relatively isolated parcel, but is generally flat and could be utilized for recreation if utilities and services are readily available in adjacent roads. It is primarily used as a storm water detention basin.

Future Development Plans: None. This will serve as additional stormwater detention as the West portion of Nibley develops.



Foxborough Estates / Hyrum Slough Trail

Location: 1600 West 3200 South
Size: 0.84 Acres

Potential for Recreation:

The Foxborough Estates parcels are part of the subdivision with the same name. The property primarily serves as a storm water detention basin, but also includes property for a trail extension.

Future Development Plans: A walking trail along the West portion of the subdivi-

Existing Facilities

Undeveloped Open Space



sion to be completed by the developer, follows the Hyrum Slough.

1200 West

Location: 3400 South 1200 West

Size: 13.54 Acres

Potential for Recreation:

Despite a large wetland area contained within the parcel (approximately 5-6 acres), the site is of sufficient size to accommodate some recreation facilities. However, the parcel was acquired by the City to accommodate a road realignment to connect with 1200 West on the North side of 3200 South. Because the remaining property (after the road realignment) is significantly smaller, some passive uses such as trails and wetland interpretation would be appropriate.

Future Development Plans: Future roadway, future water reservoir and well site, wetlands & nature park. A portion of this could be sold to help fund a regional park.



River Property

Location: 2600 South Main Street

Size: 4.09 Acres (3 parcels)

Potential for Recreation:

The river property is not suited for organized recreation uses (courts or fields), but it is highly suited for passive recreational use. Because of its location adjacent to the Blacksmith Fork River, this property provides an ideal location for a trailhead to access and extend a trail along a portion of the river.

Future Development Plans: Could be developed into a trailhead park or similar.



Spring Creek Crossing:

Location: 1250 W. Nibley Park Ave. (approx.)

Size: 1 acre (approx.)

Potential for Recreation:

There is limited potential for recreation on this parcel, as it consists primarily of wetlands. It may be possible to have a walkway or some other similar feature around the wetlands.

Future Development Plans: None



Stokes Nature Center

Location: Approx 150 West 2600 South
Size: Approximately 30 acres

Potential for Recreation:

Stokes Nature Center is a non-profit organization whose mission is to provide opportunities for students of all ages to explore, learn about, and develop an appreciation of and stewardship for our natural world. While the main building is in Logan Canyon, the Nature Center owns property within Nibley City on the east end of 2600 South. This property includes a wildlife easement and may only be used for that purpose. Any major changes or improvements require permission from the Utah Division of Wildlife Resources. The Nature Center has expressed interest in working with Nibley City on ways to enhance their property and fulfill their mission. This could be accomplished through a variety of ways, including connection to the City trails system and education classes. A future study may be done to see how this may be accomplished for the betterment of each entity.

Future Development Plans: To be determined



Gibbons Property

Location: 800 W. & Nibley Park Ave.
Size: .65 acres (2 parcels)

Potential for Recreation:

These parcels are across the street from the Heritage Park. They are not of a sufficient size or configuration to be utilized for recreation purposes. There may be a possibility of doing a veteran's memorial or other passive use on the property.

Future Development Plans: Sell the southern parcel. Plans TBD on the northern parcel.

Nibley City Community Building

Location: 455 W. 3200 S.
Size: 5 acres

Potential for Recreation:

The topography and already existing features of this property lend it to more passive recreational uses, rather than active ones. There is a spring on the property and a portion of the property is currently being used as a tree farm. Future recreational uses should be in line with these.

Future Development Plans: Enhance water features on the property; develop into a passive park.

Other Recreational Properties

The following properties are not owned by the City, but are, or could be, available for use by the City for organized recreation through access and use agreements with the property owners.



Heritage Elementary

Location: 925 West 3200 South
Size: To be determined

Potential for Recreation:

Because of the location of this parcel and the parking already in place immediately adjacent to the property, this parcel is well-suited for recreational needs. This parcel is owned by the Cache County School District. The Cache County School District will retain ownership of the property but has allowed the City to develop and maintain the land as recreational soccer fields.”

Future Development Plans: Soccer Fields



Other Properties

Nibley Elementary School (outdoor fields)
UDOT storm water detention parcels along SR-165 (limited space, picnic tables)

School District Cooperation

It is Nibley’s goal to cooperate with the Cache County School District as often as circumstances allow. This will be accomplished through an analysis of how each entity may benefit from the use of the other’s facilities and through formulating a shared-use agreement, outlining each entity’s rights and responsibilities with regard to the facility or facilities in question.



Preferred Plan

Nibley Parks & Trails Master Plan

As the committee reviewed various options to expand park land using the property currently owned by, several issues became factors in selecting a preferred park plan. First, some of the undeveloped parcels owned by the City were eliminated as potential recreation property because of their location, size or configuration. Others were limited by wetland areas or were already slated for other purposes (i.e. road realignments).

With the largest parcels out of consideration, the remaining parcels were smaller and less efficient for overall use. While the City is committed to developing open space throughout the City (i.e. neighborhood parks), the larger sports-oriented parks require more maintenance and more costly facilities (e.g. restrooms and pavilions). Distributing these sport facilities over many parks across the City will increase the costs to the City in the long term. Given that the City has insufficient property to meet the projected recreation needs and will need to acquire additional open space over the next 15-20 years, the committee felt that it was in the best interests of the City to purchase the property in one location—either acquiring land near an existing park or a new stand-alone property. According to the analysis of this master plan, in order to provide the projected recreational space, the City would need to acquire new land or expand its holdings adjacent to existing park property to achieve a parcel of approximately 50-60 acres.

While no specific parcel was identified in this study, a park layout was drawn up to illustrate a potential park layout on 50-acres to demonstrate that the acreage adequately meets the projected recreation needs. Of course, as a specific parcel is acquired and the property, circulation, and infrastructure constraints are identified, the plan may be altered to fit the property and meet the available needs. The master plan is a conceptual layout only, intended to demonstrate a typical yield for a property of that size.



Nibley City recognizes that not all of its park users desire an active recreation experience in the parks. One of the more effective ways to ensure that Nibley's parks cater to all levels of users is through the creation and development of a series of pocket parks. Often seen in highly populated cities, pocket parks are typically small in size and serve primarily as a place to enjoy the outdoors, read a book, have a picnic or perhaps even have a small playground. There are also situations where a memorial or monument may be appropriate in a pocket park.

Because of Nibley's rural nature, the main way we will get pocket parks is if they are required as part of a subdivision. As a subdivision is proposed, the City will look at the preliminary plans and work with the developer to see if a pocket park would be appropriate for the area.

Preferred Park Development Plan

The preferred park development plan is to acquire new land or expand an undeveloped city-owned parcel to approximately 50 or more acres to accommodate the following park elements:

- 5 Baseball fields (360', 275' and 200' outfields)
- Scorekeeper Pavilion
- 3 Multi-purpose fields (lacrosse, football, warm-up, etc.)
- 4 Tennis Courts
- 2 Basketball Courts
- Playground (play structure, swings, water play, etc.)
- Pavilion & restrooms
- 4 Soccer fields (competition size, 360'x225')
- Parking areas
- Trail system

Other considerations

The preference survey distributed by the City at the beginning of the master plan process identified many other park elements or facilities that are desired by the residents of Nibley. Many of these amenities are highly specific to a group of users (dog parks, skate parks, ultimate frisbee, etc.) or can be accommodated easily within existing or proposed parks (kite flying, horseshoes, etc.) It is the goal of Nibley to provide facilities and accommodate citizen interests to the intent practical. It was the committee's conclusion that the factor that drives most park development, requires the most resources but also meets the needs of the most number of residents is the development of sport facilities that are used by organized groups and scheduled for greatest use. While these facilities require the most space and infrastructure and are used by many residents, additional accommodations can be made to include other recreational opportunities in the existing or proposed parks to meet an even greater recreation need. This study did not identify which specific uses should be accommodated in any one park, but rather leaves the city with flexibility to provide these elements as money and resources are available.

