



ELK RIDGE CITY  
General Plan

2024



# Introduction

## What Is the General Plan

The General Plan defines the overall vision of Elk Ridge City and is to be used as a guide for the decision-making process to achieve and maintain that vision. It should remain flexible enough to allow administrative and legislative processes to freely function, yet it must contain sufficient clarity and specificity to provide a framework for decisions.

City administrators must carefully consider the General Plan when implementing policies and ordinances set forth by the City's legislative body. Likewise, the legislative body must carefully consider the General Plan when enacting ordinances or resolutions that affect the character of the city.

The General Plan also gives guidance to the residents, as they have considerable influence in how well the city conforms to the Plan. Residents should be able to easily read and comprehend the objectives contained herein.

## Compilation and Approval of the Plan

The General Plan is compiled jointly by the Planning Commission, City Council, City administrators and City staff with input from residents of the city who wish to express their opinion. Once the compilation is complete, it is adopted, by resolution, by the city legislative body with or without modification.

## Legislative Authority

Elk Ridge City in accordance with Title 10 Utah Municipal Code, Chapter 9a Municipal Land Use Development and Management, Part 4 General Plan of the Utah Code Annotated, has legally prepared and adopted the following Elk Ridge City General Plan 2024.

## Overview

### Community Vision Statement

We desire to establish a safe, friendly, and family-oriented community that coexists with the natural hillside environment where residents can enjoy the picturesque mountains, fresh air, native wildlife and the grandeur of dark skies. This vision includes well-planned roads, parks, trails and natural open space areas throughout the city with connections to nearby natural areas in cooperation with adjacent communities.

### Historical Setting

In 1968, a land developer named James Winterton purchased a portion of the 1,726-acre Gooseneast Ranch from the James Fayette Shuler family. Mr. Winterton submitted a subdivision plat to Utah County under the project name of Salem Hills because of the proximity of the development to the town of Salem. In the fall of 1971, Utah County approved the development, but as a condition of approval, they required the area to incorporate if the population ever exceeded 100 permanent residents. Over time, residential lots were developed. On December 22, 1976, Salem Hills was incorporated. About a year and a half later, in a special election, the residents of the town voted to change the name to Elk Ridge. This name was chosen because of the elk herds that have historically wintered in the vicinity of the town. (See Appendix for more information)

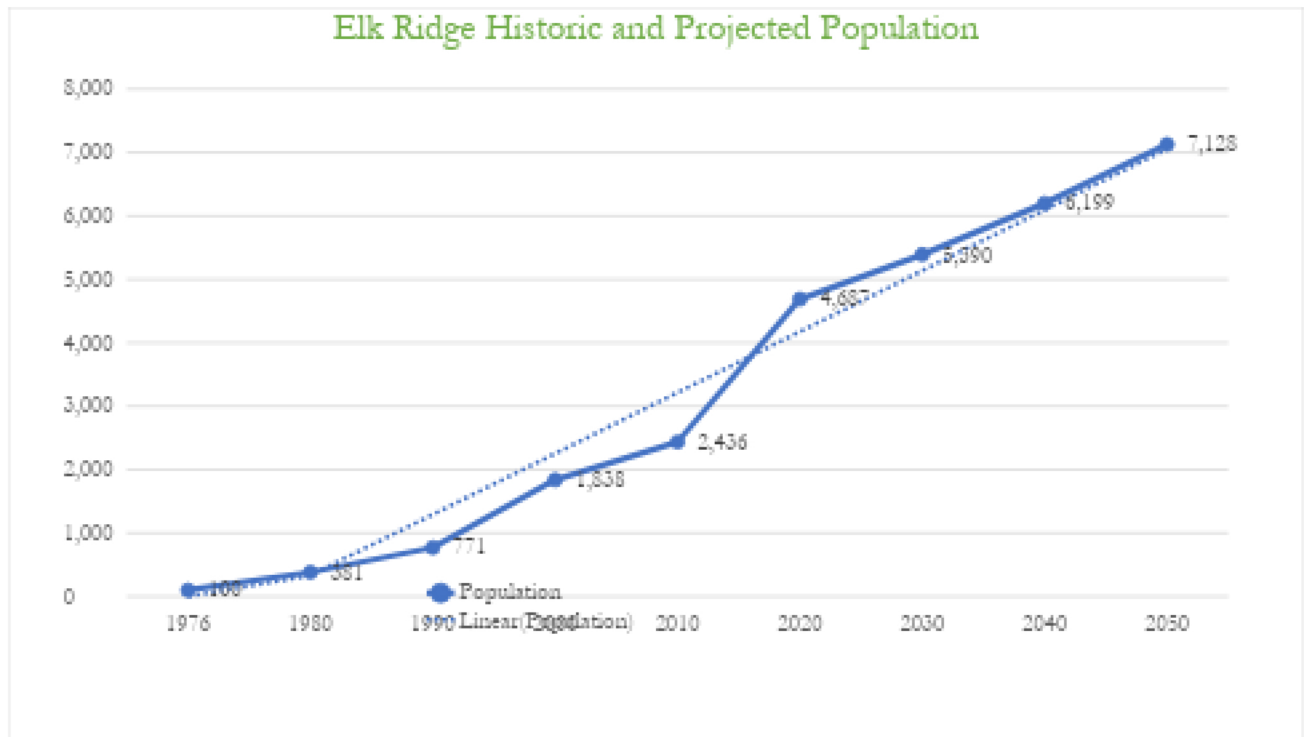


Chart 1

## Plan Elements

There are several elements covered in the General Plan. Each element is discussed separately in a chapter that includes the purpose for the element (as needed), the element objective if any, background information (as needed), specific considerations (as needed), and implementation strategies (if applicable). These are to help provide a blueprint for the Planning Commission, City Council, City administrators, and residents to carry out the intent of the General Plan. The elements found in this plan are the following:

- Land Use
- Annexation
- Transportation
- Pedestrian, Bicycle, and Trail Facilities
- Parks, Recreation, and Open Space
- Moderate-Income Housing
- Demographics

Publicly provided services and associated facilities are covered in the Elk Ridge City's Capital Facilities Plan.

# Land Use Element

## Element Purpose

The Land Use Element is the primary element used to make the community vision a reality. The distribution, density, usage, and preservation of real property throughout the city will determine its overall character. Exceptional care should be used to assure all land use decisions are made in concert with this portion of the General Plan and the community vision.

A community is made up of people who differ in how they desire to use their residential property. The community also includes parks, churches, schools, businesses, etc., which enhance the quality of life for all residents. City zoning should clearly define the parameters of land use within each zone, thus preserving the desirable characteristics of the community.

Zoning provides guidance for density of development, such as the size, height, and location of structures allowed on a parcel. Zoning helps to shape the character of the community and protects the features of the natural surroundings, which are often the main reasons residents choose to live in Elk Ridge.

## Element Objective

Give guidance concerning the zoning, development and permitted uses of land within the city.

## Background

Elk Ridge is considered an exurban city. An exurban city is an area outside the typically denser suburban areas, situated in a more rural setting. The city may be near farmland, forested areas or natural open space but has a denser population than a typical rural area.

