

## **Ranch Place Pedestrian Safety Initiatives**

**September 6, 2020**

For many years, the top concern expressed by Ranch Place homeowners has been pedestrian safety and traffic speed. Summit County has vetoed any physical traffic calming measures (including speed bumps, stop signs, or traffic islands) so RPHOA efforts focus on signage and separation of pedestrians and vehicles. The crosswalk striping added in 2019 has provided a strong visual reminder of pedestrian activity in Ranch Place. Following discussion at the annual meeting last October, this year RPHOA has been pursuing several initiatives to further improve pedestrian safety.

### **West End of Cutter Lane**

- A new eastbound traffic speed indicator sign has been installed just past the mailbox as you enter Ranch Place off Hwy 224.
- Still awaiting Summit County to repair existing westbound speed sign at Browning Court intersection. We have contacted the County recently and anticipate this being fixed soon.
- Unauthorized trail west of Browning Court and Remington Lane has been closed. This pirated trail crossed Cutter lane on a dangerous blind curve which is obscured by trees from both west and east approaches. In addition, homeowners have raised concerns about this unauthorized trail running through the Conservation Common Area immediately adjacent their properties. For these reasons, the HOA has taken action to permanently close that un-authorized trail.

### **Proposed Passive park and trail link on South Side of Cutter Lane**

- During the 2019 HOA annual meeting, 167 homeowners (73%) signed in support of RPHOA initiative to amend the plat for the 3-acre open space south of Cutter Lane and east of Ranch Place to convert that land from Conservation Open Space to Recreation Open Space.
- Proposed plat amendment would permit construction of a trail from Ranch Place road to the East 224 Connector Trail west of 1281 Cutter Lane with commensurate reduction of pedestrian traffic on this busy section of Cutter. Plat would also permit a passive park and tree planting along south side of Cutter Lane to narrow the perceived width of the road thereby reducing traffic speeds along that long straight stretch of Cutter lane.
- Application was submitted to County in late June and has been favorably received by staff. Final staff review is pending receipt of wetland delineation that should be finalized shortly. Next step after staff review is Snyderville Basin Planning Commission. Once the plat revision is approved, the RPHOA will prepare plans for the new trail link for Community review and subsequent County permitting.

### **North-South Trail Connection**

- Proposal to re-establish a platted trail connection from Cutter Lane to the East 224 Connector Trail (bordering Swaner Nature Preserve) is included in 2020 budget as discussed at 2019 annual meeting.
- This important trail connection which is indicated on the original 1993 Plat map has neglected since 1997.
- Trail is adjacent to a crosswalk and school bus stop at the intersection of Cutter lane and Ranch Place road and will reduce pedestrian and cyclist traffic on this busy section of Cutter Lane.
- Trail will improve community connections and pedestrian safety.
- Environmental consultant has determined that there are no wetlands impeding trail construction. Utah Open Lands has given approval for this trail and trail alignment has been fine tuned to mitigate impact on riparian vegetation and adjacent property owners. Construction requires permit from Summit County.
- Contractor's proposal for trail construction is \$4,475.

At the 2019 annual meeting, this project was presented as part of ongoing pedestrian safety initiatives. Recently, an adjacent homeowner has been gathering signatures in opposition to this project. Following is further information on the history of this trail connection and the rationale for constructing it now.

In 1993, the Ranch Place Phase 1 Plat established a trail easement in the Conservation Common Area (Tract D) between Lots 53 & 54 on the north side of Cutter Lane. The existing drainage passing through this area was replaced by a new stream channel concurrently with construction of Cutter Lane. A narrow trail was established on the east bank of the stream channel connecting Ranch Place road with the new 224 Connection Trail running north of these lots. Upon completion of the home on Lot 54 in 1996, it was determined that the trail veered onto Lot 54, and it was subsequently abandoned.