Phasing Considerations

The preferred plan was subdivided into three construction phases to distribute the construction costs over a longer period of time, giving the City the opportunity to acquire the property and obtain funding. The following exhibits illustrate a potential phasing plan. However, once a parcel for construction of the sports complex is identified, a more detailed phasing analysis should be performed to determine the most cost-efficient method for constructing the park.

Passive Activities

Nibley City recognizes that parks are not just for active recreational uses. Passive recreation emphasizes the open-space feel of a park and there are minimal costs of development and maintenance involved. There is a large segment of Nibley residents who would like a park where they can go and simply walk, have a picnic, sit and relax, read a book or other passive uses. For a list of passive uses available at each Nibley City park, see pages 11-18 of this document or pick up a copy of the parks/trails pamphlet available at City Hall.

Preferred Plan

Continued

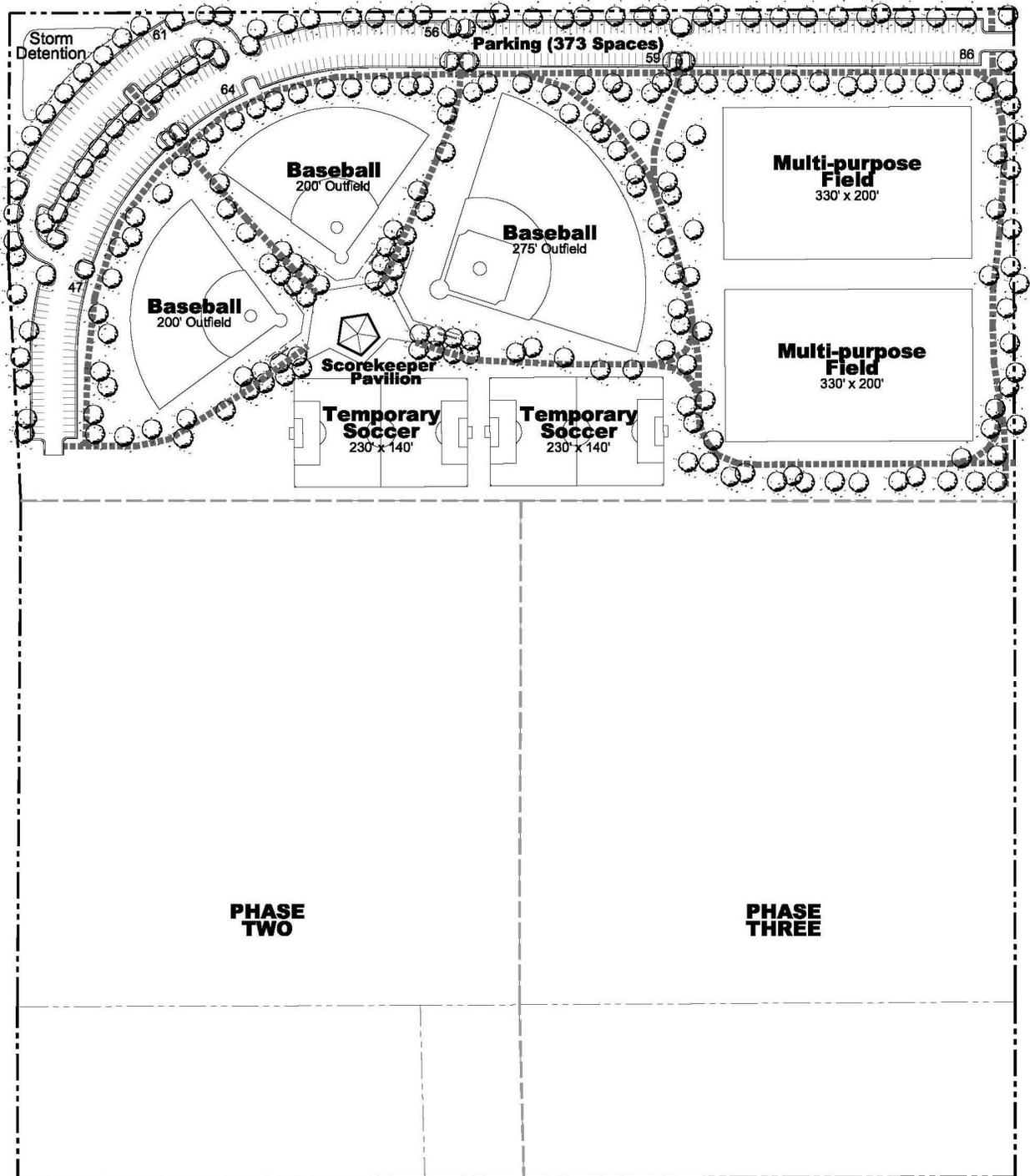


Note: The configuration of this park master plan is intended to illustrate the potential yield and configuration of a 45-50 Acre parcel. Selection and/or acquisition of parcels will be an ongoing process.

Sports Complex Master Plan

Preferred Plan

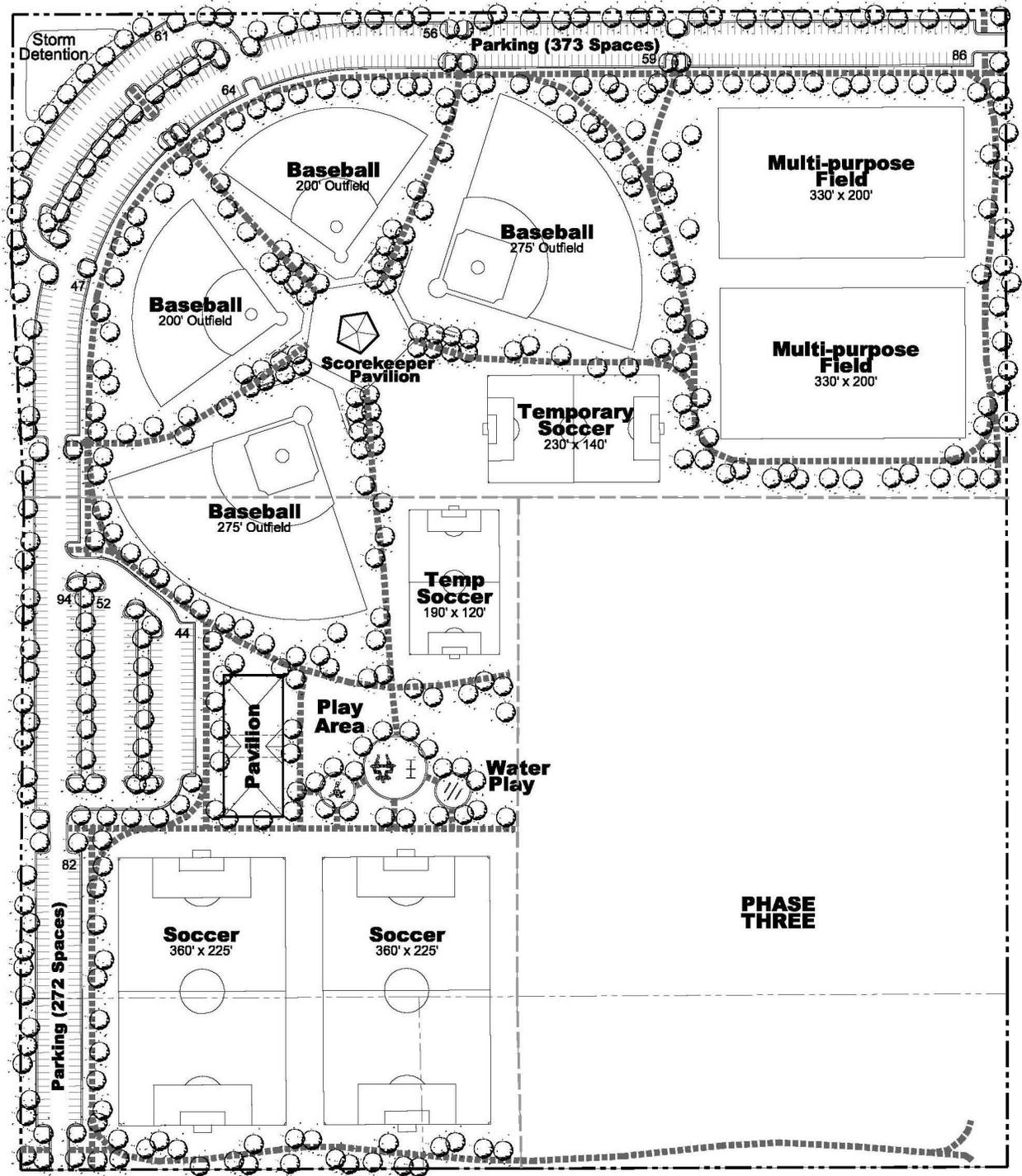
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Sports Complex: Phase One