Elk Ridge consists of approximately 1,872 acres or 2.84 square miles of land within its current city boundary. The annexation planning boundary for Elk Ridge potentially adds approximately 150 acres, for a total build-out potential of 3.10 square miles.

Currently, about 940 acres or 50% of the total city acreage is developed or under development with approved lots. A little over 460 undeveloped acres reside in the Critical Environmental (CE-3) and Hillside Residential (HR-1) Zones south of the currently developed neighborhoods. Of the remaining 460 acres, 260 acres are in the CE-2 Zone. The rest of the acreage is mainly located on the fringes of existing development with some smaller areas interspersed throughout the city. As stated above, there are still about 150 acres of land in the annexation declaration. This translates to the possibility of anywhere between 250 to 500 potential new dwellings, which will add approximately 1,000 to 1,500 new people. It is forecasted that Elk Ridge's total population could be around 6,500 to 7,500 people.

The forecasted population could vary significantly depending on the slope of the land, buildable area and zoning at the time of annexation. With continued growth, residents have noticed significant changes in the community. To some residents, the community may seem more suburban or exurban as formerly open ground is transformed into neighborhoods. While the pace of growth may slow down in the future, it will still continue to transform the character of the community. It is the role of zoning to help preserve the key characteristics of Elk Ridge balanced with private property rights.

# Elk Ridge Residential Land Use Designations

## Hillside and Environmentally Sensitive Areas Designation

The Hillside and Environmentally Sensitive Areas Designation is for areas of the community, including within the annexation declaration, that have limited developmental potential. These areas typically include, but are not limited to, areas with steep slopes, unique soils, drainages and other natural conditions. Uses within this designation should protect and preserve the existing dark sky characteristics of Elk Ridge. For safety reasons, the city encourages minimal disturbance on each building lot and requires a clear area around homes and other structures to create a defensible space for fire protection. Uses by right include but are not limited to single-family dwellings and home occupations. Conditional uses include accessory apartments. This designation does allow for grazing animals and/or other animal rights on large parcels. Consideration should be given to the types and number of animals to minimize impact on native vegetation and wildlife habitat and activity. To minimize development impact and maximize use of land, clustered home sites are recommended. Any development in these areas will require extensive environmental review. Zoning designations in these areas include the Critical Environmental (CE-2 and CE-3) zones and the Hillside Residential (HR-1) Zones.

## Low-Density Residential Designation

The Low-Density Residential Designation allows for low-density residential developments on one-half acre or larger lots. Uses within this designation should protect and preserve the existing dark sky characteristics of Elk Ridge. Uses by right include but are not limited to single-family dwellings and home occupations. Conditional uses include accessory apartments. Animal rights are limited to types of animals that are appropriate for a residential neighborhood. Corresponding zones include the Residential and Livestock (R&L-1-20,000) and the Residential (R-1-20,000).

## Medium-Density Residential Designation

The Medium-Density Residential Designation allows for smaller lots in a more compact setting. Uses within this designation should protect and preserve the existing dark sky characteristics of Elk Ridge. Uses by right include but are not limited to single-family dwellings and home occupations. Conditional uses include accessory apartments. Animal rights are limited to types of animals that are appropriate for a residential neighborhood. The Residential (R-1-15,000) Zone is the appropriate zone for this designation.

## High-Density Residential Designation

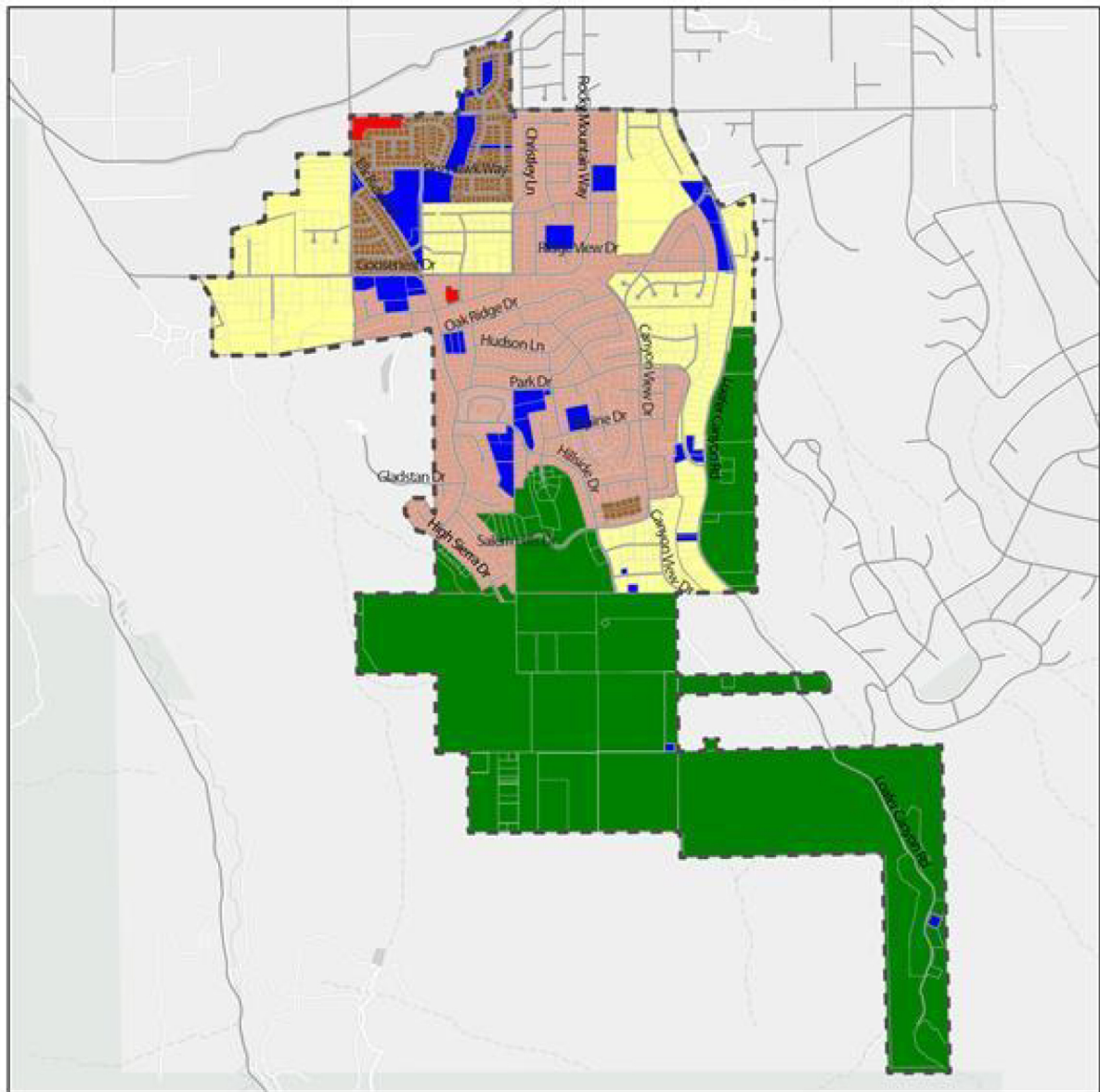
The High-Density Residential Designation is for areas of the city that historically allowed for small lots of one-fourth acre in size. Uses within this designation should protect and preserve the existing dark sky characteristics of Elk Ridge. Uses by right include but are not limited to single-family dwellings and home occupations. Conditional uses include accessory apartments. The High-Density Residential Designation is limited to areas of the city that match the square footage of the surrounding lots in the original Salem Hills Town development. This designation is very limited and corresponds to the Residential (R-1-12,000) Zone.