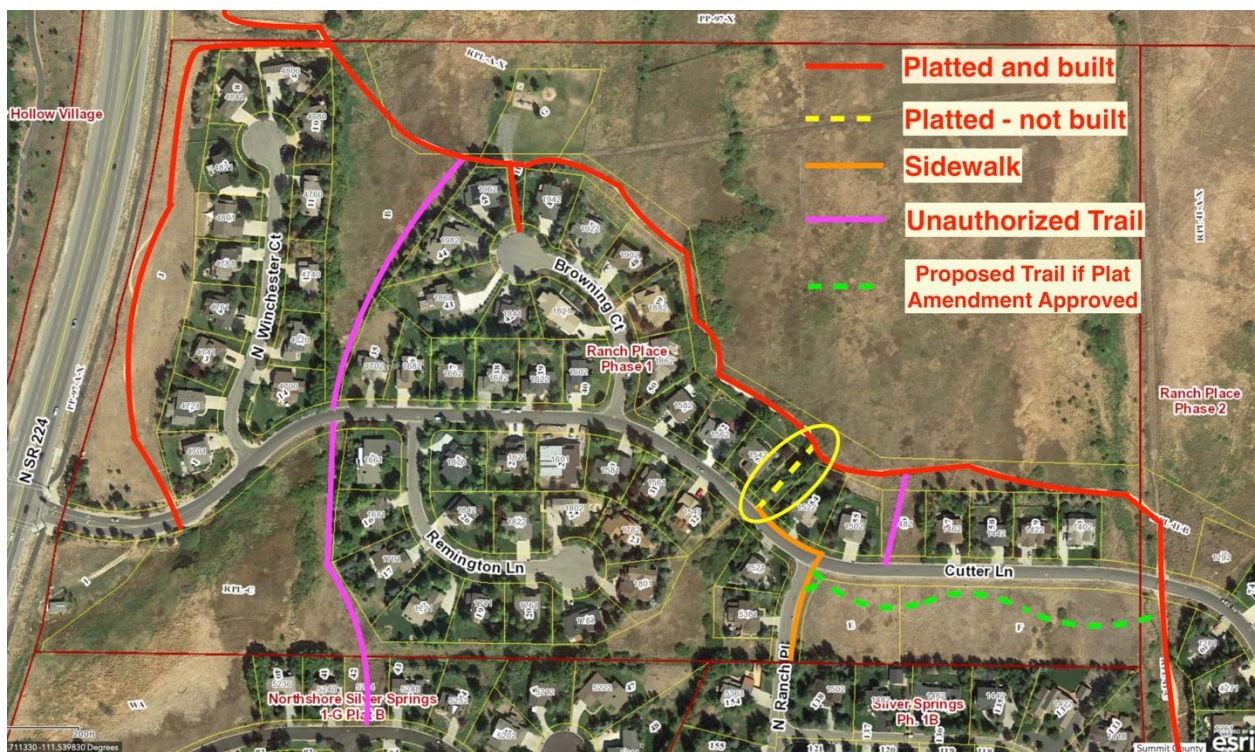
By 1997, an alternate trail was established on Lot 56, which remained vacant. That unofficial trail is currently maintained by an adjacent property owner, with the permission of the Lot 56 owner. Eventually, a home will be developed on Lot 56 and that trail connection will be lost.

In 2018, while investigating the opportunity to create the proposed park south of Cutter Lane, the HOA Board became interested in the neglected easement between Lots 53 and 54. In recent years, many people have pondered why the only sidewalks within Ranch Place are on the east side of Ranch Place road and south of Lot 54. Reviewing the plat, it is clear that the sidewalk was intended to connect the Silver Springs neighborhood with the East 224 Connection Trail by way of the neglected easement.

A strong trail network is considered by many to be an important factor for quality of life in Ranch Place and the Park City/Summit County community. The original Summit County approvals included the trail network which is such a core feature of life in Ranch Place that it is prominently featured in realtor promotions for Ranch Place properties.

With the platted easement neglected, pedestrians and cyclists from Silver Springs currently access the East 224 Connection Trail either by crossing Lot 56 or by walking/riding up Cutter Lane to Browning Court. This is one of the busiest sections of Cutter Lane. By constructing a trail through the platted easement, cyclists and pedestrians heading west can be diverted from this busy stretch of road.

As shown on the attached site plan, at its closest point, the new trail will be approximately 50' from the home to the east and 30' from the home to the west. (There are many homes in Ranch Place less than 20' from adjacent trails.) To improve privacy for the adjacent homeowners, six spruce trees (8 - 10' tall) have been added to project scope as shown on the plan below.



West Ranch Place Trails



Vicinity Map showing trail connection, existing sidewalk, and temporary trail on Lot 56



**Final Trail Alignment**