Preferred Plan

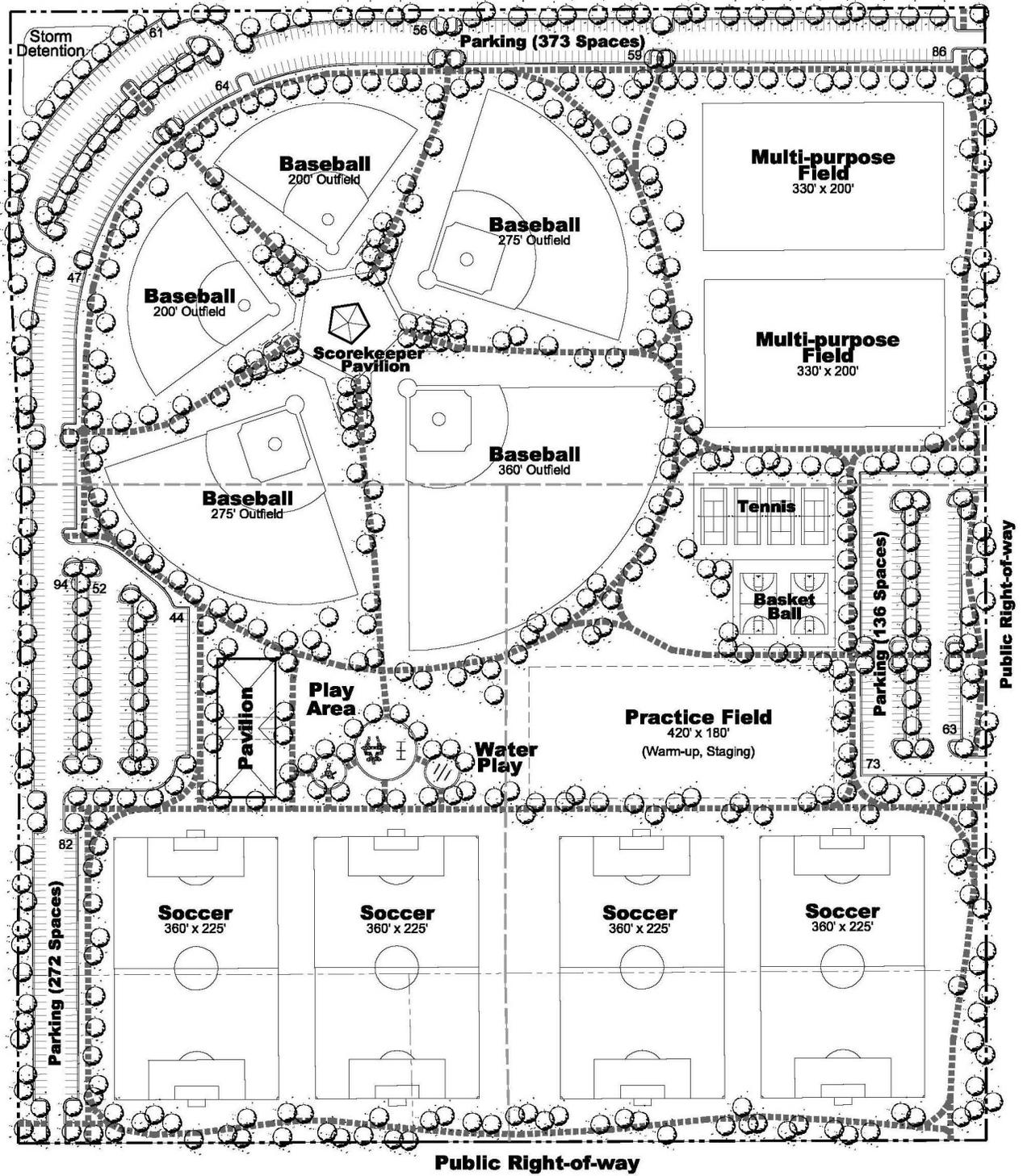
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Sports Complex: Phase Two

Preferred Plan

Continued



Sports Complex: Phase Three

Target Dates & Timelines

Because the projected facilities and park amenities were based on the projected population growth in the year 2025, the committee also looked at phasing the parks and amenities in 5-year phases through the year 2030. The committee also analyzed the proposed phasing elements at the key target dates to determine whether the facilities provided in the existing parks, and the proposed phases of future parks adequately meet the projected populations at those key dates. The phasing plan was adjusted to meet the projected needs at each of the target dates as closely as reasonable. The dates set out in this section are intended to be flexible goals. A variety of factors will play into the completion date, such as rate of population growth, acquisition of property and availability of funding.

Proposed Facilities by Year

	2010 Phase 2 Heritage Park	2015 Phase 1 (50 Ac)	2020 Phase 2 (50 Ac)	2025 Phase 3 (50 Ac)
Prop Improvement				
Soccer Fields		3	2	1.5*
Baseball/Softball	1	3	1	1
Tennis Courts				2
Basketball				2

Park Needs at Target Dates

Year	Soccer Fields		Base/Softball		Tennis Courts		Basketball		Volleyball	
	Need	Have	Need	Have	Need	Have	Need	Have	Need	Have
Year 2010	4.51	3.61	2.90	3	4.61	2	4.32	0	0.62	1
Year 2015	5.89	6.61	3.78	6	6.02	0	5.65	0	0.81	1
Year 2020	7.70	8.61	4.95	7	7.87	0	7.38	0	1.05	1
Year 2025	10.07	10.11	6.47	8	10.28	4	9.64	2	1.38	1
2025 Goal		10.07		6.47		10.28		9.64		1.38
Difference		0.04		1.53		-4.28		-7.64		-0.38

It was noted by the committee that the shortfalls projected for tennis courts, basketball and volleyball were either negligible (volleyball), has limited demand (tennis), or there are sufficient private facilities already provided by schools or churches (basketball).

Construction Estimates

The committee reviewed the projected construction costs for the proposed improvements to the 50-acres park to establish budgetary guides. The cost estimates were based on 2009 standard construction cost estimates for a private contractor to build the park facilities. The City will need to employ flexibility and adjust these costs over the master plan period as considerations are made for donated labor, in-house labor, changes in construction costs over time, land costs, etc. The City may achieve significant cost savings by constructing the park themselves. Since land acquisition costs are variable, no costs were identified for purchasing additional land.

