

TO THE PUBLIC AND RESIDENTS OF VERNAL CITY:

Notice is hereby given that the **VERNAL CITY PLANNING COMMISSION** will hold a special meeting on **Tuesday, May 12, 2020 at 7:00 p.m.** in the Vernal City Council Chambers at 374 East Main Street, Vernal, Utah.

This will be an electronic meeting with the anchor location being held at the Vernal City Council Chambers, 374 East Main Street, Vernal, Utah. Because of gathering restrictions put in place by the Utah Department of Health, the anchor location will only have nineteen participants in attendance. The meeting will be streamed live via [facebook.com/VernalCity](https://www.facebook.com/VernalCity).

AGENDA

A. STANDING BUSINESS

1. Welcome and Designation of Chair and Members
2. Approval of Minutes of March 10, 2020

B. PUBLIC HEARING – 7:05 P.M.

1. Request for Recommendation to consider a minor subdivision request from Tyler and Marilee Shiner for the property located at 261 West 500 South, Vernal, Utah - Allen Parker

C. DISCUSSION

1. General Plan – Allen Parker

D. ADJOURN

1 **MINUTES of the Vernal City PLANNING COMMISSION**

2 Vernal City Council Chambers - 374 East Main Street, Vernal, Utah

3 March 10, 2020

4 7:00 pm

5
6 **Members Present:** Eric Hunting, Samantha Scott, Nick Porter

7
8 **Members Excused:** Joni Crane, Darcy McMickell, Jim Linschoten, Troy Allred

9
10 **Alternates Present:** Corey Foley

11
12 **Alternates Excused:** Ben McMickell

13
14 **Staff Present:** Allen Parker, Assistant City Manager; Matt Tate, Building
15 Official; and Gay Lee Jeffs, Administrative Secretary.

16
17 **WELCOME AND DESIGNATION OF CHAIR AND MEMBERS:** Nick Porter nominated
18 Samantha Scott to be the designated Chair for the meeting. Eric Hunting seconded the motion.
19 The motion passed unanimously. Samantha Scott welcomed everyone present to the meeting.

20
21 **CHAIR AND VICE-CHAIR ELECTIONS:** Samantha Scott, acting Chair, opened up the
22 nominations for the 2020 Chair of the Planning Commission. Eric Hunting nominated Samantha
23 Scott. Corey Foley seconded the nomination. The nomination passed with Nick Porter, Eric
24 Hunting, Samantha Scott and Corey Foley voting in favor.

25
26 Samantha Scott, Chair, opened up the nominations for the 2020 Vice Chair of the Planning
27 Commission. Corey Foley nominated Jim Linschoten. Eric Hunting seconded the nomination.
28 The nomination passed with Nick Porter, Eric Hunting, Corey Foley and Samantha Scott voting
29 in favor.

30
31 **APPROVAL OF MINUTES FROM December 10, 2019:** Chair Samantha Scott asked if there
32 were any changes to the minutes from December 10, 2019. There being no corrections, *Eric*
33 *Hunting moved to approve the minutes of December 10, 2019 as presented. Corey Foley*
34 *seconded the motion. The motion passed with Nick Porter, Eric Hunting, Corey Foley and*
35 *Samantha Scott voting in favor.*

36
37
38 **PRESENTATION ON THE GENERAL PLAN UPDATE BY MIKE HANSEN WITH**
39 **RURAL COMMUNITY CONSULTANTS:** Mike Hansen with Rural Community Consultants
40 addressed the Commission. Mr. Hansen stated that he wanted to remind the Commission
41 members of the General Plan project, where the project is going and to get the Commission's
42 input. Mr. Hansen explained that the General Plan is a critical vision set for the Community. The
43 City then enacts ordinances that implement the General Plan. Vernal City's General Plan is
44 older and needs to be updated on hotspot issues now and a more comprehensive update will be
45 completed at a later date. Mr. Hansen referred the Commission members to the presentation
46 materials in their packet and went through each section of the General Plan that will be revised.
47 Transportation was the first Chapter that was discussed. Mr. Hansen explained the concept of
48 complete streets and that it is a way to help the community have safe and efficient roadways for

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49 everyone that might possibly use the roads. Mr. Hansen presented a slideshow of complete street
50 examples from different areas and the different applications that can be implemented for a
51 complete street community. Corey Foley asked Mr. Hansen about Vernal City's traffic count.
52 Mr. Hansen responded that he had not looked at the Vernal counts but knows that counts are old
53 and irrelevant. Mr. Hansen stated that the link to the General Plan will be available to the
54 Commission after tonight with the suggested cleaned up version. The underlined sections in the
55 document will mean new text and the strike out sections in the document will mean delete text.
56 Mr. Foley asked Allen Parker what his thoughts were about the complete streets concept in
57 Vernal City. Mr. Parker explained that the Commission has already spent a lot of time talking
58 about complete streets. The complete street concept is something that he has been enthusiastic
59 about as well as the council. The Commission, in the past, has also embraced the complete street
60 concept. The Commission has already been through a lengthy process laying out and designating
61 roadways. Mr. Parker stated that there were two things the Commission would want to look at;
62 first would be to look at what the Commission has designated those streets to be and come up
63 with an appropriate cross section and alternate intersections within those parameters; and second
64 to look at the way the trails plan overlays onto the streets because some of the trails are
65 integrated into surface streets when it gets into town and the Commission will want to look at
66 that as areas where the City could expect, if the trails were fully utilized, additional pedestrian
67 activity in those areas. Mr. Parker stated that, in a future workshop, Mr. Hansen will bring
68 samples of ways that the Commission can approach the complete streets concept and then the
69 Commission can put those up in a workshop type setting and talk about the pros and the cons and
70 how the Commission would approach them in different sections of town. Mr. Parker indicated
71 that he would send the Commission a link to the Utah Department of Transportation (UDOT)
72 interactive traffic map to give the Commission the information for Vernal City traffic count. Mr.
73 Hansen stated that there is an interactive tool called Streetmix that the Commission could look at
74 and get some ideas of how they would like to implement the complete streets concept. Mr.
75 Hansen explained that his company has an artist that will render drawings for the General Plan.

