

ELK RIDGE PLANNING COMMISSION MEETING
February 1, 2007

**TIME AND PLACE OF
PLANNING
COMMISSION
MEETING
ROLL CALL**

A regular meeting of the Elk Ridge Planning Commission was held on Thursday, February 1 , 2007, 7:00 p.m., at 80 East Park Drive, Elk Ridge, Utah.

Commissioners: Dayna Hughes, Kevin Hansbrow, Russ Adamson, Scot Bell, Ed Christensen, Shawn Eliot
Absent: Robert Wright,
Others: Ken Young, City Planner
Margaret Leckie, Planning Commission Coordinator
Jed Shuler, Griff Johnson, Todd Trane, Wade Payne, Eric Allen

**OPENING REMARKS
& PLEDGE OF
ALLEGIANCE**

Co-chairman, Russ Adamson, welcomed the commissioners and guests at 7:00 p.m.. Opening remarks were given by Ed Christensen followed by the Pledge of Allegiance.

**APPROVAL OF
AGENDA**

The agenda order and content was reviewed and approved.

**MOTION TO MAKE
ALTERNATE, KEVIN
HANSBROW, A
VOTING MEMBER**

RUSS ADAMSON MADE A MOTION THAT WAS SECONDED BY ED CHRISTENSEN TO MAKE ALTERNATE PLANNING COMMISSION MEMBER, KEVIN HANSBROW, A VOTING MEMBER TONIGHT AS THERE WAS AN ABSENT COMMISSIONER. VOTE: YES-ALL (5), NO-NONE (0), ABSENT (1) ROBERT WRIGHT.

**1. CRESTVIEW
ESTATES II – FINAL
PLAT**

Ken Young summarized that we have seen the Crestview Estates II plat before in preliminary form. Staff has worked with the developers on various issues. The two remaining issues are

1. Showing the pressurized irrigation lines (secondary water). The developer will get the format from our City engineers at Aqua Engineering.
2. Showing the addresses for each lot. (The addresses were shown)

Dayna Hughes asked what the status was on bringing secondary water to the City. She mentioned that in reviewing the feedback forms, this was a major concern of citizens. Ed Christensen said that maybe we should have Alvin Harward address the commissioners on this subject as he is the City Councilman assigned to water issues. Scot Bell stated that CUP is the only secondary water source possibility for Elk Ridge.

Ken Young stated that Staff recommends that we recommend approval of Crestview Estates II final plat, subject to the above condition that secondary water lines and addresses be shown. The conduit is shown but not the laterals. Eric Allen, Crestview Estates II owner, stated that the addresses are on the latest version of the plat.

Russ Adamson questioned whether the relocation of the sumps had been addressed. Eric Allen said it had.

RUSS ADAMSON MADE A MOTION THAT WAS SECONDED BY KEVIN HANSBROW TO RECOMMEND APPROVAL OF CRESTVIEW ESTATES II , FINAL PLAT, WITH THE ADDITION TO THE PLAT OF SHOWING LOCATIONS OF THE DRY PRESSURIZED IRRIGATION LATERALS (SECONDARY WATER). VOTE: YES-ALL (6), NO-NONE (0), ABSENT (1) ROBERT WRIGHT.

**2. DOE HILL
ESTATES, PLAT A –
FINAL PLAT**

Ken Young summarized that there were items shown on the last staff report on Doe Hill Estates, Plat A which have been addressed and corrected including:

1. Meandering sidewalks.
2. Curbing
3. Access limitation on 11200 South

The same two issues also need to be addressed on this plat:

1. Pressurized irrigation laterals need to be shown (secondary water).
2. Addresses for each lot need to be shown.

Russ Adamson questioned regarding 11200 South being preserved as a main corridor. If developments go along there and it will eventually need expanding, what are we doing to preserve this. Ken Young did not feel it would ever become a major street. Shawn Eliot mentioned MAG is doing a study which indicated a possibility of 11200 South being a part of a beltway system connecting to I-15.