50-Acre Sports Park - Phase 1

Size: 20 Acres

	Unit	Quantity	Unit Cost	Ext. Cost
Engineering	LS	1.00	\$ 15,000.00	\$ 15,000.00
Grading	LS	1.00	\$ 25,000.00	\$ 25,000.00
Water Line - 2" Service	LS	1.00	\$ 5,000.00	\$ 5,000.00
Well	LS	1.00	\$ 75,000.00	\$ 75,000.00
Electrical/3 Phase	LS	1.00	\$ 25,000.00	\$ 25,000.00
Sewer Line	LS	1.00	\$ 10,000.00	\$ 10,000.00
Curb & Gutter	LF	4700.00	\$ 12.00	\$ 56,400.00
Parking Lot	SF	282000.00	\$ 1.45	\$ 408,900.00
Walkways - Asphalt	SF	37600.00	\$ 2.00	\$ 75,200.00
Plaza	SF	10000.00	\$ 5.50	\$ 55,000.00
Scorekeeper Building	SF	2500.00	\$ 50.00	\$ 125,000.00
Baseball Field (200') w/ Lights	EA	2.00	\$ 130,000.00	\$ 260,000.00
Baseball Field (275') w/ Lights	EA	1.00	\$ 200,000.00	\$ 200,000.00
Soccer Field - Temporary (2)	SF	64400.00	\$ 0.50	\$ 32,200.00
Muti-Purpose Fields (2)	SF	132000.00	\$ 0.50	\$ 66,000.00
Outside Field Limits	SF	181600.00	\$ 0.50	\$ 90,800.00
Trees	EA	150.00	\$ 150.00	\$ 22,500.00
Misc. Items	LS	1.00	\$ 10,000.00	\$ 10,000.00
Contingency - 15%	LS	1.00		\$ 233,550.00
Total				\$ 1,790,550.00

50-Acre Sports Park - Phase 2

Size: 20 Acres

	Unit	Quantity	Unit Cost	Ext. Cost
Engineering	LS	1.00	\$ 15,000.00	\$ 15,000.00
Grading	LS	1.00	\$ 25,000.00	\$ 25,000.00
Site Utilities	LS	1.00	\$ 20,000.00	\$ 20,000.00
Curb & Gutter	SF	4500.00	\$ 12.00	\$ 54,000.00
Parking Lot	SF	122400.00	\$ 1.45	\$ 177,480.00
Walkways - Asphalt	SF	30000.00	\$ 2.00	\$ 60,000.00
Pavilion	SF	2100.00	\$ 40.00	\$ 84,000.00
Playground	SF	1.00	\$ 75,000.00	\$ 75,000.00
Water Playground	SF	1.00	\$ 35,000.00	\$ 35,000.00
Baseball Field (275') w/ Lights	EA	1.00	\$ 200,000.00	\$ 200,000.00
Temporary Soccer Field	SF	22800.00	\$ 0.50	\$ 11,400.00
Soccer Fields (4)	SF	324000.00	\$ 0.50	\$ 162,000.00
Outside Field Limits	SF	319600.00	\$ 0.50	\$ 159,800.00
Trees	EA	100.00	\$ 150.00	\$ 15,000.00
Misc. Items	LS	1.00	\$ 10,000.00	\$ 10,000.00
Contingency - 15%	LS	1.00		\$ 165,552.00
Total				\$ 1,269,232.00

50-Acre Sports Park - Phase 3

Size: 15 Acres

	Unit	Quantity	Unit Cost	Ext. Cost
Engineering	LS	1.00	\$ 15,000.00	\$ 15,000.00
Grading	LS	1.00	\$ 25,000.00	\$ 25,000.00
Site Utilities	LS	1.00	\$ 10,000.00	\$ 10,000.00
Curb & Gutter	LF	1960.00	\$ 12.00	\$ 23,520.00
Parking Lot	SF	54800.00	\$ 1.45	\$ 79,460.00
Walkways - Asphalt	SF	32400.00	\$ 2.00	\$ 64,800.00
Baseball Field (360')	EA	1.00	\$ 300,000.00	\$ 300,000.00
Tennis Courts (2)	EA	2.00	\$ 32,000.00	\$ 64,000.00
Basketball Courts (2)	EA	2.00	\$ 25,000.00	\$ 50,000.00
Practice Field	SF	75600.00	\$ 0.50	\$ 37,800.00
Soccer Fields (4)	SF	324000.00	\$ 0.50	\$ 162,000.00
Outside Field Limits	SF	353200.00	\$ 0.50	\$ 176,600.00
Trees	EA	110.00	\$ 100.00	\$ 11,000.00
Misc. Items	LS	1.00	\$ 10,000.00	\$ 10,000.00
Contingency - 15%	LS	1.00	\$ 322,000.00	\$ 154,377.00
Total				\$ 1,183,557.00

Veteran's Memorial

At some future date, as funds and location are available, it is a goal of Nibley City to have a memorial to honor its military veterans. The goal of this monument is to honor those veterans and educate Nibley residents as to their service and sacrifice. While no monument can adequately express our gratitude, the City feels it should make a dedicated effort to recognize these brave men and women.

Pocket/Neighborhood Parks

As it relates to this plan, a pocket park is a small park accessible to the general public. In some cities, pocket parks are also referred to as mini-parks or neighborhood parks. Pocket parks are typically created on a single, vacant building lot or on small, irregular pieces of land. They also may be created as a component of the public space requirement of larger building projects. Although they are too small for active recreation, pocket parks provide greenery, a place to sit outdoors and, sometimes, a children's playground. Pocket parks may also be a part of a development plan to provide areas where wildlife may establish a foothold or habitat. These areas are encouraged by Nibley City.



Park Maintenance

Maintenance is a factor affecting the usability and desirability of a park and is an ongoing, day-to-day requirement for a municipal park system. The present level of maintenance in Nibley Park is very good. As more parks and recreation facilities are developed, it will be necessary to expand the maintenance operation commensurate with the increase in park care needs.

A maintenance plan establishes maintenance standards as tools for achieving the objectives. Drawing upon the success and experience of maintenance staff, a set of standards should be formulated for each maintenance task:

- Time - How much time does it take to deliver the standard? Include estimates of frequency, such as once a week, twice monthly, etc.
- Personnel - How many people does it take to meet the standard?
- Equipment - What equipment is needed to complete the task to the standard prescribed.
- Materials - Are any materials needed?

The maintenance plan should be prepared by involving not only the maintenance personnel but also others, such as youth sports associations, who utilize the parks for team sports. The purpose of cooperative planning is to foster a shared understanding of what it takes to accomplish tasks and to coordinate decisions on what resources are needed. This will establish a comprehensive database available for an objective assessment of maintenance practices and how best to remedy park deficiencies.

The maintenance plan should be revised as conditions change and better ways of accomplishing maintenance tasks are found. It will need to be updated as parks are expanded, new facilities are constructed and public expectations shift.

Goals that should be considered for implementing a successful maintenance program include:

1. Establishing baseline standards for the proper maintenance and care of parkland and park amenities.
2. Protecting and managing open space, parks, trails and facilities to ensure customer safety and protection of structural integrity with attention to appearance, cleanliness and security.
3. Adopting a preventative maintenance approach to facility maintenance.
4. Designing and constructing parks, trails and facilities that are maintainable.

Maintenance Costs

The following table estimates the maintenance costs for maintaining one acre of park. The maintenance plan establishes a general guideline for typical park maintenance of this size and will need to be adapted based on City preferences and resources.

Estimated Park Maintenance Cost (per acre)

Description	Qty/Units	Unit	Labor Cost	Materials / Service Cost	Man Hours Per Period	Units Per Day
Mobilization	1	Lump	\$530		0.8	10
Edging	1,260	Ln Ft	\$54		0.6	16,000
Fertilizer - Hand	3,560	Sq Ft	\$1	\$16	2.0	160,000
Fertilizer - Tractor	40,000	Sq Ft	\$10	\$12	0.0	695,000
Mowing - 21 inch mower	3,560	Sq Ft	\$42		0.2	115,000
Mowing - 72 inch mower	5,000	Sq Ft	\$11		0.1	630,000
Mowing - Gang mowing	35,000	Sq Ft	\$19		0.1	2,480,000
Litter Control	43,560	Sq Ft	\$171		1.2	296,208
Ball Field - Drag & Line	1	Each	\$8	\$1	1.6	5
Sprinkler Maintenance	43,560	Sq Ft	\$176	\$63	1.0	348,480
Water use	43,560	Sq Ft		\$804		
Power (Small Park)	1	Lump		\$15		
Sewer	1	Lump		\$104		
Storm Water Fee	43,260	Sq Ft		\$11		
Phone	1	Lump		\$97		
Equipment	1	Lump		\$1,038		
Sub total			\$1,022	\$2,161		

Total estimated annual cost based on the following conditions is **\$3,183**

Cost Assumptions

Maintenance periods (per year)	34
Fertilizations per year	4
Aerations per year	4
Hourly labor rate - Full time including benefits	\$24.44
Hourly labor rate - Seasonals including benefits	\$13.50
Fertilizer cost (22-04-22 3%Fe 50% slow release 50lbs)	\$23.00
Water cost per 1000 gallons	\$0.95
Irrigation Efficiency	70%
Power per Month - Minimum charge	\$6.00
Sewer charges for a 4 stall restroom	\$30.00
Storm Water Fee Assistant Program	\$2.50
Phone service per month	\$28.00

This plan serves, not only to guide the development of a large regional park, but also to guide what plans are for parks in Nibley that are in various stages of development. The following tables outline the financing and improvement plans for those parcels. Where a fixed time frame or budget has been established, that information is included as well.