76
77 Mr. Parker explained that the Parks and Recreation section of the General Plan is not a section
78 that the Commission will be updating at this time. There will be portions that are in the Parks
79 and Recreation sections, like trails, that will be moved to the Transportation section of the
80 General Plan because of the pedestrian, bicycle, etc. that goes along with trails. Mr. Hansen said
81 that he has already started adding goals and policies and implementation measures; he does not
82 want to make a lot of capital improvement goals. Mr. Hansen stated that the General Plan does
83 not talk about rail. Rail is considered economic development and transportation, so supporting
84 language will be added for rail in the General Plan. Mr. Parker stated that the City has been
85 advocating for the rail. Mr. Hansen also brought up the airport and stated that a little more
86 language about the airport will be added to the General Plan. Mr. Parker stated that the
87 Commission needs to address mass transit. Mass transit is a robust and growing system, more
88 routes and shelters will be added in the Basin. Eric Hunting asked if the County had figured out
89 how the mass transit system would be financed. Mr. Parker explained that the financing would
90 come from a portion of the quarter percent sales tax that the County passed. Mr. Hansen
91 indicated that he would be adding heavy emphases on complete streets and more rail, airport and
92 mass transit to the General Plan and that it would be more visual.

93
94 Mr. Hansen said that the trails section of the General Plan was located the Parks, Trails and
95 Recreation. It has now been relocated to the Transportation Chapter. The County plan discussed
96 many of the trails in and around Vernal, making the implementation natural to include in the City
97 General Plan. Mr. Hunting asked if definitions would be included. Mr. Hansen stated that

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98 definitions would be included. Mr. Parker clarified that Mr. Hansen will be working within
99 scope of the updates.

100
101 Mr. Hansen introduced socioeconomics and how the economy ebbs and flows with population.
102 This section will contain scenario planning with an abbreviated version for today and over time
103 Graphics will be included.

104
105 Mr. Hansen stated that work has already been completed on Housing and suggested making this
106 section its own chapter since it is currently in the Appendix of the General Plan. Housing ties in
107 with transportation and both chapters need to be able to talk to each other.

108
109 Mr. Hansen said that the current General Plan is extremely large and has a lot of redundancy in
110 it. There will be a clerical clean-up of the General Plan to make things consistent. Part of the
111 project will include removing several of the larger sections or moving them to an appendix. Mr.
112 Hansen supposed that the project was to be completed by the end June. Mr. Parker confirmed
113 that Mr. Hansen's portion of the General Plan update is to be deliverable by the end of the
114 budget cycle. Mr. Hansen stated that the Commission will receive emails when versions of the
115 updated General Plan are completed.

116
117
118 **AMENDING CHAPTER 16 – UPDATING AND AMENDING USES WITHIN CHAPTER**

119 **16 – ALLEN PARKER:** Allen Parker explained that in the City Code the use tables throughout
120 all the zones have varying descriptions and definitions of the uses that are allowed or not
121 allowed. Most uses had no definition they were just listed. When going from zone to zone, the
122 way it is written, is a little inconsistent. Some of the uses listed give regulations, definitions and
123 title; they should not be combined like that. The public has a difficult time trying to understand
124 the use when there is no definition, its inconsistent from zone to zone, and the regulations that
125 govern the use are spread throughout the definition section. It wanders into subsections within
126 the zone and then there is a little bit more in the landscaping area and it is never focused. The
127 Commission needs to take a look at the uses and make any changes so that there will be a clear
128 understanding of the uses and put them with the correct zones. The parking table is different
129 than the uses table and makes it very difficult to figure out what the parking obligations are for
130 business owner. Some examples were given for parking and other use situations. Mr. Parker
131 thought that the Uses Code was pulled from other cities and put together for Vernal City. Mr.
132 Parker asked the Commission to read over the uses and make any changes necessary. Some uses
133 might need to be consolidated.