## General Commercial Designation

The General Commercial Designation is for retail and service facilities designed to satisfy the needs of Elk Ridge and the surrounding areas. Commercial areas adjacent to residential areas must be designed to ensure privacy, tranquility, dark skies, and limited access to residential property. The General Commercial (GC) Zone corresponds to this designation.



# General Land Use Map






 **Elk Ridge City Boundary**

## Land Use Designations

-  Hillside and Environmentally Sensitive Areas
-  Public Facilities/Institutional
-  General Commercial



0 0.25 0.5 1 Miles

-  Low-Density Residential
-  Medium-Density Residential
-  High-Density Residential

Map 1

## Public Facilities/Institutional Designation

This designation is for properties around the city that are used for public and quasi-public purposes. The Public Facilities/Institutional Designation is for areas where city buildings, major utilities, parks, open spaces, golf courses, churches, libraries, cemeteries and other public facilities are appropriate. Quasi-public institutional land is the term used to denote land or space which serves a public function, but which is privately owned. The archetypal example of quasi-public institutional land in Utah are churches. While privately owned they may on occasion be used for public purposes such as emergency shelters in times of natural disasters. The Public Facilities (PF) Zone corresponds to this designation.

## Land Use Considerations

### Complementary Land Uses

Planned land uses should complement adjacent development types and local environmental conditions.

Removal of natural landscape features including ridgelines, ravines and mountain tops shall not be permitted. Removal of such features would be a gross violation of the City's desire to be complementary to the existing landscape.

### Environmental Hazard

Planned development on or along steep hillsides, ridgelines, ravines, drainages, and other natural features, within any area, should be carefully studied and analyzed for geological destabilization, watershed impacts, and to ensure compliance with city code.

### Service Availability

Services (sewer, water, storm drainage, roads, etc.) applicable to any development must be constructed prior to or as part of any approval.

Emergency equipment access within an area must be a primary concern. There should be no plans for development without conditions or ordinances that clearly enumerate emergency equipment access and conditions upon which any given area may be developed.

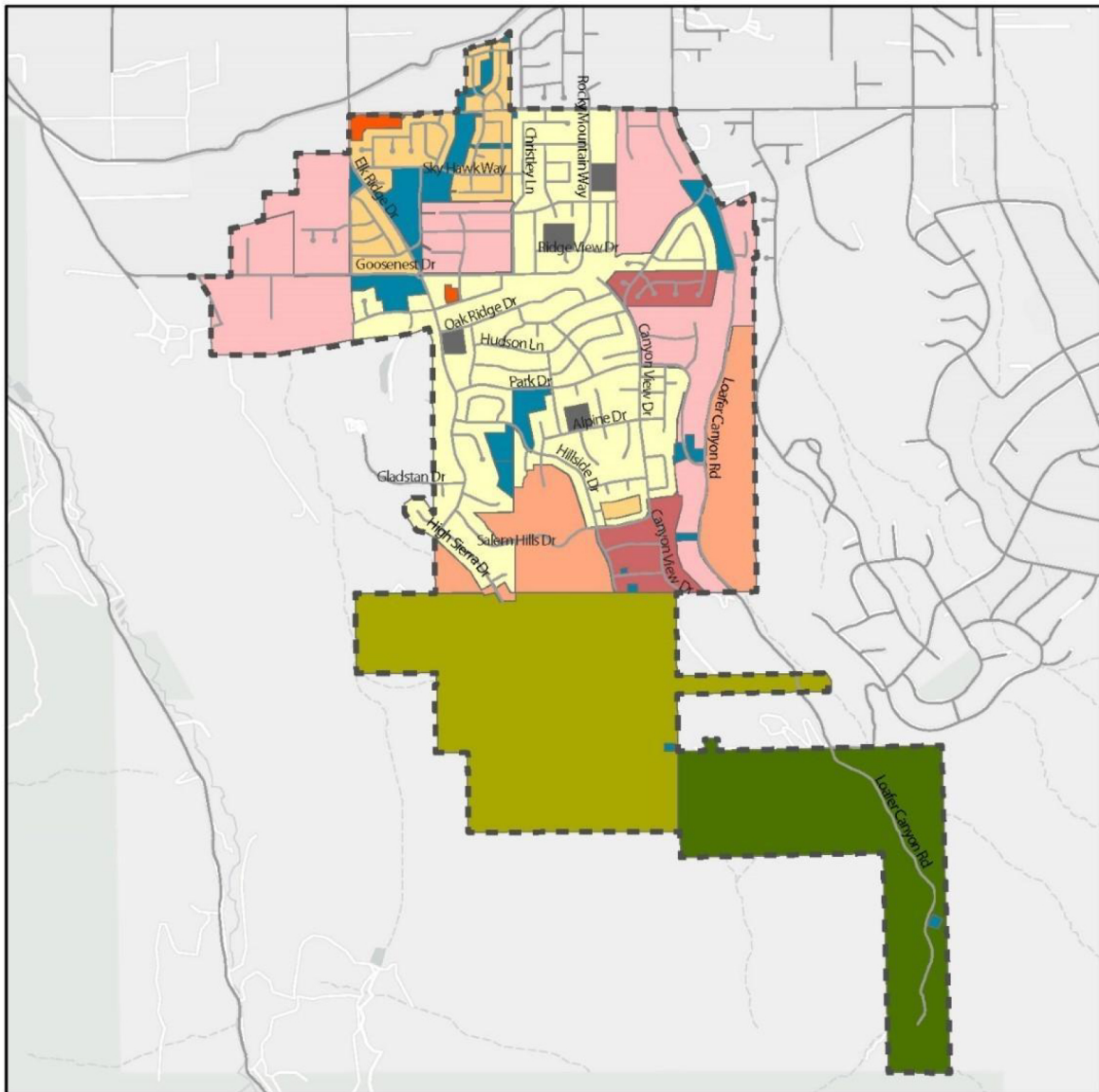
## Land Use Strategies

### Review the Zoning Ordinance and Map

Ensure every zone has applicable ordinances that specifically deal with the following:

- Emergency equipment access.
- Water, sewer, and storm drain services.
- Multiple ingress and egress requirements in case of wildland fires, earthquakes or other natural events.
- Protection of significant natural landscape features.
- Introduction or increase of the likelihood of an environmental hazard.