Financing / Capital Improvement Plan

Park	Development Plans	Projected Cost	Labor Cost	Comp. Date	Comments
1 Clear Creek	Plant trees, Clean up lot	\$3,000	\$2,210	2011	Funded
2 Morgan Farm	Comm. Garden on N parcel	2,500	680	2011	Irrigation for gardens
3 Nibley Gardens	Finish landscape, plant trees-trail & storm basin	39,000	16,320	2011	Funded General Fund & Stormwater
4 Corner Lot-800 W	Landscape to compliment Heritage Park	25,000	4,420	2012	General Fund
5 New City Hall	Landscape around building	50,000	16,320	2012	Funded in 2012 budget
6 Heritage Park-NW Corner	Baseball diamond and landscape perimeter	170,000	16,320	2013	RAPZ grant in summer of 2011
7 Heritage Elem.- Soccer Field	160,000 sq ft of soccer fields east of school	75,000	12,240	2013	RAPZ and Park Impact Fees (PIF) funding
8 Old City Hall	Remodel old city hall-ADA restrooms	25,000	3,400	2014	General fund
9 Heritage Park	North of parking lot-sport/tennis courts	160,000	10,200	2015	RAPZ & PIF as funding permits
10 Old City Park (3200 South)	Parking lot and landscaping east of ball diamonds	100,000			PIF and General Fund
11 1200 West Park Strip	Irrigation & landscape 10' planting strip	10,000			When funded by developer
12 2600 South & Highway 165	Trailhead park or something similar	??			Possible volunteer project
13 Hollow Road Park	Passive recreation, walking trails, river access				Future consideration and timing
14 Hyrum Slough Trail	Walking trail-part of Foxborough Subdivision				To be built by developer

Note: Labor costs are not a separate line item in the budget for the above improvements.

Financing / Capital Improvement Plan *Continued*

Park	Development Plans	Projected Cost	Labor Cost	Comp. Date	Comments
15 Morgan Farm	Maintain as a small working farm with a variety of farm animals using the pasture –study historical value of old house and shed				Refine agreement with current operator concerning allowable uses
16 Nelson Property- 1200 West	Future road way, future water reservoir & well site, wetlands & nature park				Recommend selling portion— use proceeds for Regional park
17 Old Reservoir Site	No plans				Recommend selling – use proceeds for other parks
18 Sunrise Storm Retention Basin	Mostly stormwater retention; also landscaping & walking trails	80,000			To be built as funds are received from regional storm water impact fees
19 Sunrise West Retention Basin	Walking trails, landscaping to compliment regional storm basin				As funding permits when development occurs

Note: Labor costs are not a separate line item in the budget for the above improvements.

Procedure For Naming Parks

The City Council will be responsible for naming all City parks. They may, at their discretion, form an ad-hoc committee to advise on the naming of the park.



The projected costs of developing a 50-acre parcel have been calculated in current dollars by our parks department, in consultation with the plan consultants. It is anticipated that City crews will be responsible for much of the construction work.

Projected Costs of 50-Acre Park

		Cost Projection	Anticipated Completion
Phase 1	20 acres	\$1,800,000	2018
Phase 2	20 acres	\$1,300,000	2025
Phase 3	15 acres	\$1,200,000	2032
Land Acquisition	40 acres	\$ 800,000	2011
TOTAL		\$5,100,000	

Projected Revenue Sources

Park Impact Fees (50 houses/yr @\$2500 x 25 years)	\$3,125,000
Sale of 6 lots on 1200 W. (Nelson Property)	\$ 150,000
Sale of Gibbons lot (800 W. & 2450 S.)	\$ 40,000
Sale of 10 acres on Hollow Rd.	\$ 400,000
Sale of 30 lots at 50-acre Park	\$1,000,000
RAPZ and other grants	\$ 385,000
TOTAL	\$5,100,000

The revenue assumptions include a change in the park impact fee. It also includes the development of building lots on the south portion of the Nelson property between phase 4 of the Zollinger Acres subdivision and 1200 West.

There is a significant contribution to the revenue totals anticipated from the sale of lots on the north and west side of the 50-acre park property. Developing lots provides for houses facing the park- not backing the park- and a much superior viewscape. Additionally, by building the road and putting parking along the opposite side (similar to what the City did at Heritage Park), it will save the City money on building parking lots, plus it will generate revenue to offset costs of park construction.

This plan recognizes the sale of the 10-acre parcel on Hollow Rd as a possible source of revenue. This is valuable property and could generate a significant amount of revenue towards construction of the 50-acre park. While this parcel was purchased with Land & Water Conservation funds, it may be sold, provided the proceeds are used for outdoor recreational purposes.

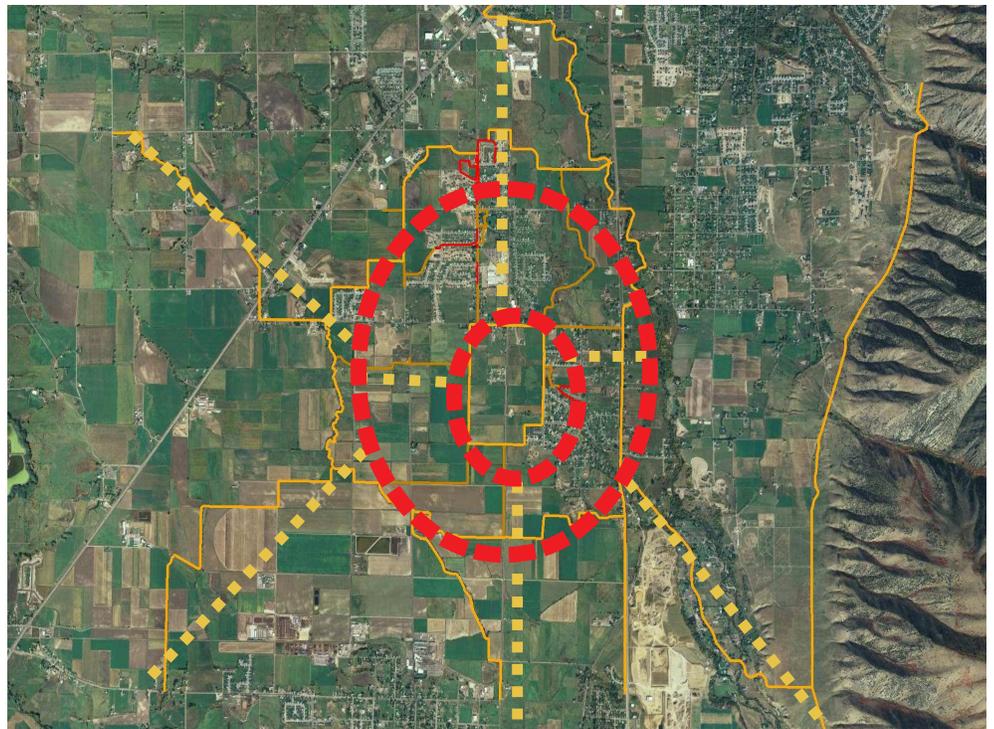


Trails Plan

Nibley Parks & Trails Master Plan

Preferred Trails Plan

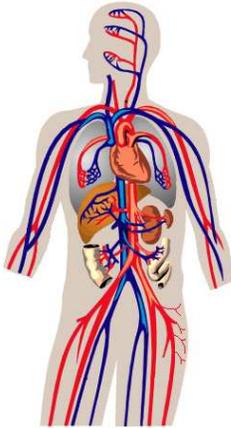
The preferred trail alignments shown in this master plan are intended to identify a backbone trail system that extends throughout the City. While an actual alignment is shown (usually along the periphery of the parcel and along roads) it is anticipated and encouraged that future developments will incorporate the trails within the developments as they are designed, providing an upgraded open space system that will improve the value of the development as a whole. In addition to the backbone trail system, the master plan suggests that the trail standards included in this report serve as a guide for future trail development.