Russ also questioned the names of the roads. Ken Young stated the road names have been approved by City Council so unless there was a major concern, they would remain as shown on the plat.

THE CONCEPT OF MEANDERING SIDEWALKS WAS DISCUSSED: The following points were brought out:

- a. Ken Young mentioned that this issue has been recently discussed by staff. With a nine-foot easement area, you cannot accomplish a true aesthetic 5-foot wide meandering sidewalk. You would need to meander each side at least the width of the sidewalk.
- b. Ken Young illustrated on the white-board the amount of meandering you could get with a 5’ sidewalk in a 9’ easement. It is only 2 feet. With this small amount it looks very poor.
- c. Ken Young recommended approving the plat, but passing on the concern of the meandering sidewalk and letting the City Council decide if they want to change the City standard from meandering to straight.
- d. The Council can allow a deviation from the standard for this particular subdivision through a development agreement and that is what the commissioners recommend..
- e. Currently the meander is in the Development and Construction Standards and not in the City Code. The Code refers you to the Development and Construction Standards.
- f. With a straight five foot strip you would have a more visible lawn area, more of an ability to plant trees.
- g. Clearing sidewalks and mowing lawns would be difficult with the meander.
- h. It does not appear to be a good plan.
- i. Ken proposed the following amendment to the Development and Construction Standard:

City of Elk Ridge Sidewalk Standards

- Use 1, 2, 4, 5, and 6 below for construction of sidewalks
- Sidewalks shall be:
 - Required on both sides of street
 - Required in all new developments requiring curb and gutter
 - ~~Five~~ Four feet (~~5~~ 4’) in width
 - Meandering or straight
- Planter Strips shall ~~be between two (2) and four (4)~~ have a minimum of five (5) feet in width

- j. Griff Johnson, a member of the Doe Hill Estates development team, felt Ken Young had expressed the developer’s feelings well. Meandering looks really good if you have 25’ or 30’ to play with. He mentioned the difficulty four-wheelers would have clearing these meandering sidewalks. He imagined sprinkler heads and landscaping being ruined in the process.
- k. If they have sidewalks at all, they want them straight. They are not even in favor of having sidewalks. Shawn Eliot refreshed the discussion by the City Council where they decided they did want sidewalks for the City, so not having sidewalks is not an option. Sidewalks are required in new developments but not in infill areas of the City. Shawn also stated that most meandering sidewalks he has seen in developments are on main roads only.
- l. Shawn Eliot mentioned that Provo has determined that a 7’ planter strip is the best width when planting trees so the sidewalk and street will not be disturbed. He stated that maybe the City may want to relook at our street cross-section and narrow the street down (which would be traffic-calming) and allow for a wider easement and planter strip.

- m. Ken stated the Planning Commission doesn't need to amend the standard at this point, but in the motion on this plat, include that issue and the City Council can then deal with it.
- n. Todd Trane, engineer for Doe Hill Estates, mentioned that when they met with Jeff they were not required to put in P.I Laterals, but just conduit. They will put in the 3" conduit. Ken Young mentioned that in the other developments in the City have been required to put in the laterals. The plan shows conduits going across the street and the secondary line will go in behind the curb in the planter strip.. Todd explained that the conduit is the PVC pipe they will run the lateral through. They will dig into the planter and tie the lateral onto that line and run it through the conduit underneath the street to the other side. The purpose for that is because in the future we don't know what type of laterals will be required, when or if secondary water will actually be a reality.
- o. They will show a main line going 2' behind the curb and conduits going across the street. Todd said the main PI line is not on the plans. Ken Young stated that that is what we are looking to be shown on the plan. Shawn asked what the City standard shows. Margaret Leckie answered that we are in the process of having Aqua draw those standards to include in our Development and Construction Standards.
- p. Ken Young stated that we are trying to say the same thing and that he was confusing "main line" with "lateral". Todd stated that when he started the plans, Aqua did not have a place to specify where the main line went, they are now saying 2 feet behind the curb.