134
135 **ADJOURN:** There being no further business, *Eric Hunting moved to adjourn. Nick Porter*
136 *seconded the motion. The motion passed with a unanimous vote, and the meeting was*
137 *adjourned.*

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142

Samantha Scott, Planning Commission Chair



VERNAL PLANNING COMMISSION STAFF REPORT

ITEM: B1

DATE: 8 May 2020

MINOR SUBDIVISION		RECOMMENDATION	
APPLICATION:	2019-009-SUB (Tyler & Marilee Shiner Minor Subdivision)		
APPLICANT:	Tyler Shiner		
LOCATION:	261 West 500 South		
PARCEL NUMBER(S):	05:054:0003	ZONE:	RA-1
		ACREAGE:	5.0 Acres

NARRATIVE AND ANALYSIS:

The applicant is requesting approval of a minor subdivision of one parcel into two lots. The areas of the new proposed lots will be Lot 1 at .8 acres and Lot 2 at .4.2 acres. Each of the new lots meet dimensional and area standards set forth in Vernal City Code and will not create a nonconforming condition with any of the existing structures. Lot 2 is a flag lot and approval of this subdivision constitutes approval of this flag lot by the Planning Commission per Vernal City Code. Staff has conducted a full review and found that, with some minor corrections, the submittal is in substantial compliance with Vernal City requirements. A review of the application has been conducted by Timberline Land Surveying and some minor discrepancies were noted. Corrections are being made as of the date of this staff report and the submittal will be in substantial compliance with applicable surveying and engineering standards as well as Vernal City Code.

STAFF DETERMINATION:

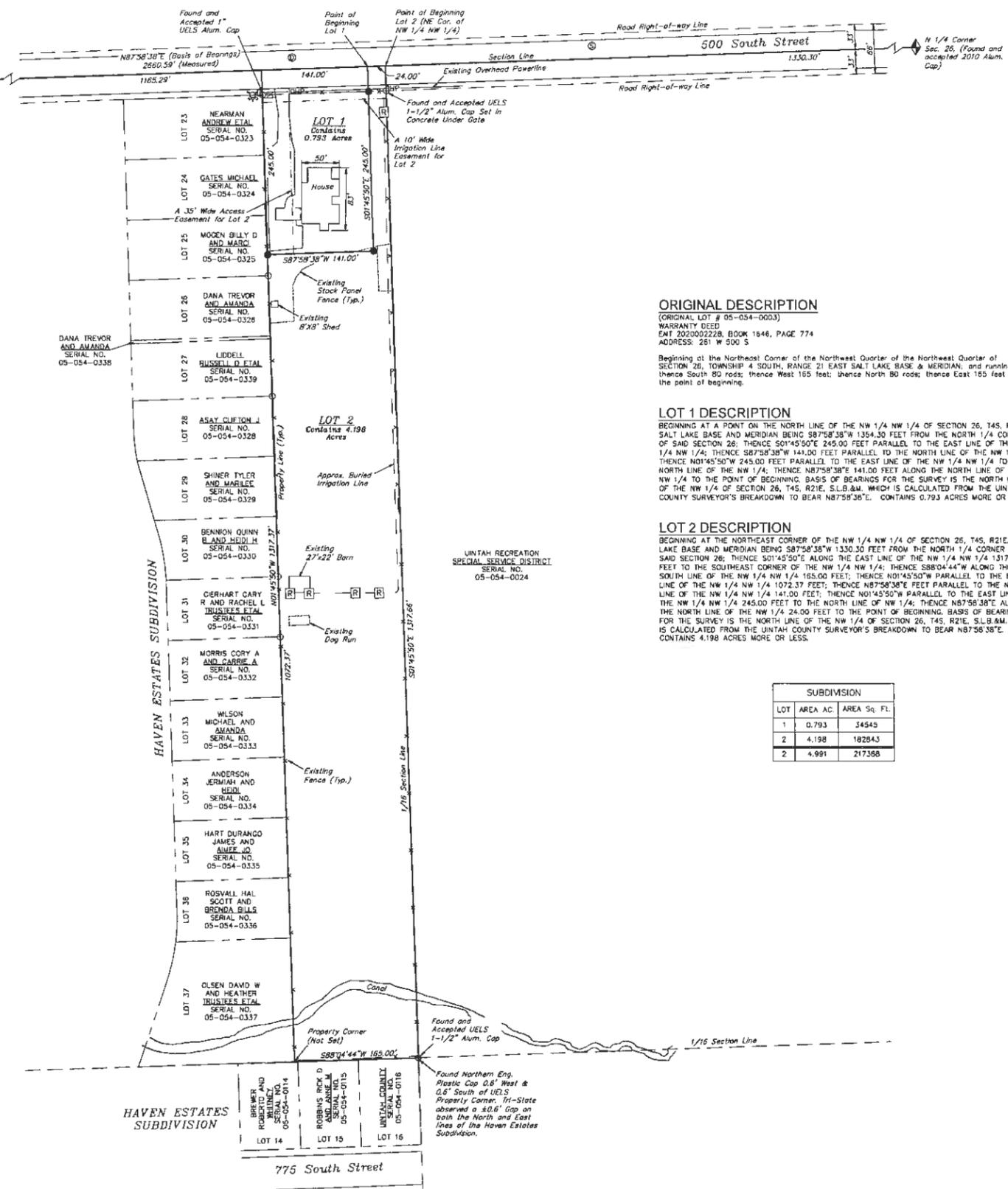
This application is in substantial compliance with Vernal City Code and the requirements contained therein. Staff finds that this is an approvable application with the following conditions:

1. Any and all corrections required by staff and/or engineering are made and submitted in the form of corrected drawings.