Trails Concept

Trails Concept

The trail concept proposed in this master plan is to create a system of trails in a concentric circle pattern that loops around the central part of the city and provides numerous access points from adjacent neighborhoods and provides connections to major destinations within the area. Where proposed or existing development interrupts the proposed trail system, adjustments are presented to complete the trail connections. Pedestrian crossings of Highway 89/91 and Highway 165 are encouraged to establish connectivity within Nibley City and are a priority.



Circulatory System and Parks & Trails System

Organs = City &
Regional Parks

Aortas =
County-wide Trails

Arteries =
City Trails

Capillaries =
Neighborhood Trails

Trails Hierarchy

For the purposes of this master plan, the trails were organized in a hierarchy to facilitate a better understanding of their purpose and function. To help illustrate this hierarchy, the human circulatory system was used as an analogy. At the top of this hierarchy is the "Organ" (heart, lungs, etc.) which performs some life-critical function. The organs are fed by "Aortas", large blood vessels that carry significant blood flow. The aortas are fed by smaller "Arteries" that distribute blood from the aortas to smaller regions within the body. And finally, the arteries are connected to "Capillaries" which carry blood to the smallest areas of the body.

If this analogy is carried to the function of the parks and trail systems, the "Organs" are the large city parks that provide large gathering spaces and community identity. In addition, these "organs" are destination points that provide quality of life for residents, such as sports facilities and schools. The "Aortas" are the regional trails that extend throughout the county. These would include trail systems such as the Bonneville Shoreline Trail. The "Arteries", the bread and butter of this trail system, is the city trail system that provides connectivity between areas of the city and provides convenient access within reasonable proximity to most neighborhoods. These trails link to the county-wide trails, to major destination points (the "organs") and provide opportunities to travel within the community outside of the vehicular roadways. In addition, these arteries may serve equestrian needs in providing soft-surface or non-paved trail options (where appropriate). Finally, the "Capillaries" are the neighborhood/subdivision trails that provide additional connectivity within the community, as well as other trail system types (bike trails, fitness trails, smaller trail connections, etc.). For the purposes of this project, the "Capillary" trails were considered to be better served and sited by each property owner in conjunction with future developments. As a whole, these trails and parks will combine to make a functional system that contributes to the quality of life of county residents.

Property Acquisition

One of the top priorities for the implementation of this plan is the acquisition of the property or easements to enable trails to be constructed. Acquisition will be more easily accomplished in the less developed portions of the City, mostly through future private development. However, the City will continue to play a key role in facilitating property acquisition for trails through any of the following methods:

- Dedication and construction by developers in future developments
- Donations by current property holders
- Cooperative Agreements with utility companies (i.e. canal companies, power companies, etc.)
- Purchase of property with general tax funds
- Restructure future impact fees to fund new property/easement purchases
- Bonding
- Community Development Block Grants
- Other State and Federal Funding Sources

Trail Design

As property and/or easements are acquired for trail construction, the design and construction of the trails will play a key role in the functionality, convenience and safety for trail users. The standards and safety measures outlined in Appendix H are proposed as minimum standards to be incorporated in all trails. Specific application of these standards will vary based on site-specific design issues at the discretion of the City.

Trail Signage

Once constructed, all trails in Nibley City which do not utilize sidewalks in residential zones, shall be clearly identified and properly signed. A standard trail marker for Nibley City shall be developed by the Nibley City Parks Department, with the following specifications:

- i. The signs shall be placed at regular intervals along any trail and at junctions along the trail(s).
- ii. The signs will include distances, potential hazards, places of interest along the trail, types of trail use permitted, right of way information and an overall view of the trail.
- iii. The signs shall include the Nibley City logo.

Phased Trail Implementation

Nibley City recognizes that completing the desired trails network will take a number of years and can only be done a small portion at a time. As each development is proposed, whether it is commercial, industrial or residential, it will be examined if the development at all impacts the trails network. If a portion of the trails network falls on property within the proposed development, the project developer will be required to complete that portion of the network. We anticipate that over time, as development continues, that Nibley City will end up with a walkable, pedestrian friendly trail system.

Probable Trail Costs

Construction cost estimates are fluid and change dramatically over time, depending on existing supplies and demand of construction materials. In addition, specific requirements for individual sites vary significantly where drainage, utility and other unique design issues are unknown at present. Because of this, costs are extremely difficult to pin down. However, the following costs are an opinion of probable costs for a lineal foot of a typical trail, 10' in width on gradually sloping terrain. These costs will need to be adjusted based on inflation and/or market changes, unique site-specific design issues and changes in construction technologies.

Trail Description	Approximate Cost
10' Paved Pedestrian Trail <i>3" Asphalt Paving, 6" gravel base *</i>	\$50 / lineal foot
3-5' Primitive Trail <i>Handcut, existing soil</i>	\$25 / lineal foot
5' Equestrian Trail <i>4" bark chips *</i>	\$ 28 / lineal foot

* Probable costs include clearing and grubbing, excavation and pavement surface, but does not factor in import or export of excavated materials or property acquisition.





Implementation

Nibley Parks & Trails Master Plan



Adoption of the Master Plan

The primary purpose of this master plan is to establish a framework for guiding park development over the next 15-20 years and establishing a network and hierarchy of trails that extend through the City. It is recommended that the City adopt this master plan as a policy of the City to work toward acquiring the needed property, constructing the facilities that will be needed for the projected population, and working with property owners and real estate developers to insure that future developments provide both smaller neighborhood parks and accommodate the trail systems as established in this master plan and built according to the standards contained in it.

Obviously, the City will need to employ flexibility to adapt the plan as specific site conditions are known and as opportunities present themselves, but adopting the plan as a policy of the City will provide the added emphasis and importance that will require compliance. As development patterns evolve and traffic patterns become established over time, additional refinements may be required to facilitate the implementation of the proposed trails.

Public Involvement

As with many City projects, Nibley welcomes citizen input and involvement in creating the best possible park system for our residents. As projects warranting citizen involvement become available, residents will be notified of how to participate.

Service Opportunities

Occasionally, residents will be looking for an opportunity for a neighborhood service day, Eagle Scout project or other similar opportunity. We encourage these types of projects. Residents with a specific request or idea for such a project may present a detailed plan to the City Council, outlining the scope of the project, timeframe, costs, manpower needs, etc.

Key Recommendations & Timeline

General recommendations

1. Continue to improve and update existing parks to meet the projected recreation needs of the City and to comply with applicable regulatory standards (i.e. ADA, ASTM playground, etc.).
2. Continue to support the development of smaller neighborhood parks and open space as part of future developments to ensure close and accessible access to public open space from all areas of the City.
3. Continue to provide developer incentives through city ordinances to further the construction of parks and trails in and through neighborhoods and developments to increase smaller parks and to augment trails throughout the city.
4. As opportunities arise, acquire property or easements to accommodate public trails identified on the master plan in areas already developed or in areas that provide important trail connections, where required.
5. Acquire up to 50 acres of additional park land to meet the intent of this master plan.