DAYNA HUGHES MADE A MOTION THAT WAS SECONDED BY ED CHRISTENSEN TO RECOMMEND APPROVAL OF DOE HILL ESTATES, PLAT A, FINAL PLAT WITH THE FOLLOWING CONDITIONS:

1. **DEVELOPER SHOW LOT ADDRESSES ON THE FINAL PLAT (GRIFF SAID THEY ARE ON THE LATEST RENDITION OF THE PLAT)**
2. **THE SIDEWALK STANDARDS WILL INCLUDE A FOUR (4) FOOT SIDEWALK AND FIVE (5) FOOT PLANTER STRIP AND CAN BE MEANDERING OR STRAIGHT.**
3. **THE SECONDARY WATER (PRESSURIZED IRRIGATION) SYSTEM MAIN LINE BE SHOWN ON THE PLAT.**
4. **THE CITY ENGINEER REVIEW WHERE TO PUT THE CONDUIT AND MAIN LINE FOR THE SECONARY WATER SYSTEM, SO IF IN THE PLANTER STRIP, IT WILL NOT DISTURB OR PRECLUDE THE PLANTING OF TREES.**

VOTE: YES-ALL (6), NO-NONE (0), ABSENT (1) ROBERT WRIGHT.

**3. ORDINANCE
AMENDMENT O DOE
REGARDING
HILLSIDE
DEVELOPMENT
STANDARDS**

Scot Bell spoke with Steve Parks, a UDOT design engineer for roads and construction of roads. He asked at what point should cities implement the use of guard rails. The following comments ensued:

- a. Scot Bell: Mr. Parks asked what the highest speed anticipated on the road. According to UDOT it is not mandatory to implement any guard rails on roads with speeds of 30 mph. This is the case as long as you have a minimum of a six (6) inch high-back curb.
- b. Mr. Parks also said that this is only a general guide. Once you take into account grade, curbs, and the shoulders; you may wish to implement guard rails.
- c. Scot asked Mr. Parks if there were any standards available for guard rails. He referred him to the AASHTO Bookstore (<https://bookstore.transportation.org/search.aspx?Text=rsdg-3-m>) where the following book is available for purchase: "Roadside Design guide, 3rd Edition". AASHTO – American Association of State Highway and Transportation Officials.
- d. Scot called Aqua – the City engineers and asked them if they were familiar with this book. They said they had it.
- e. Scot stated that 3:1 slopes with cuts and fills – are deemed by AASHTO as a non-recoverable slope and may have some merit for guardrails. Historically Scot stated we have slow speeds here in Elk Ridge but people have gone off Loafer Ridge accidentally and we have implemented, for the health, safety and welfare of the community, guardrails.
- f. Elk Ridge Drive by the golf course has been a bit treacherous, people have gone off but

they are not going into steep drop-off when they go off the road.

- g. Shawn Eliot mentioned it might be a good idea to contact the city of Draper. They have had some steep areas to deal with.
- h. Scot felt we should have highback curbs in the CE1 area. He likes consistency so would recommend keeping this curb design uniform in that zone. He would not recommend changing the standard for the other areas of Elk Ridge, so recommends ultimately to adopt two types of standards for curb and gutter.
- i. Shawn Eliot mentioned that if we do go to high-back curbs we would have to come up with a curb-cutting type thing. There is a lot of work for driveway approaches, etc.
- j. Scot thought he recalled that NEBO school buses would not go down the dugway because there were no guard rails. He is not sure about that. We need to make sure that this is not a reason for NEBO to deny access to the residents in the new development.
- k. Co-chairman Russ Adamson asked Scot to research further NEBO School District bus service criteria.
- l. Scot mentioned that he did have one copy of the book recommended by UDOT and if the City Council wants to know what the national recommended standard is they can approve the appropriate funds and request the information from Aqua.
- m. Shawn felt that the new connection road for which concept has been approved (Karl Shuler, John Money, Elk Haven Subdivision) with a big bend in it would probably be a likely one that would need a guard rail.
- n. SUMMARY: Scot will check out the City of Draper standards and NEBO bus requirements, then we will make a recommendation to City Council.