Allen Parker
Assistant City Manager

- LEGEND**
- ◆ = SECTION CORNERS FOUND
 - = PROPERTY CORNERS SET (Plastic Cap on 3/8" Rebar)
 - = PROPERTY CORNERS FOUND
 - X- = FENCE
 - ⊙ = SEWER MANHOLE
 - ⊕ = WATER VALVE
 - ⊗ = FIRE HYDRANT
 - ⊖ = UTILITY POLE
 - ⊕ = OVERHEAD POWER
 - ⊖ = STORM DRAIN
 - ⊕ = RISER

2020-003-Sub



ORIGINAL DESCRIPTION
 (ORIGINAL LOT # 05-054-0003)
 WARRANTY DEED
 DMT 2020002228, BOOK 1846, PAGE 774
 ADDRESS: 281 W 500 S

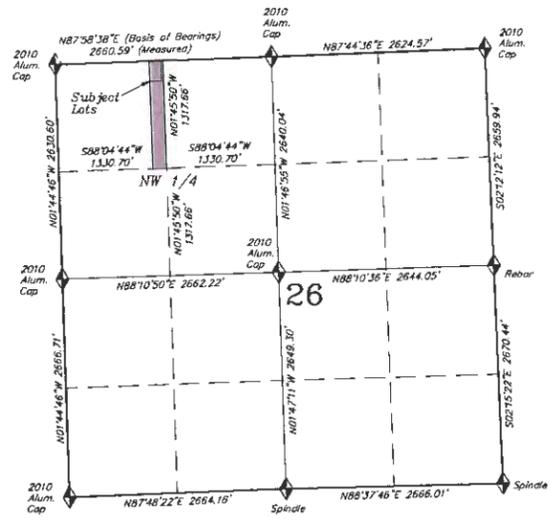
Beginning at the Northeast Corner of the Northwest Quarter of the Northwest Quarter of Section 26, Township 4 South, Range 21 East Salt Lake Base & Meridian, and running thence South 80 rods; thence West 165 feet; thence North 80 rods; thence East 165 feet to the point of beginning.

LOT 1 DESCRIPTION
 BEGINNING AT A POINT ON THE NORTH LINE OF THE NW 1/4 NW 1/4 OF SECTION 26, T4S, R21E, S.L.B.&M. SALT LAKE BASE AND MERIDIAN BEING 87°58'38"W 1354.30 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 26; THENCE S01°45'50"E 245.00 FEET PARALLEL TO THE EAST LINE OF THE NW 1/4 NW 1/4; THENCE S87°58'38"W 141.00 FEET PARALLEL TO THE NORTH LINE OF THE NW 1/4; THENCE N01°45'50"W 245.00 FEET PARALLEL TO THE EAST LINE OF THE NW 1/4 NW 1/4 TO THE NORTH LINE OF THE NW 1/4; THENCE N87°58'38"E 141.00 FEET ALONG THE NORTH LINE OF THE NW 1/4 TO THE POINT OF BEGINNING. BASIS OF BEARINGS FOR THE SURVEY IS THE NORTH LINE OF THE NW 1/4 OF SECTION 26, T4S, R21E, S.L.B.&M. WHICH IS CALCULATED FROM THE UTAH COUNTY SURVEYOR'S BREAKDOWN TO BEAR N87°58'38"E. CONTAINS 0.793 ACRES MORE OR LESS.

LOT 2 DESCRIPTION
 BEGINNING AT THE NORTHEAST CORNER OF THE NW 1/4 NW 1/4 OF SECTION 26, T4S, R21E, SALT LAKE BASE AND MERIDIAN BEING 87°58'38"W 1330.30 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 26; THENCE S01°45'50"E ALONG THE EAST LINE OF THE NW 1/4 NW 1/4 1317.86 FEET TO THE SOUTHEAST CORNER OF THE NW 1/4 NW 1/4; THENCE S88°04'44"W ALONG THE SOUTH LINE OF THE NW 1/4 NW 1/4 165.00 FEET; THENCE N01°45'50"W PARALLEL TO THE EAST LINE OF THE NW 1/4 NW 1/4 1072.37 FEET; THENCE N87°58'38"E FEET PARALLEL TO THE NORTH LINE OF THE NW 1/4 NW 1/4 141.00 FEET; THENCE N01°45'50"W PARALLEL TO THE EAST LINE OF THE NW 1/4 NW 1/4 245.00 FEET TO THE NORTH LINE OF THE NW 1/4; THENCE N87°58'38"E ALONG THE NORTH LINE OF THE NW 1/4 24.00 FEET TO THE POINT OF BEGINNING. BASIS OF BEARINGS FOR THE SURVEY IS THE NORTH LINE OF THE NW 1/4 OF SECTION 26, T4S, R21E, S.L.B.&M. WHICH IS CALCULATED FROM THE UTAH COUNTY SURVEYOR'S BREAKDOWN TO BEAR N87°58'38"E. CONTAINS 4.198 ACRES MORE OR LESS.