# Zoning Map













 **Elk Ridge City Boundary**



0 0.25 0.5 1 Miles

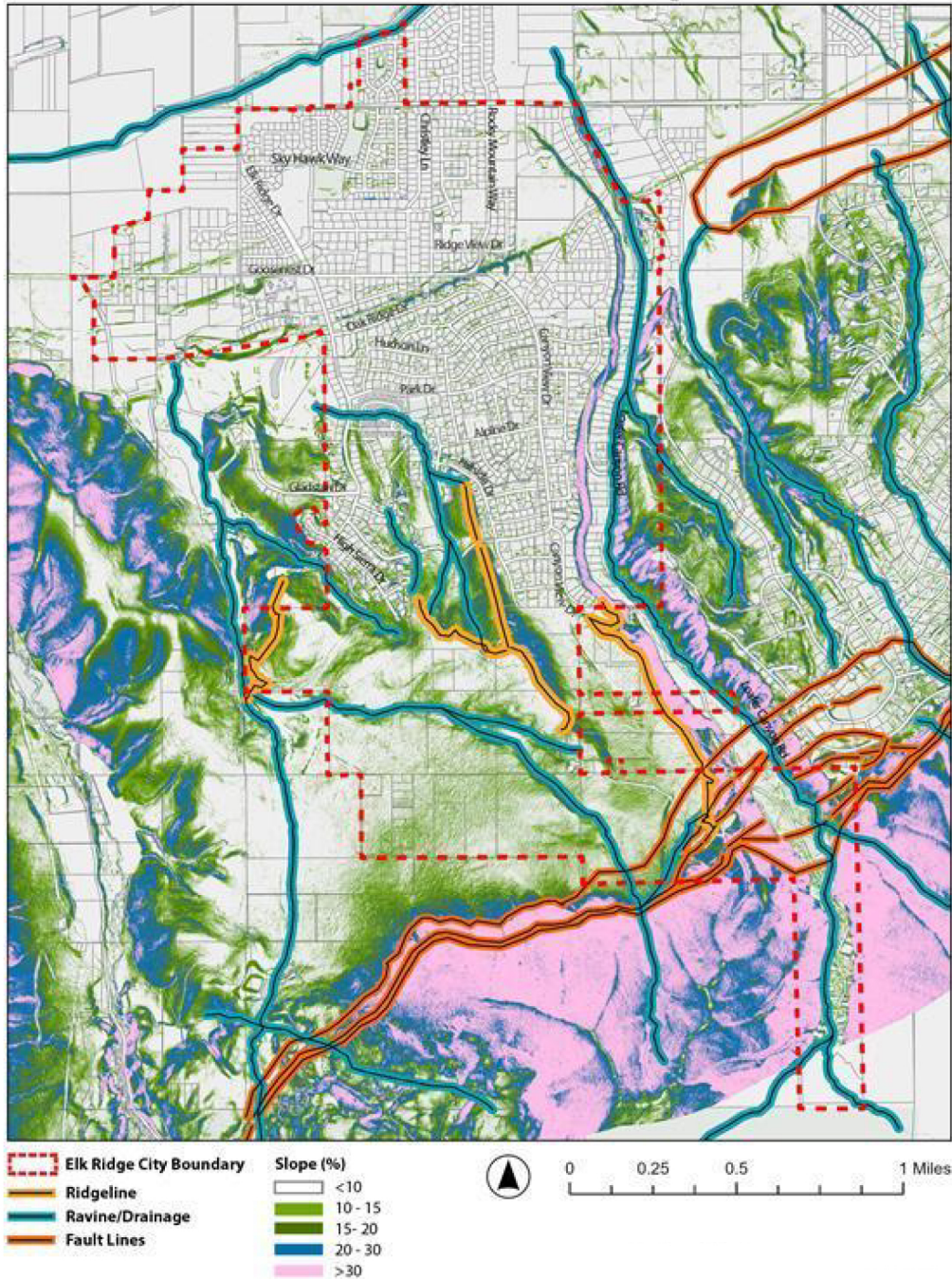
## Zoning

 Critical Environmental (CE-2)	 Hillside Residential (HR-1)
 Critical Environmental (CE-3)	 Residential (R-1-12000)
 Institutional	 Residential (R-1-15000)
 Public Facilities	 Residential (R-1-20000)
 Commercial (C-1)	 Residential Livestock (RL-1-20000)

Map 2



## Sensitive Areas Map



Slope data source: 0.5 Meter LIDAR data captured in 2013-2014 taken from the Utah Geospatial Resource Center (UGRC) website. This is the most recent and accurate data available.

The City of Elk Ridge does not, and cannot, guarantee the accuracy of the information contained on this map. Each user of this map is responsible for determining its suitability for his or her intended use or purpose, including development of any kind. All maps contained in this general plan are for planning and information purposes only and shall not be relied upon for development.

Elk Ridge will not approve applications based solely on general plan maps. Applicants for city permits and licenses must submit for applicable requirements, and may be required to obtain engineering studies, measurements, imaging, slope analysis, or any other confirmations at time of application. City staff will use reasonable efforts to correct errors on this map as they are identified.

Map 3



# Annexation Element

## Element Purpose

Utah state law requires every community to have an Annexation Policy Plan. Upon adoption of the General Plan, this Annexation element shall also be Elk Ridge's Annexation Policy Plan.

## Background

Elk Ridge is a small community with an official population of 4,687 residents as of the 2020 census. Elk Ridge is located at the base of Mount Loafer and adjacent to the cities of Payson, Salem and Woodland Hills. It is an exurban community, and the existing area within the city will remain that way. A small portion of the city is zoned commercial.

## Annexation Objectives

### Municipal Services

As new annexations are processed, the City will review each application for its impact on municipal services. The applicant of each proposal will need to mitigate any negative impacts on the City services and facilities. Because the City has minimal income from commercial activities, bonding for service improvements and expansion should be a last resort.

### Impact Fees

As annexation occurs, it is imperative that the impact of additional development on the existing infrastructure be considered and that impact fees are appropriately adjusted to account for any upgrades to existing infrastructure that are required to maintain existing levels of service.

### Potential Tax Consequences to Residents

Existing residents should realize the potential tax consequences due to annexation and the resulting development activities. Commercial annexation should be done with plans to reduce the existing tax burden or increase desired services. Residents within the existing annexation area should be notified of the potential taxation impact prior to or at the time of any initial public hearing concerning the annexation.

### Interests of All Affected Entities

There are five possible affected entities for annexations surrounding Elk Ridge. The affected entities are Utah County; the cities of Payson, Salem and Woodland Hills; and the Nebo School District. These entities may submit comments at the public hearing or up to 10 days following the public hearing related to any annexation activities.

### Updating the General Plan

Any annexation activity requires an update to the General Plan. The public hearing for annexation must include the proposed update to the General Plan to incorporate all zoning and expected land-use designations of the annexation area.