Phase 1 Recommendations: (Years 2010-2014)

1. Construct the final phase of Heritage Park, providing 1 baseball field, 2 tennis courts and walking trails.
2. Comply with ADA standards for accessibility in existing parks (parking, walkways, access to playgrounds, picnic, spectator seating, etc.)
3. Identify and/or acquire up to 50 additional acres of park land to be developed as a community-wide sports complex, preferably, adjacent to existing park land or in conjunction with property already owned by the City.
4. Identify solutions that improve the safety of pedestrians along roads with no sidewalks (e.g. Hollow Road) by constructing off-road sidewalks or trails.

Phase 2 Recommendations: (Years 2015-2019)

1. Construct Phase 1 of the 50-acre park to include 3 baseball fields and 3 soccer fields.
2. Using the city's property adjacent to the Blacksmith Fork River at 2600 South, develop a trailhead, parking and trail extension using the City's property.
3. Continue to explore options and allocate resources to further trail system development.

Phase 3 Recommendations: (Years 2020-2024)

1. Construct Phase 2 of the 50-acre park to include 1 additional baseball field and 2 soccer fields, play areas, pavilion / restrooms.
2. Explore options for extending the trail along the river.
3. Continue to explore options and allocate resources to further trail system development.
4. Update parks and trails master plan as necessary.

Phase 4 Recommendations: (Years 2025-2029)

1. Construct Phase 3 of the 50-acre park to include 1 additional baseball field, 1.5 soccer fields, 4 tennis courts, and 2 outdoor basketball courts.
2. Explore options for extending the trail along the river.
3. Continue to explore options and allocate resources to further trail system development.



Appendices

Nibley Parks & Trails Master Plan

- A. Existing Park Layouts
- B. Survey Questionnaire
- C. Survey Results
- D. Open House Comments
- E. ADA Standards for Recreation Facilities
- F. Small Community Park Standards
- G. Cache Valley Trails Plan
- H. Trail Design Standards
- I. Alternate development plans



Nibley Parks & Trails Master Plan

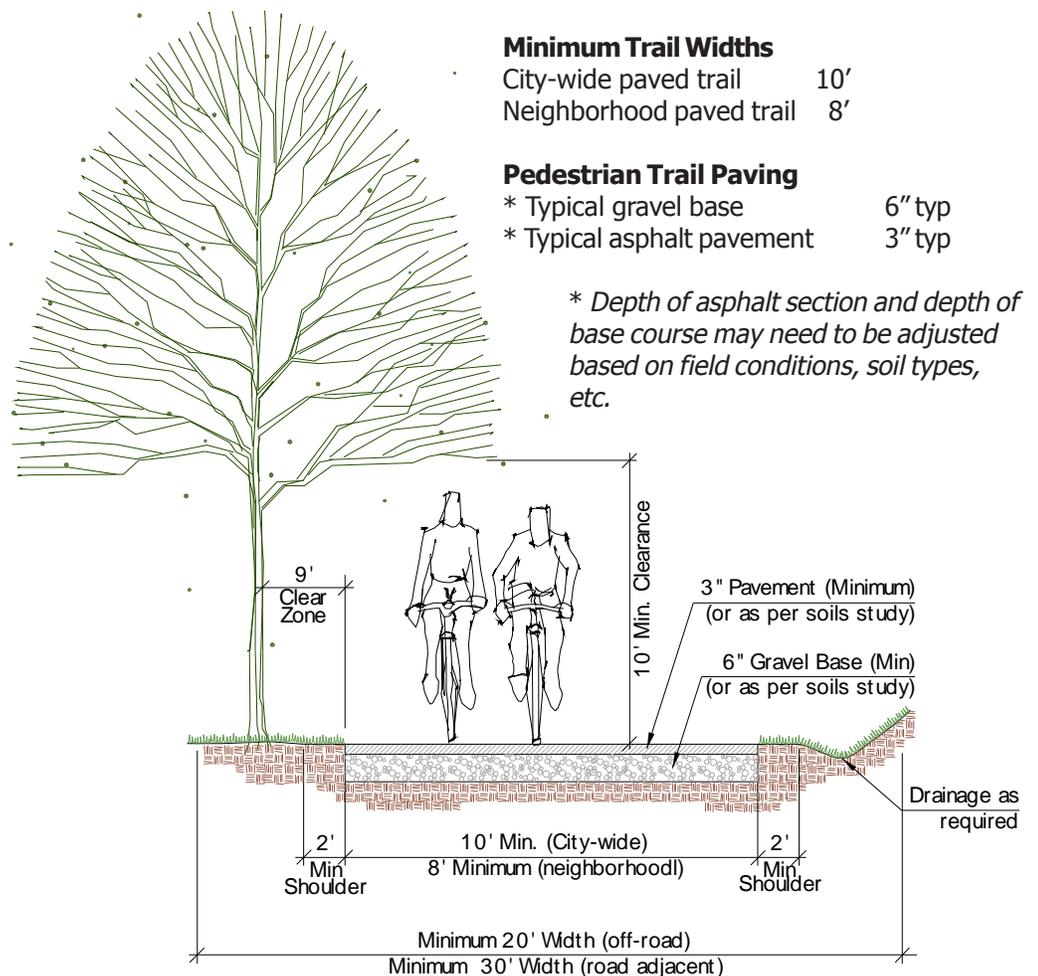
Trail Design Standards

Appendix H

Typical Trail Design Standards

Construction materials and methods have a significant impact on the quality and longevity of trails over the long term. Better design and construction methods, even at greater cost in the short-term, reap benefits and cost savings over the life of the trail. The following standards are recommendations for pedestrian and equestrian trails. As an incentive to private developers to incorporate the trails into the development (i.e. not adjacent to roads), the design standards requires that an additional 10' of open space be dedicated to the City if the trail is adjacent to the roadway.

Trails should be designed with a natural flow, responding to grade, topography and natural features. Gentle curves are encouraged; extreme swerves are discouraged. Generally, trail curves should be approximately 200-300' in length.



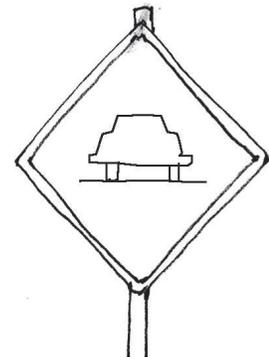
Typical Trail Cross-section

Safety Measures at Road Crossings

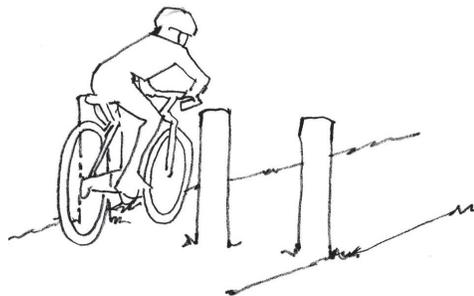
Probably the most significant issue affecting trail design is the treatment of trail crossings at all roads. Some crossings along roads with low traffic volumes may be facilitated with simple measures to alert both trail users and drivers of potential conflicts. Other crossings along roads with higher traffic volumes may require significant and sometimes costly measures to ensure or enhance the safety of trail users. Each crossing will need to be examined at the time of design to determine the optimal approach. As development and traffic patterns evolve in the future, these safety measures will need continued monitoring to maintain the security of trail users. The following methods illustrate examples of potential safety measures that can be evaluated for appropriateness at road crossings:



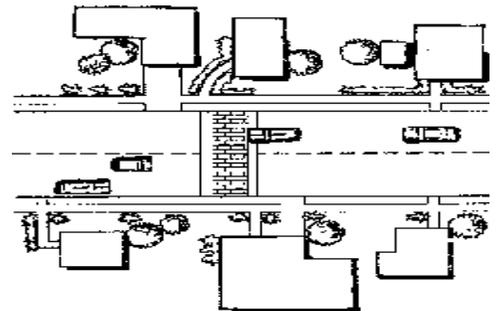
Road Signage: installation of caution or warning signs along roadways to alert drivers of approaching trail crossings.