SUBDIVISION			
LOT	AREA AC.	AREA Sq. Ft.	FL.
1	0.793	34545	
2	4.198	182843	
2	4.991	217388	

Section 26, T4S, R21E, S.L.B.&M.
 Scale: 1" = 1000'



CITY COUNCIL'S CERTIFICATE OF ACCEPTANCE AND APPROVAL

I HEREBY ACCEPT AND APPROVE THIS PLAT,
 THIS _____ DAY OF _____ 20____

(PLACE SA OVER SIGNATURE BLOCK)

ATTESTED BY CITY RECORDER:

PLANNING COMMISSION'S CERTIFICATE OF APPROVAL

I HEREBY APPROVE THIS PLAT,
 THIS _____ DAY OF _____ 20____

ATTEST:

VERNAL CITY WATER & SEWER'S CERTIFICATE OF ACCEPTANCE & APPROVAL

I HEREBY ACCEPT AND APPROVE THIS PLAT,
 THIS _____ DAY OF _____ 20____

HEALTH DEPARTMENT'S CERTIFICATE OF APPROVAL

I HEREBY APPROVE THIS PLAT,
 THIS _____ DAY OF _____ 20____

CITY ENGINEER'S CERTIFICATE OF APPROVAL

I HEREBY APPROVE THIS PLAT,
 THIS _____ DAY OF _____ 20____
 LICENSE NO. _____ STATE _____

(PLACE SEAL OVER SIGNATURE BLOCK)

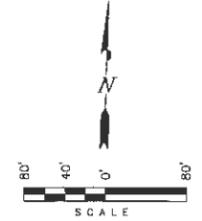
CITY SURVEYOR'S CERTIFICATE OF APPROVAL

I HEREBY APPROVE THIS PLAT,
 THIS _____ DAY OF _____ 20____
 LICENSE NO. _____ STATE _____

(PLACE SEAL OVER SIGNATURE BLOCK)

TYLER & MARILEE SHINER

**RECORD OF SURVEY
 FOR MINOR SUBDIVISION**
 Located in the NW 1/4 NW 1/4 of
 Section 26, T4S, R21E, S.L.B.&M.
 Uintah County, Utah



OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS

TYLER & MARILEE SHINER MINOR SUBDIVISION

AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AND THAT WE HAVE LEGAL AUTHORITY TO SUBDIVIDE THE DESCRIBED PROPERTY, WE FURTHER CERTIFY THAT THE DESCRIBED LOTS WILL ABUT A DEDICATED STREET, THAT THE LOTS MEET THE SIZE AND AREA REQUIREMENTS OF THE ZONE IN WHICH THEY ARE LOCATED AND THAT WE DESIRE TO SUBDIVIDE THE PROPERTY AND CREATE NEW LOTS AS SHOWN HEREON.

THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

TYLER SHINER _____ DATE _____
 595 S 300 W VERNAL, UTAH

MARILEE SHINER _____ DATE _____
 595 S 300 W VERNAL, UTAH

ACKNOWLEDGMENT

ON THIS _____ DAY OF _____ IN THE YEAR 20____

BEFORE ME, _____ A NOTARY PUBLIC,

PERSONALLY APPEARED _____ ALSO,

_____ PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED (HE/SHE/THEY) EXECUTED THE SAME, WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

UINTAH COUNTY TREASURER'S APPROVAL

I CERTIFY AT THE TIME OF MY SIGNING THIS PLAT, THE PROPERTIES AS SHOWN HEREON HAVE BEEN CLEARED OF ALL BACK TAXES.

UINTAH COUNTY TREASURER _____ DATE _____

SURVEYORS NARRATIVE

WE WERE ASKED BY TYLER & MARILEE SHINER TO PERFORM A SURVEY OF THEIR PROPERTY TO ASSIST IN SUBDIVIDING IT INTO TWO LOTS.

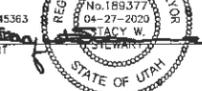
AS CONTROL FOR THE SURVEY WE USED THE UTAH COUNTY'S SURVEYOR'S BREAKDOWN AND THE SECTION CORNERS SHOWN HEREON. TRIMBLE GPS EQUIPMENT WAS USED IN PERFORMANCE OF THE SURVEY.

FOR REFERENCE MATERIAL WE USED MARCELLA MEADOWS SUBDIVISION, DEEDS OF RECORD AND THE SECTION CORNERS SHOWN HEREON. WE ALSO REFERENCED THE HAVEN ESTATES SUBDIVISION & SURVEY FILE NO. 2523 AS FILED FOR RECORD IN THE UTAH COUNTY RECORDERS OFFICE.

BASIS OF BEARINGS FOR THE SURVEY IS THE NORTH LINE OF THE NW 1/4 OF SECTION 26, T4S, R21E, S.L.B.&M. WHICH IS CALCULATED FROM THE UTAH COUNTY SURVEYOR'S BREAKDOWN TO BEAR N87°58'38"E.

CERTIFICATE OF SURVEYING

I, STACY STEWART, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 189377 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID PROPERTY LAND INTO LOTS, HEREAFTER TO BE KNOWN AS THE TYLER & MARILEE SHINER MINOR SUBDIVISION AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND DOCUMENTED TO THE GROUND AS SHOWN ON THIS PLAT.



SURVEYED BY: C.S. S.H.
 DATE SURVEYED: 04-20-20
 DRAWN BY: D.COX
 DATE: 04-21-20
 SCALE: 1" = 80'
 DWG # 20-0026



Vernal's economy is affected by things it can't control.

Understanding the age components of the community can help highlight whether policy changes and management actions might affect some age groups more than others.

Implications for the general plan.

- The cyclical nature of Vernal's economy leads to fluctuations in its population - particularly those in the early years of their working career.