### Annexation and Boundary Changes

In addition to the basic zoning definitions listed previously, the zoning of additional areas due to the annexation of unincorporated land or due to a boundary change between cities must consider the following:

- Potential impact of mixing land uses between commercial and residential zones that share a common boundary. Priority should be given to the protection of tranquility, privacy, dark skies and access to residential areas and property.
- Traffic patterns generated from commercial zoning should limit the impact on local roads in any material way. This includes, but is not limited to, the amount of traffic, the types of vehicles, the time of travel and the noise emitted from vehicles.

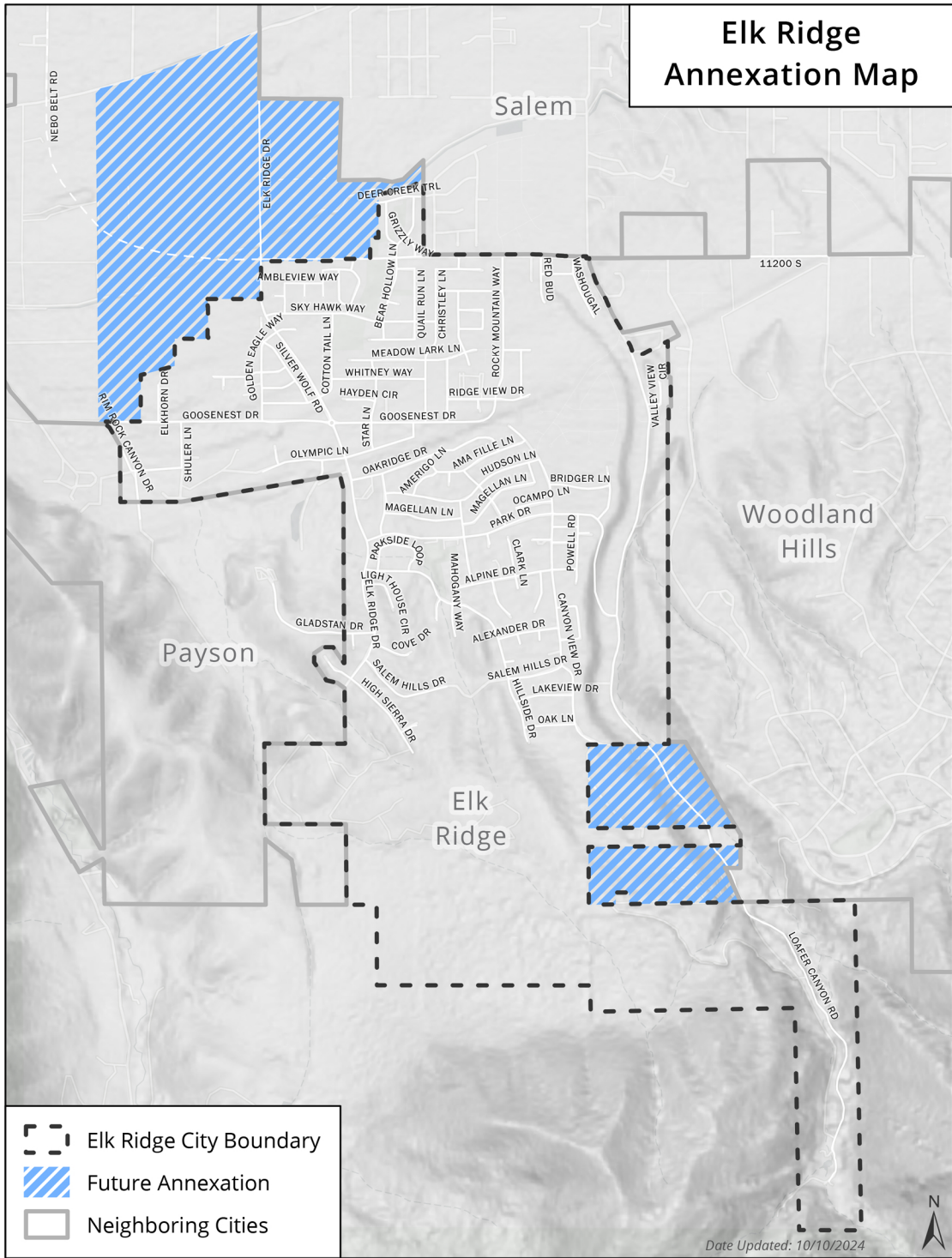
- Potential impact of mixing land uses between zones that grant more permissive animal rights with those more restrictive in their animal rights. Ordinances should protect the property owner in zones with the most restrictive animal rights from exposure to the unintended consequences of neighboring zones.

## Annexation Strategies

### Prepare for Annexation

There are very few areas left for annexation into Elk Ridge City, but each area has a potential impact. Compliance with code and zoning ordinances for each area being considered is important and necessary for the success of the development and the city. Looking ahead at potential annexations should be a regular part of city planning.

# Annexation Map



Map 4

# Transportation Element

## Element Purpose

The transportation element is designed to provide for the safe and efficient movement of people and goods in the city. Its primary purpose is to balance current and future demands generated by projected future growth with roadway improvements. In essence, it is a long-range transportation plan that would efficiently support future land development and ultimately the Elk Ridge vision.

## Background

Physical limitations of the mountains and being located at the southern end of the Wasatch Front will continue to keep Elk Ridge an exurban community. The transportation system must provide an effective method of connectivity that fits the needs of an exurban city located on a mountainside.

Seventy-two (72%) percent of workers drive alone, while the mean commute time is nearly 30 minutes. The commute time is about a third longer than the mean commute time of the Provo-Orem Metro Area. Working at home is the second most identified transportation to work option according to the US Census Bureau's American Community Survey.

## Street Plan Guidelines

Elk Ridge street classifications, as shown on the transportation map and described in detail in the Master Street Plan, each play a part in moving people and goods to and from homes and businesses within and without the city. The road classifications in the General Plan represent a local definition and description. Traffic study data were also used to determine appropriate classifications and speed of city roads. Right-of-way, which is owned by the city, includes the paved roadway, medians, gutters, landscape strips, sidewalks, and utility areas behind the curb or sidewalk.

- Arterial streets provide for heaviest traffic movement within and out of the city. Principal arterials have a large right-of-way and may include four travel lanes and shoulders, a wide median, and side buffer areas that can include landscaping and a trail system. They are limited to major intersections. Minor arterials connect to principal arterials but carry less traffic and have less right-of-way. They may contain a median and a landscape buffer zone and accommodate a trail system.
- Collector streets provide for traffic movement between arterials and local streets. Major collector roads require a wider right-of-way than minor collector roads. Driveway access should be limited.
- Local streets provide for direct access to abutting land uses and for local neighborhood traffic movement. Local streets should have a speed limit not to exceed 25 mph.

Elk Ridge city is an OHV (Off Highway Vehicle) and E-bike friendly city.

## Transportation Considerations

As new roadways are planned and developed within the city, they must be reviewed for compatibility with neighborhoods, footprint sensibility within hillside and sensitive environmental areas, and safety. In addition, all new roads must adhere to requirements found in the city codes, standards, and the official Master Transportation map. Subdivisions must have collector road access for local street access.

As the street system is further developed, it is critical that the realities of living on a mountainside are considered, grades must be minimized where possible. Neighborhoods need multiple access points onto the city street system to provide alternatives during winter weather and the ability to efficiently evacuate neighborhoods in an emergency.