Trail Signage: installation of warning, stop or yield signs along trails at the approach of roadways to alert trail users to take appropriate precautions.

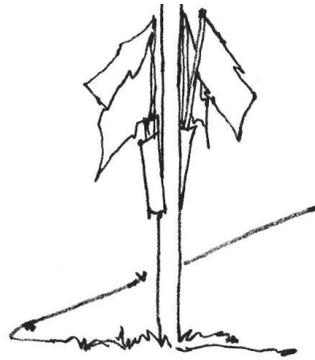


Pedestrian Protection Devices: fencing, gates, bollards or barriers placed on a trail at the approach of a road crossing to create a baffle that requires the user to slow down and pass through a minimized opening to approach the roadway. While also providing a barrier to motorized vehicles on the trail, these devices should be removable to allow maintenance and emergency vehicles to access the trail if required.

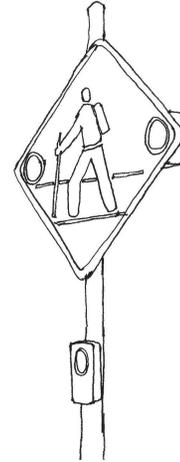


Traffic Calming: installation of "speed table", "speed bumps" or chicanes on the roadway that requires vehicles to slow prior to approaching crosswalk

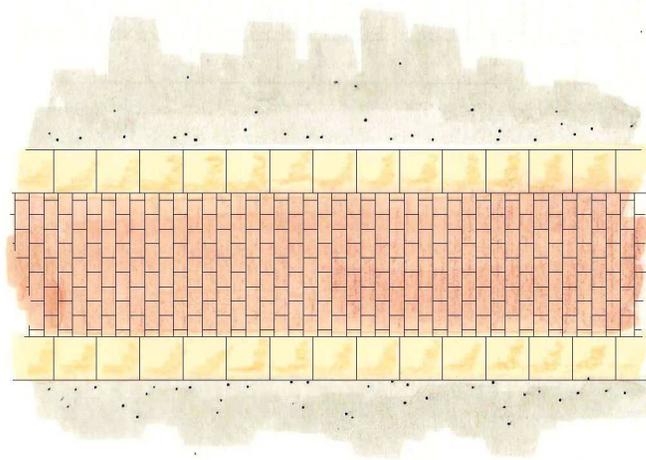
Safety Measures at Road Crossings (continued)



Pedestrian Safety Flags: placement of receptacles on both sides of the street to contain handheld safety flags to be carried across the street by pedestrians.



Pedestrian-activated Flashers: installation of user-activated signage, similar to a crosswalk at a signalized intersection, that activates flashing lights on roadway signage to alert oncoming vehicles of approaching crosswalk.



Crosswalks: installation of pedestrian crosswalks at all trail crossings. These crosswalks should be designed to promote the visibility of the crossing from a vehicle. Materials should be used that provide maximum contrast between the roadway surface and the crosswalk. Possible crosswalk installation methods could include: painted crosswalk, stamped and colored asphalt, or concrete unit pavers set in the pavement. Design and installation method should be coordinated with the municipal public works department or other entity in charge of roadway maintenance.

Safety Measures at Road Crossings (continued)



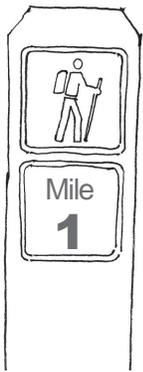
Refuge Area: installation of a protected “refuge area” in the median of a major roadway and allows pedestrians to time their crossings on one-half of the road at a time. Where feasible, the refuge area should have some protection such as a curbing, planter bed or bollards to give the pedestrian a sense of refuge in the street median.



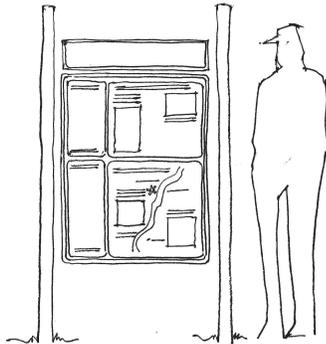
Overpass / Underpass: installation of a pedestrian overpass over, or a culvert under major roadways or highways where slowing or stopping of traffic is impractical or unsafe. While this option is one of the most costly, it provides the highest level of safety by completely separating the two modes of traffic.

Trail Signage

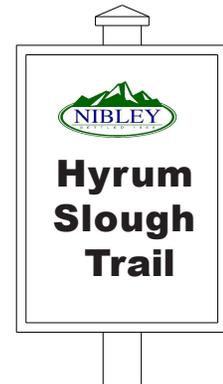
Another important issue in implementing the trails throughout the project area is the identification and promotion of those trails to trail users. This can be accomplished most effectively through the use of signage along the trails. This signage can help to establish a named indentify for the trail, as well as provide location and usage information to the trail users. An analysis should be performed on each trail during the design phase to determine the appropriate type and location of each type of sign:



Mileposts: installed at regular intervals along primary trails to mark mileage from a pre-determined starting point along the trail—usually a primary trailhead or destination point.



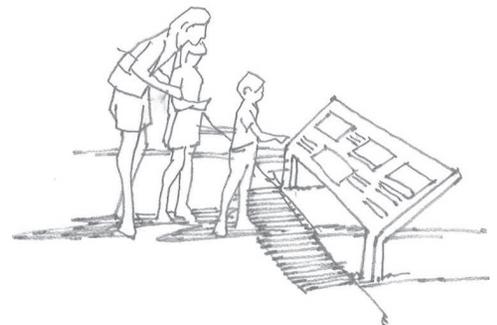
Trail Usage Rules: installed at primary trailhead locations outlining trail rules such as trail etiquette, rules and hours of use.



Trail ID: installed at entry points to the trail to identify trail name.



Trail Intersection / Directional: installed at primary trail intersections to provide trail identification and directional information.



Interpretive: installed at unique locations of geographic, cultural or historic interest to provide contextual information to trail users.

Trail Amenities

Finally, a key feature of trails to ensure the comfort of trail users is the design amenities provided at regular intervals along the trail corridor. Careful consideration should be given during the design stage to ensure that the trail amenities are appropriate and reasonably located given terrain, drainage and proximity to other land uses. The following amenities should be considered during the design stage of trail implementation.



Restroom facilities: located at approximately 2-mile intervals (where feasible) along primary trails. These may include publicly maintained facilities in public parks or recreation areas, but may also include publicly accessible restrooms (i.e. commercial or retail uses, public buildings, etc.) In more remote areas along the Bonneville Shoreline Trail, a 2-mile spacing may be infeasible and will require a wider interval. Where restroom facilities are provided, at least one unisex restroom (if not all) should be designed for year-round use.



Equestrian Trailhead Facilities: located at primary trailheads or destination points along equestrian trails. Parking should allow a full pull-through movement to discourage “backing-up”. These equestrian trailheads should also incorporate a staging area with “hitching posts” near the parking to allow users to temporarily tie-up horses while preparing trailers for loading or unloading.

Trail Design Standards

Continued

Trail Amenities (continued)



Benches: reasonably located at key points along the trails to provide respite. Possible applications might include: primary trailheads, secondary trail entry points, overlooks or scenic areas and primary trail intersections.



Lighting: Located primarily in areas of high use and/or areas with a high probability of conflict with other trails users or vehicles. These high use areas include trailheads, parks, parking areas or trails adjacent to high volume roadways. Care should be taken when lighting is located near residential properties to ensure that lighting is shielded away from homes.



Bike Racks: located near trailheads or destination points to provide temporary bicycle storage for trail patrons.



Trash Receptacles: located at key entrance and exit points to the primary trails. Receptacles should be located in accessible areas to allow reasonable pick up and disposal.