NEED TO DISCUSS

Population, Vernal City



Source: US Census, American Community Survey, 2018

Median Age, Vernal City



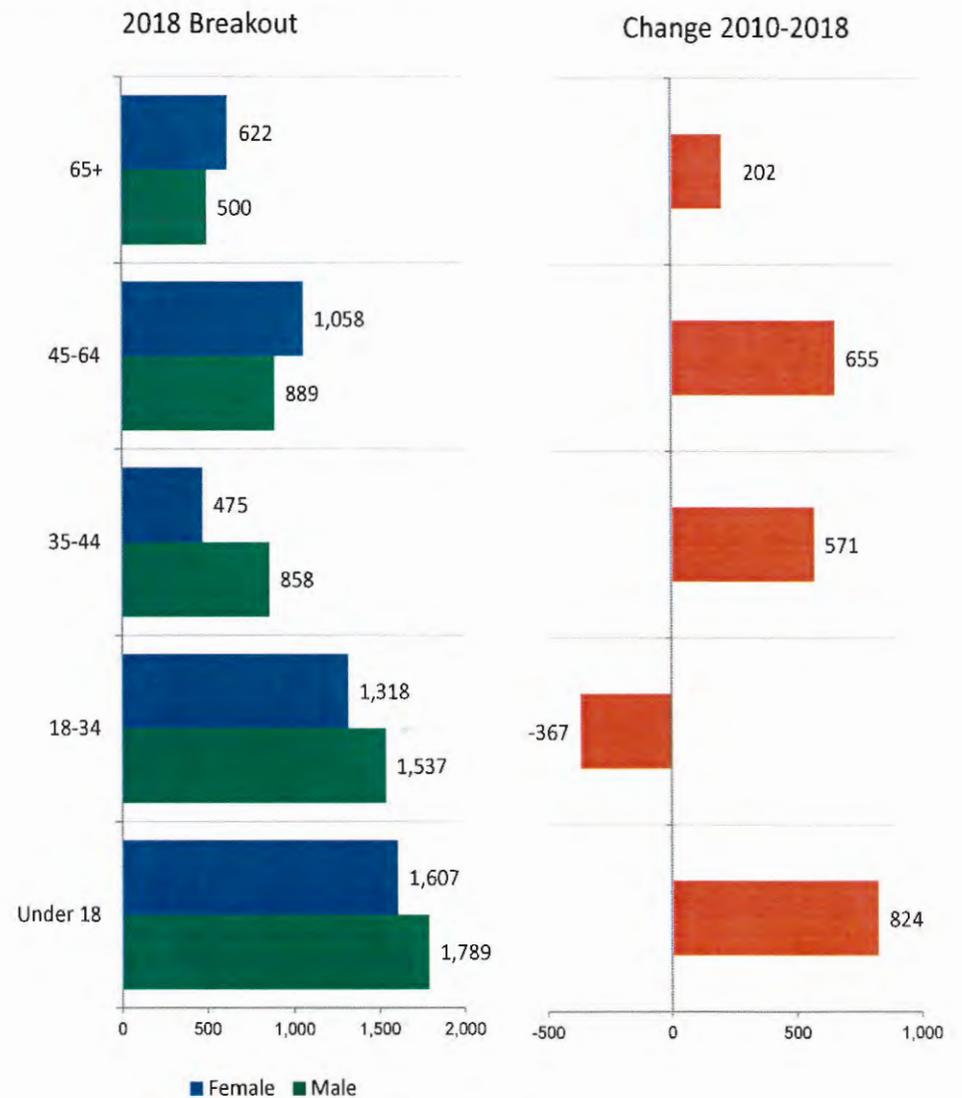
Source: US Census, American Community Survey, 2018

Median Household Size



Source: US Census, American Community Survey, 2018

Age and Gender, Vernal City



Source: US Census American Community Survey, 2018

Vernal is becoming more urbanized.

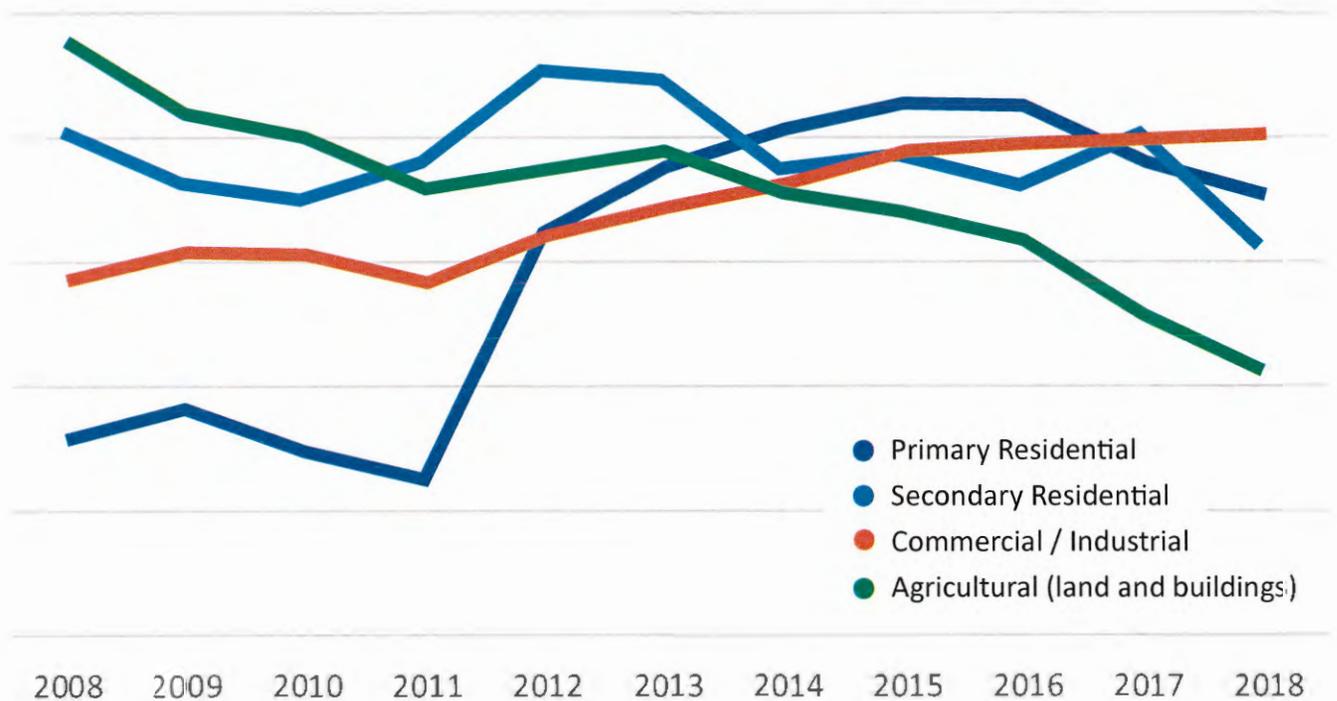
The land within the city limits is continuing to develop and convert from agricultural to residential uses. The total value of agricultural land within the City has steadily decreased as the value of residential has increased over the previous decade.