## Transportation Strategies

Secure right-of-way prior to or concurrent with land development. Coordinate land use and transportation planning to maximize appropriate land development.

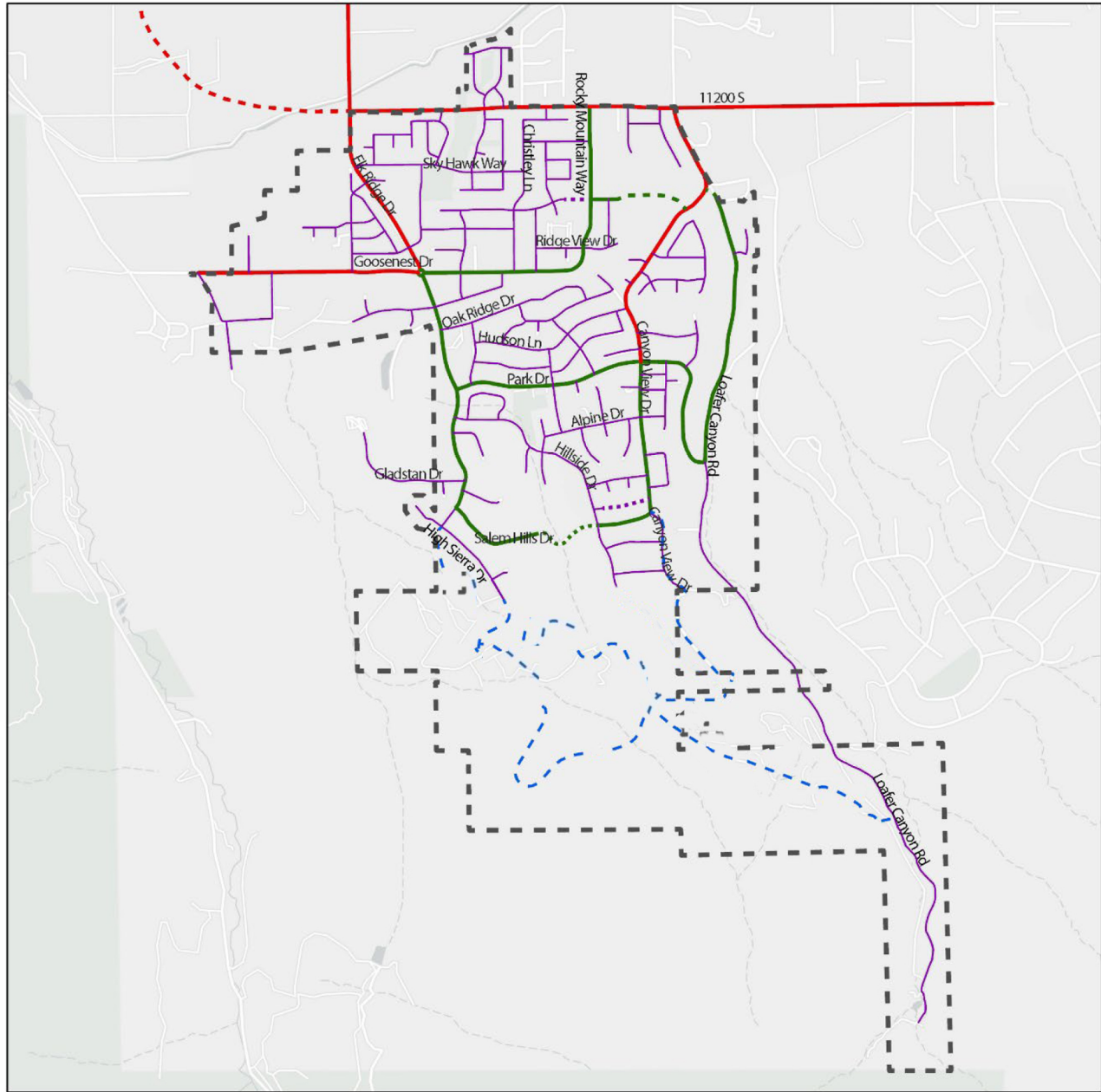
Anticipate long-range financial demands and search for additional methods for street improvement funding.

Determine if outlying potential development could degrade existing streets and consider actions to limit or concentrate future land use densities, if required.

Identify and prioritize roads within the city that need improved safety. Mitigation of such roadway could include additional signage, redesign, closure, privatization, etc.



# Transportation Map



**Elk Ridge City Boundary**

## Elk Ridge Roads

- |              |                        |
|--------------|------------------------|
| Arterial     | Proposed Arterial      |
| Collector    | Proposed Collector     |
| Local Street | *Possible Local Street |
|              | *Possible Street       |

\*Lines on this map should not be construed to permit trespassing on private property. Where lines on this map cross private

Produced by Horrocks Engineers Staff

Map 5

# Pedestrian, Bicycle, and Trail Facilities Element

## Element Objective

Pedestrian, bike, and trail facilities are an integral part of the vision for Elk Ridge. This element provides direction to city planners regarding facilities that support and encourage safe, interconnecting, non-motorized travel throughout the city; gaining mountain access; and connecting to adjacent community trail systems.

## Background

Elk Ridge did not require developers to install sidewalks and did not envision the need for a trail system in its early days. There have been great strides forward with a variety of appropriate pathways (sidewalks and trails) in support of non-motorized travel throughout the city. In the early days, access to the mountains/wilderness areas seemed to be available to the public. People simply were neither aware nor respectful of private property ownership. Access to the mountains and the wilderness area on the south end of the city is currently restricted.

## Trail Classification

### Shared Roadway

Shared roadway trails consist of a designated pathway running adjacent to travel lanes of streets without a physical separation between the two. These pathways are prominently identified by signage and markings within the path to indicate the intended purpose.

This is the least desirable of all trail implementation due to the proximity to motorized traffic. It is most applicable within older areas of the city that have no sidewalks but may also be appropriate on other roadways in minimal traffic areas.

Shared roadway trails must be designed for both pedestrian and bicycle traffic.

### Sidewalk

New developments are required to have sidewalks as part of the subdivision plan. Sidewalks that serve both pedestrian traffic and bicycle traffic must be designed with sufficient width to safely allow for both uses. Sidewalks from each neighborhood should be tied to a dedicated pathway that will access the trail system. This section of sidewalk connecting neighborhoods to trails should safely accommodate pedestrians and other non-motorized users. Sidewalks within a subdivision that are alongside streets of local designation should be designed for use by pedestrians, although limited use by bicycles is allowed. Prohibited uses of sidewalks include but are not limited to OHV's, golf carts, motorized scooters, and equestrian.

### Dedicated Pathway

A dedicated pathway within the trail system is the most desirable of all trail types. These paths are typically not located on or directly adjacent to vehicle travel lanes or paved shoulders. They are separated by a buffer or located in a dedicated right-of-way separate from the street system. Dedicated pathways minimize conflicts between non-motorized users and automobiles and give the user a sense of calmness while on the trail. Dedicated pathways are for any non-motorized form of travel and must be designed as such. Dedicated pathways should follow the contour of the existing landscape. The pathway may be paved or, in appropriate environment, be left as a natural unpaved trail. Some dedicated pathways are appropriate for equestrian use, but signage must be used to warn pedestrians of this condition.

