



TOWN OF APPLE VALLEY TOWN COUNCIL STAFF REPORT

To: Honorable Mayor and Town Council **Date:** July 25, 2017
From: Lori Lamson, Assistant Town Manager **Item No:** 7
Subject: DISCUSSION OF THE REGULATIONS FOR CUL-DE-SACS IN THE
MULTI-USE TRAIL STANDARDS

T.M. Approval: _____ **Budgeted Item:** Yes No N/A

RECOMMENDED ACTION:

Receive and file report and provide direction to staff if the issue should be forwarded to the Equestrian Committee or the Planning Commission for further review and recommendation.

SUMMARY:

At the June 27th Town Council Meeting, Council Member Stanton requested that the issue pertaining to the requirements of the Multi-Use Trail Standards for cul-de-sac design for the be agendized for discussion. This originated from the Planning Commission consideration of a time extension for a residential tract map that was located within an equestrian zoned area.

Within the Multi-Use Trails Standards, feeder trails are required within an equestrian zoned tract on the north and west sides. There are some exceptions to that rule depending on existing development within the area. This trail requirement includes cul-de-sacs. The current standards require that cul-de-sacs have a decomposed granite trail with split rail fencing on one side, and a sidewalk on the other side (see attached diagram). The alternative option, but not a requirement, is to allow the trail to be located within rear easements of lots which front a cul-de-sac.

The Planning Commission was concerned about the requirements and did not believe the implementation of the required trails would be the best design for the tract. For this example, the trails were located within the front of the lot. This design of the trail and sidewalk culminates at the top of the cul-de-sac where the concrete sidewalk meets the decomposed granite trail. The split fencing also ends at the top of the cul-de-sac and does not continue on the side of the street where there is a sidewalk.

The Multi-Use Trail Standards is part of the Development Code and would require Planning Commission review and recommendation to the Council for any proposed amendments. Additionally, the Equestrian Advisory Committee (an Advisory Committee to the Town Council) has the authority under Municipal Code Section 2.28.030(B) to review any changes to the Multi-Use Trail Standards.

(B) The Equestrian Advisory Committee shall be empowered to assemble information on problems and proposed solutions to equestrian matters pertaining to the implementation of the Multi-Use and Equestrian Trail Standards.

If the Town Council decides to forward the discussion of this issue back to the Planning Commission for recommendation, where it originated, an option would be to modify the Equestrian Advisory Committee functions, powers and duties within the Municipal Code, so that the shall underlined above would read may. Another option is to eliminate subsection (B) altogether.

Regardless of where the recommendation to the Council originates, a simple change to the regulations would be to not require any trails on cul-de-sacs. Additionally, at some point there could also be a discussion of whether feeder trails within residential tracts could be an option of the developer and not a requirement. The market will likely dictate if the housing tract will be equestrian friendly.

Diagram B: Equine Districts Street Sections: Cul-De-Sac

WHEN THERE ARE ADDITIONAL REQUIREMENTS FOR BIKE PATH AND/OR EQUESTRIAN TRAILS