Implications for the general plan.

- The loss of ag land within city limits is expected to continue unless the City implements a deliberate strategy to prevent that.

NEED TO DISCUSS

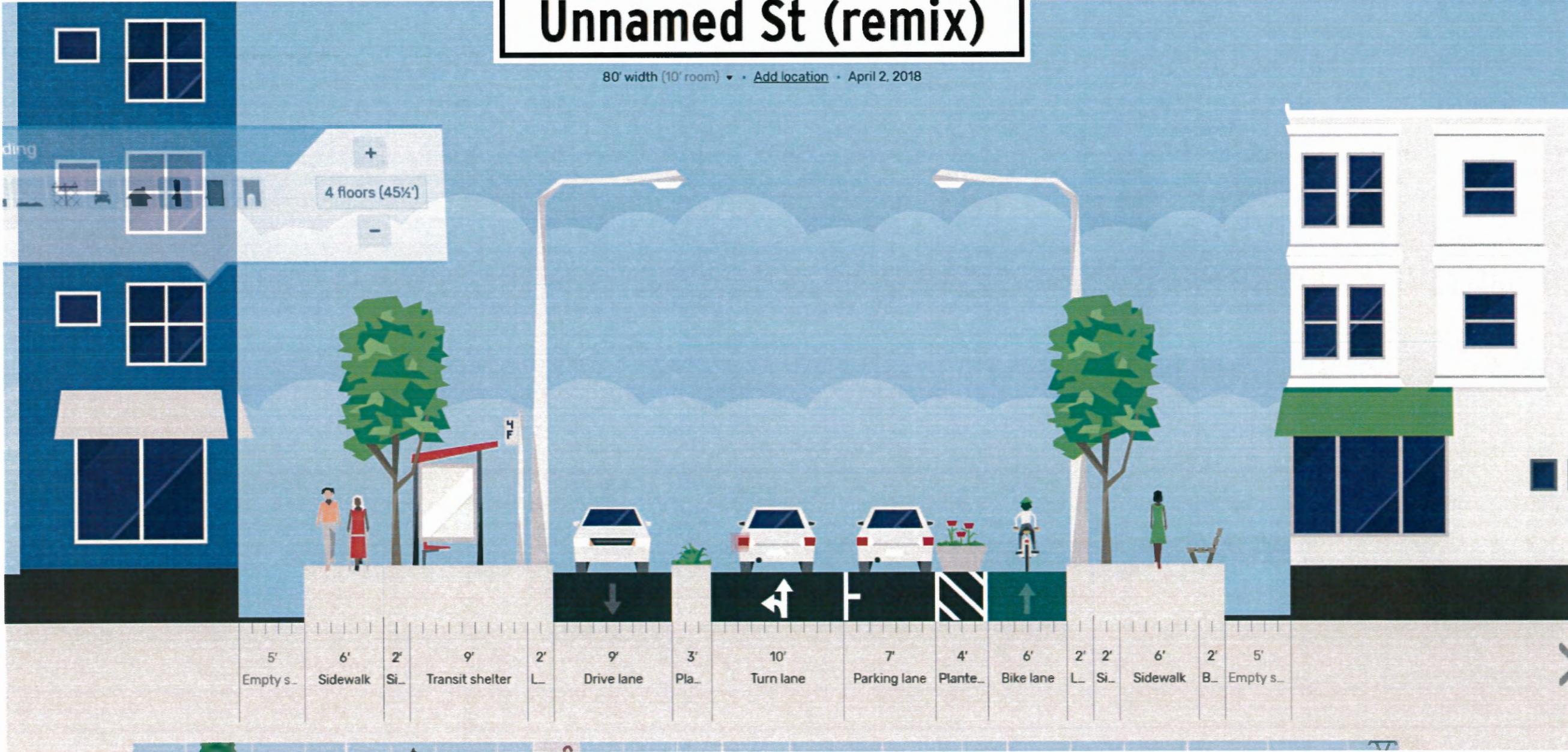
Aggregate Property Value Trends by Type, Vernal City