4. DISCUSSION ON GATED COMMUNITIES

Dayna Hughes mentioned that when she and Ed Christensen attended the Planner Training Seminar the issue of gated communities was brought up. The following discussion ensued in planning commission meeting:

- a. The experts say that if you don't want something in your city, put it in your code before the issue comes up, so she is bringing up this issue of gated communities.
- b. The only gated community she is aware of is Pepperwood, in Sandy. They have substandard roads and signage because they are not required to meet City code for these items. Once you get a gated community you apparently can do whatever you want. They want to give the roads back to the city, but they won't take them until they are brought up to standard.
- c. Gated communities also create an "us" verses "them" situation which is not good. She sees no reason for a gated community other than exclusivity. Some people feel they are safer in a gated community but statistics show the crime rate is greater in gated communities, actually.
- d. Shawn Eliot mentioned that Burke Cloward is considering a gated community development.
- e. Dayna would like to propose that as this is now an agenda review item, if someone comes in and requests a gated community, we not allow it yet as the code is under review. Dayna mentioned that she will review other cities' code for gated communities.

5. APPROVAL OF MINUTES OF PREVIOUS MEETINGS – JANUARY 4 AND 18, 2007

Minutes of January 18, 2007 - corrections

Shawn – p.3, item f, center of paragraph, change "Salem" to "Payson"

Dayna - same paragraph – first sentence – remove second "and"

Ken – p.2, item 17, change "personal hardship" to "non-self-imposed hardship"

Russ – p.2 – remove last sentence starting with "Russ: If.."

second to last sentence, change "the to" to "to the"

Change header on pages to "January 28, 2007", change date in first paragraph on page 1 from January 4th to January 18th.

SHAWN ELIOT MADE A MOTION THAT WAS SECONDED BY ED CHRISTENSEN TO APPROVE THE MINUTES OF THE JANUARY 18, 2007 PLANNING COMMISSION MEETING MINUTES WITH THE ABOVE CORRECTIONS. VOTE: YES-ALL (6), NO-NONE (0), ABSENT (1) ROBERT WRIGHT.

Minutes of January 4, 2007 – corrections:

Shawn Eliot – p.2, item b: removed the ??? following the comments made by Ken Young

DAYNA HUGHES MADE A MOTION THAT WAS SECONDED BY ED CHRISTENSEN TO APPROVE THE MINUTES OF THE JANUARY 4,, 2007 PLANNING COMMISSION MEETING MINUTES WITH THE ABOVE CORRECTION. VOTE: YES-ALL (6), NO-NONE (0), ABSENT (1) ROBERT WRIGHT.

6. PLANNING COMMISSION BUSINESS

Co-chairman, Russ Adamson, stated that last week, chairman Chad Christensen resigned from the Planning Commission for personal reasons. The Commission now needs to elect a new chairman..We appreciate the great job he did. He opened nominations for a new chairman and co-chairman.

Dayna Hughes nominated Russ Adamson as Planning Commission Chairman. Shawn Eliot seconded the nomination. All voted yes. Russ Adamson is now the new chairman of the Elk Ridge City Planning Commission.

Ed Christensen nominated Dayna Hughes for co-chairman of the Planning Commission. Kevin Hansbrow seconded the nomination. All voted yes. Dayna Hughes is not the new co-chairman of the Elk Ridge City Planning Commission.

A. Dayna Hughes had the following items of business:

1. As an update to her recommendation for traffic calming measures regarding speed bumps and speed depressions. She has decided not to pursue this issue after reading the feedback forms as it does not appear to be a major issue. There were not a large number of citizens who complained about the speeding. The only reference was to current laws and ordinances not being enforced.
- 2.. She was alarmed that there were so many negative comments toward Mayor, City Council and other things. As long as it is reasonable she feels our decisions should be based on what the residents want. It feels that one of the main problems from the citizen's perspective is the City Council has their minds made up and will not listen to what the residents want. She feels we should represent the people instead of being career politicians. She identified four main issues of concern.
 - 1) WATER – many residents fear not being able to afford to keep yards nice because water costs are so high. The impression is (whether realistic or not) that water costs keep going up to pay for new development. Also, under the category of water, is getting a secondary water system.
 - 2) RESTRICT GROWTH – She wrote down the following questions:
 - How do you keep a small-town atmosphere while allowing controlled growth?
 - How do you slow the growth while protecting property owner's rights
 She feels that one of the concerns is the residents are being taxed to support the infrastructure for the new growth and they are not happy about that.