## Trail Considerations

### Safety

Trail planning should consider the safety of those using the trails above all other aspects of its design. Designing trails so that there is physical separation between motorized and non-motorized travel is highly desirable.

Mixed types of non-motorized travel should be considered during the earliest planning stages. Pedestrian, bicycle, and equestrian uses are vastly different and may not be applicable in all parts of the trail system.

Signage of various types should be used to inform potential trail users of the type of use the trail is intended for.

When a trail is required to cross over an area such as drainage or a street, there must be a specific safety element included in the design of the trail at that point.

### Connectivity

Connectivity is key to any viable trail system. The overall trail plan is one that connects residents to all public and commercial facilities with exclusive use of the trail system. Sidewalks are an important part of the trail system, and an emphasis should be placed on establishing sidewalks within subdivisions that can easily accommodate them. The plan will include a trails system that connects to our neighboring communities and the regional trail system to allow pedestrians and non-motorized vehicles to have an extensive, clear, and safe route to traverse the beautiful mountains, foothills, and canyons of Utah Valley. It is imperative that the city work with private property owners to gain access for trails to the mountains and connect with adjacent community trails systems.

### Maintenance

Maintenance must be a consideration during the design of the trail system. Although access to the trail system is limited to non-motorized traffic, motorized maintenance equipment must have access to any area of the trail.

### Law Enforcement and Emergency Access

Dedicated pathways within the trail system must be designed to allow law enforcement and emergency vehicle access. Although parts of the pathways may be impassable by such equipment, there must be access points at appropriate locations.

## Trail Strategies

### Create a Trails Master Plan

Create a Well-Connected Network of Parks and Trails that serves all Elk Ridge residents. This can be accomplished by developing a transportation function or master plan.

- Identify areas where sidewalks and trails need to be designed, modified or created to establish connectivity throughout the city.
- Consider land ownership and the appropriate pathway (sidewalk or trail) as per the Trails Map and Master Plan.
- The Master Plan should include prioritizing projects, a timeframe for completion, cost and avenues for funding.

### Adhere to the Elk Ridge Trails Map

- The 2024 update to the General Plan includes a map that details the existing and proposed trail system. The map includes areas in which existing development will require a paved trail.

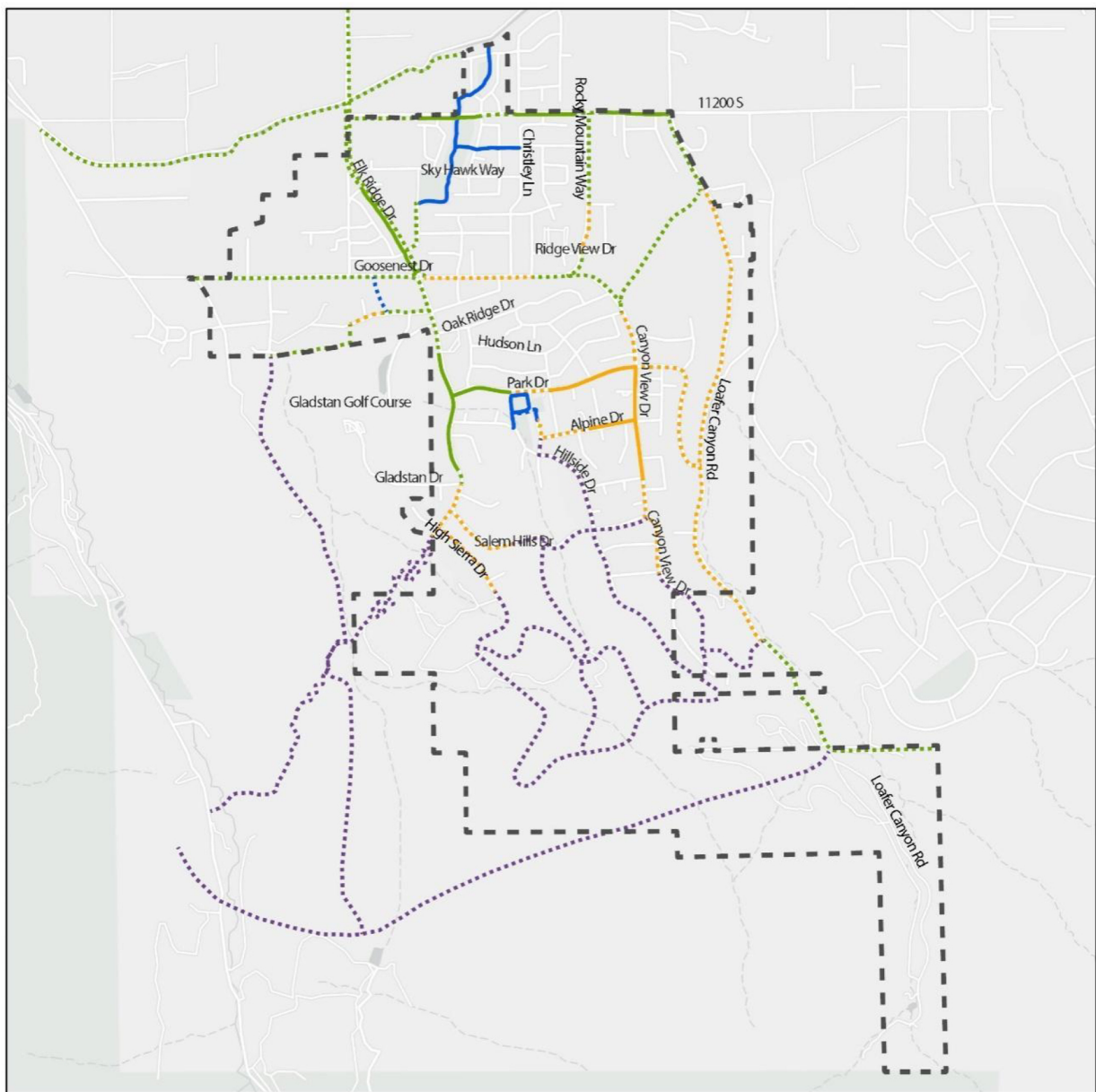


- The Trails Map is designed to provide access to the trail system from all neighborhoods and connect to major points in town and to regional connections.
- As new development occurs, developers should install trails according to the trails plan and should provide connections to the trails system from each neighborhood.
- The surface of all trails will be determined by the city.

### Actively Seek Trails Funding

- The city shall continue to actively seek funding to connect existing trail sections within city boundaries and create new trails that connect to adjacent community trail systems by applying for regional, state and federal grants.

## Trails Map










 **Elk Ridge City Boundary**



0 0.25 0.5 1 Miles

## Elk Ridge Trails

-  Dedicated Pathway      Future Dedicated Pathway  
 Shared Roadside Trail      Future Shared Roadside Trail  
 Park Trail      Future Park Trail  
 \*Possible Trail

\*Lines on this map should not be construed to permit trespassing on private property.