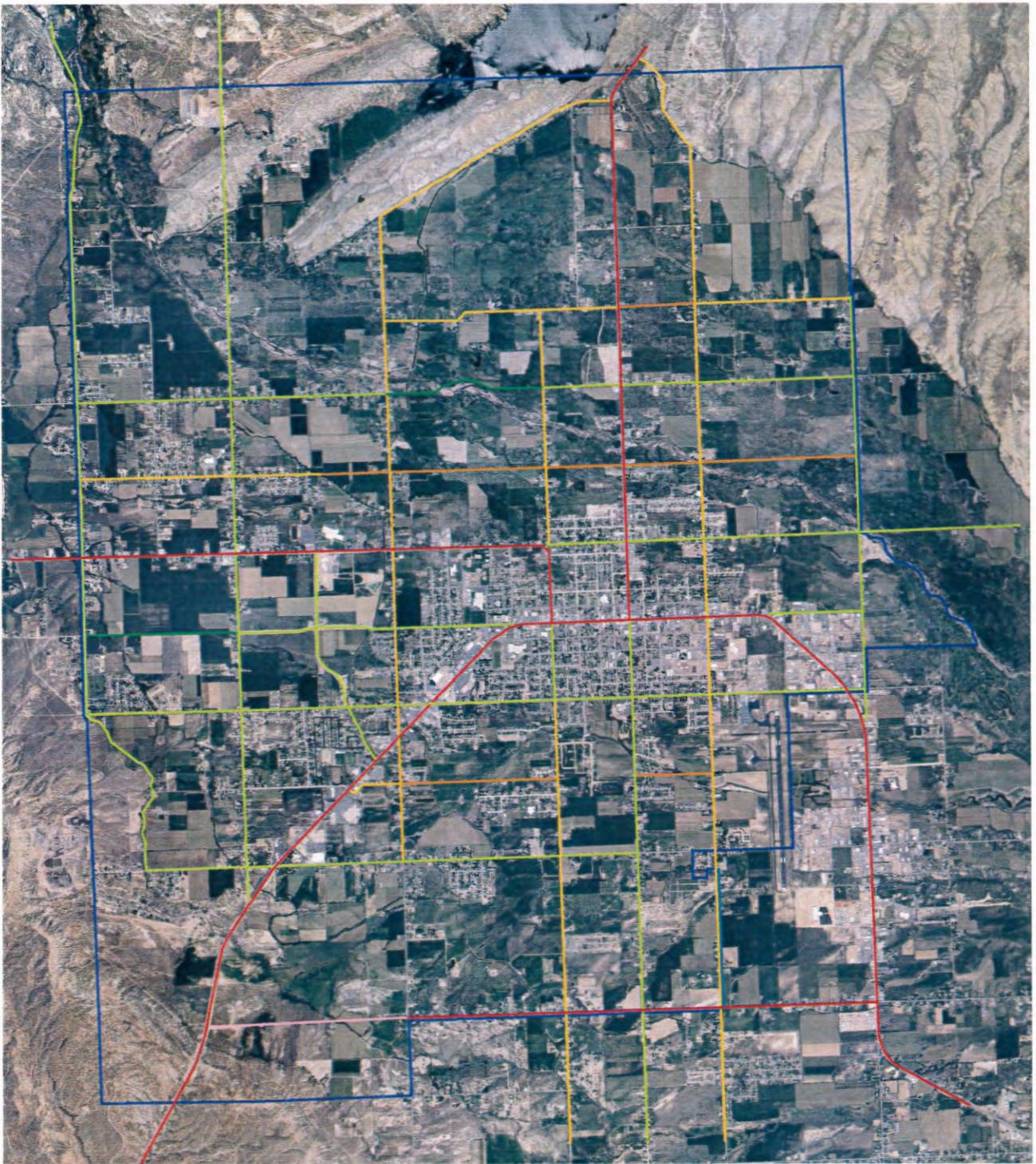


Source: Utah State Tax Commission

Unnamed St (remix)

80' width (10' room) Add location April 2, 2018





- Red = Major Arterial
- Green = Minor Arterial
- Orange = Collector
- Blue = Annexation Policy Boundary

WHAT IS A COMPLETE STREET?



ACTIVE SIDEWALKS

Sidewalks should be smooth, wide, feel safe, and have appropriate transitions to the street, making them easy to walk or use a wheelchair on

DEDICATED BIKE LANES

Simple pavement markings creating a dedicated bike lane make both motorist and bicycle movement more predictable, and therefore safer for both. They may increase the likelihood of casual riders using bicycles for transportation

ACTIVE ROADWAY

One lane of car traffic going in each direction with a two-way-left-turn-lane (TWLTL) in the center would reduce the amount of car crashes on Government Street by providing turning vehicles a refuge from through traffic, while keeping through traffic moving more efficiently

SAFE CROSSWALKS

Clearly marked crosswalks allow pedestrians and wheelchair users to cross streets safely, while making sure cars know where to expect them

PLANTING STRIP

Street trees and landscaping slow speeding traffic, improve the aesthetics of the roadway, provide shade, and create a buffer between cars and people, making a more inviting environment for pedestrians

GREEN SPACES

Parks and public green spaces create a destination, encouraging community interaction and providing a rest from the surrounding urban environment