Russ Adamson stated that the road impact fee is a major part of this and stated that Margaret Leckie had told him the Mayor is also aware of this and there is currently a study underway that will lead into the implementation of this impact fee.

- 3) CLEAN UP THE CITY – Landscape unfinished yards, etc. There is a current ordinance now that stipulates you must have your landscaping in within two years of occupancy. There is no way to go back and require current residents to landscape their yards. The nuisance issue would be in effect for especially messy or hazardous yards.

- 4) NON-ENFORCEMENT OF LAWS – ATV laws, leash laws, etc. A lot of people feel we need a full-time police officer in Elk Ridge.
3. A lot of people wanted a cemetery. No one mentioned a new City Center. Shawn Eliot mentioned that there is a lot of information and research that the City has that most people are unaware of.
4. Regarding Economic Development, the forms seems to reflect a 70-30 negative response to economic development of any kind. They seemed to feel we are close enough to stores and amenities.
5. No one appeared to be against side-walks.

In summary Dayna felt the questionnaires seemed to ebb and flow with varying sentiments and strongly suggested the commissioners take the time to read them.

- B. Chairman Adamson made the assignment to the commissioners to read the feedback forms before coming to Planning Commission on the 15th. He made the following comments:

UPDATING THE GENERAL PLAN:

The Mayor has asked us to update the General Plan and in order to do that we need to read the feedback forms. We should start by talking about Elements 1 and 2 – The Community Vision and the Land Use Element. We should take the next two meetings to discuss these elements.

Shawn Eliot mentioned that he spoke with the planner at work (MAG) who was going to help Elk Ridge update their General Plan. One of the things he talked about was getting public input with specifically designed questionnaires to get quantified or “yes” or “no” answers.

C. DISCUSSION ON HEARINGS ADJUSTOR:

1. Dayna Hughes mentioned that at our last meeting when the Mayor discussed the concept of having a single hearings examiner as opposed to a Board of Adjustments, there were many positive comments. Ken Young stated maybe we want to send a message to the City Council to pursue finding a qualified person we are comfortable with. The fellow the Mayor made reference to at the last meeting sounded great to the commissioners.

D. CITY COUNCIL DISCUSSION OF CIRCULATION ELEMENT - MAP

1. Shawn Eliot attended the last City Council meeting where the proposed Circulation Map was discussed. They passed everything but Canyon View Road extending to Salem rather than Loafer Canyon Road. The City Council asked Shawn to meet with Salem.

The Council asked that Shawn meet with Payson regarding the proposed Nebo Loop Road in the southern portion of the CE1 zone of the City.

E. DISCUSSION OF PUBLIC HEARINGS FOR SUBDIVISION PLATS

1. Shawn Eliot mentioned that public hearings for subdivision plats, though not required, might be a good idea. We are such a small town that when things like this effect people it would be good. We might put this on the agenda.
2. Scot Bell suggested requiring future developers to post a sign on property to be developed and show a time when the subdivision will be discussed at a public hearing.

DAYNA HUGHES MADE A MOTION THAT WAS SECONDED BY SHAWN ELIOT TO MAKE KEVIN HANSBROW A FULL VOTING MEMBER (RATHER THAN ALTERNATE MEMBER) OF THE ELK RIDGE CITY PLANNING COMMISSION. VOTE: YES-ALL (6), NO-NONE (0), ABSENT (1) ROBERT WRIGHT.

ADJOURNMENT

Russ Adamson adjourned the meeting at 8:20 p.m.