Map 6



# ELK RIDGE TRAILS MAP

- Concrete Trail
- Asphalt Trail
- Road Share Trail
- Future Concrete Trail
- Future Asphalt Trail
- Future Road Share Trail
- Future Trail
- Future Trail (Natural)

To be determined  
in development  
(See development code)

\*Lines on this map should not be construed to permit trespassing  
on private property

Salem

Mount Loafer Park

Elk Ridge Town Center

Woodland Hills

Payson

Elk Ridge Meadows Park

The Church of  
Jesus Christ of Latter

Gladston RV Park

Goose Nest

Shuler Park

18b



# Parks, Recreation, and Open Space Element

## Element Objective

Park space, recreational opportunities and open space are fundamental parts of every good community. This element will help guide city planners as they balance the need for parks, recreation and open space with the cost of maintaining and operating such areas and related equipment.

## Background

Elk Ridge is home to an active population. Citizens of all ages and abilities need recreational space that is accessible, well maintained and contains amenities that make a park pleasant and useful. Following the suggested guidelines of the National Parks and Recreation Association (NRPA), Elk Ridge City has the standard of a minimum of 5 acres of park space per 1,000 residents. From the 2020 Census, our population is 4,687 and currently has 25 acres of park space integrated throughout the city. The city currently meets this standard. However, much of the park area has limited use due to the lack of development and needed components. As the city grows and develops, another 10 to 15 acres should be added (see possible park designations on the Parks Map) to meet the standard.

A 2022 citizen survey found that the community values trails that connect with other cities as well as trails that provide access to the mountains. Understanding this, Elk Ridge has recognized that the traditional definition of a park is only one component in a successful park system. Park space could also include natural open space with trails for a variety of users, quiet picnic or day camp areas and community-wide accessibility.

Parks must provide a variety of components for the residents to enjoy. Whenever a park component or recreation opportunity is considered, city planners and leaders must address the components usability, sustainability, maintenance costs and safety as outlined in the Capital Facilities Plan.

## Open “Natural” Space

Open space is a critical component of a comprehensive, well-balanced parks and recreation system. Both private and public open spaces provide a host of ecological and ecosystem benefits, such as sites for purification of the soil, water and air; places where the impacts of noise, wind and visual disturbances can be buffered and absorbed; and places where native vegetation and natural wildlife can prosper. In other words, a robust open space system helps create a healthier community.

As development occurs, the city will work with landowners to conserve these valuable spaces while creating beautiful, well-planned places to live, work and play. The overriding, guiding consideration should be on preserving and enhancing the natural resources and environment whenever possible and carefully integrating human works with nature. Prime areas for open space preservation can be identified by referencing the Sensitive Areas map and focusing on natural areas that cannot be developed due to steep slopes, ridgelines, ravines/drainage areas, wildlife habitat areas and corridors, watershed and well protection areas. Public parks and open space areas, whether public or private, need to be considered separate components in this element of the General Plan.

## Recreation

A good park design allows for recreation and enjoyment of all people regardless of age and abilities. Park amenities such as baseball or soccer fields, basketball or multi-use sport courts, pickleball courts, splash pads and children’s play equipment are all components to consider. Public health and a sense of community are enhanced by recreation programming. Organized sporting programs for our youth such as soccer, baseball and/or basketball are desirable but require specific park design features and dedicated adult support.

Community interest, input, organization and planning are major components in creating a successful sports program.

## Parks and Open Space Considerations

### Sustainability

There must be a balance between the type of park components and the cost to the City to maintain such areas. Soccer fields and the associated large grassy areas are desired within the city. These areas are also aesthetically pleasing and offer a multitude of uses for residents. However, great consideration must be given to the sustainability of such areas due to the significant quantities of water required to maintain a healthy lawn and should be balanced with natural water conscious areas. (See Appendix)

### Preservation

Parks and natural open space areas serve to help preserve the natural characteristics of the community and its surroundings. Preservation of these characteristics must be taken into consideration as development activity occurs and plans and ordinances should be amended to identify these characteristics and promote their preservation.

### Usability

Parks must be well maintained and provide amenities that residents will use. Open space may also be utilized by the community as a source of recreation and solace when trails are provided in open space areas. Each park and active open space area should be evaluated to determine its intended purpose and the amenities that will be provided prior to acquisition and development. The evaluation should take into consideration the location and accessibility of the site, the types of amenities desired by the community and the appropriateness of the site to host those amenities.

### Access

Parks and active use open space should be easily accessible to all residents of the community. The areas should be located throughout the community with trails connecting into surrounding neighborhoods, allowing residents to use non-motorized means of travel to conveniently access the parks and active open space.

Parks that include high-use amenities such as fields for organized sports, a splash pad, access to the mountains or utilized for community events need to contain adequate on-site parking to allow those traveling from other areas in town or from other communities to access the amenities.

### Safety

As parks are designed and developed, user safety should be first and foremost in consideration of each element. Park spaces should be visually open and easily accessible to law and emergency services. Park facilities should be frequently inspected for damage and improper function on a schedule appropriate for the amenity and well maintained. Vandalism should be quickly addressed, and video surveillance is recommended.

### Variation

Parks and open space will vary in uses and size. In the interest of providing amenities desired by the residents and remaining fiscally responsible, each proposed park should be designed with specific types of use in mind based upon the need for those uses. Some uses may apply to all parks, such as children's playgrounds and pavilions, but every park does not need a multi-purpose field or tennis courts. By providing a variety of uses, each park will be unique and will provide for the varying interests of the residents.

### Development

The Parks and Open Space Map details the locations of existing parks and general locations of desired future parks. Each park should be described in the City's Capital Facilities Plan so that as development occurs, the parks may be incorporated into the development. The City and developer should work in partnership to

provide parkland that will benefit the residents and enhance the desirability of the surrounding development. The City should use park impact fees to encourage dedication and development of parkland and active open space areas.

## Parks and Open Space Strategies

Ensure that Elk Ridge City's current and future residents are well-served by a comprehensive system of parks, recreation facilities, and open space.

- Create a master plan. This plan will include a vision and plan for each park or open space area within the current and future city boundaries. It will include citizen input, goals and priorities for development; plans for amenities, access and parking; and plans for funding and maintenance. The master plan will be based on the City Capital Facilities plan.
- Improve water efficiency by utilizing Smart and Water Wise irrigation systems.(See Appendix)
- Future parks should be developed with water conservation in mind, sizing grass areas based upon the minimum needed for specific amenities and allowing additional acreage to be left in its natural state with trails for active use or other uses.
- Identify areas suitable for future parks as the city expands geographically.

Obtain and provide adequate funding for park maintenance, park construction, recreation programs and adequate maintenance staff.

- Pursue a diverse array of funding sources, such as grants (county, state and national), bonds, public-private partnerships and special entities such as Conservation Easement funds.
- Pursue appropriate impact fee assessments to support new growth and development.

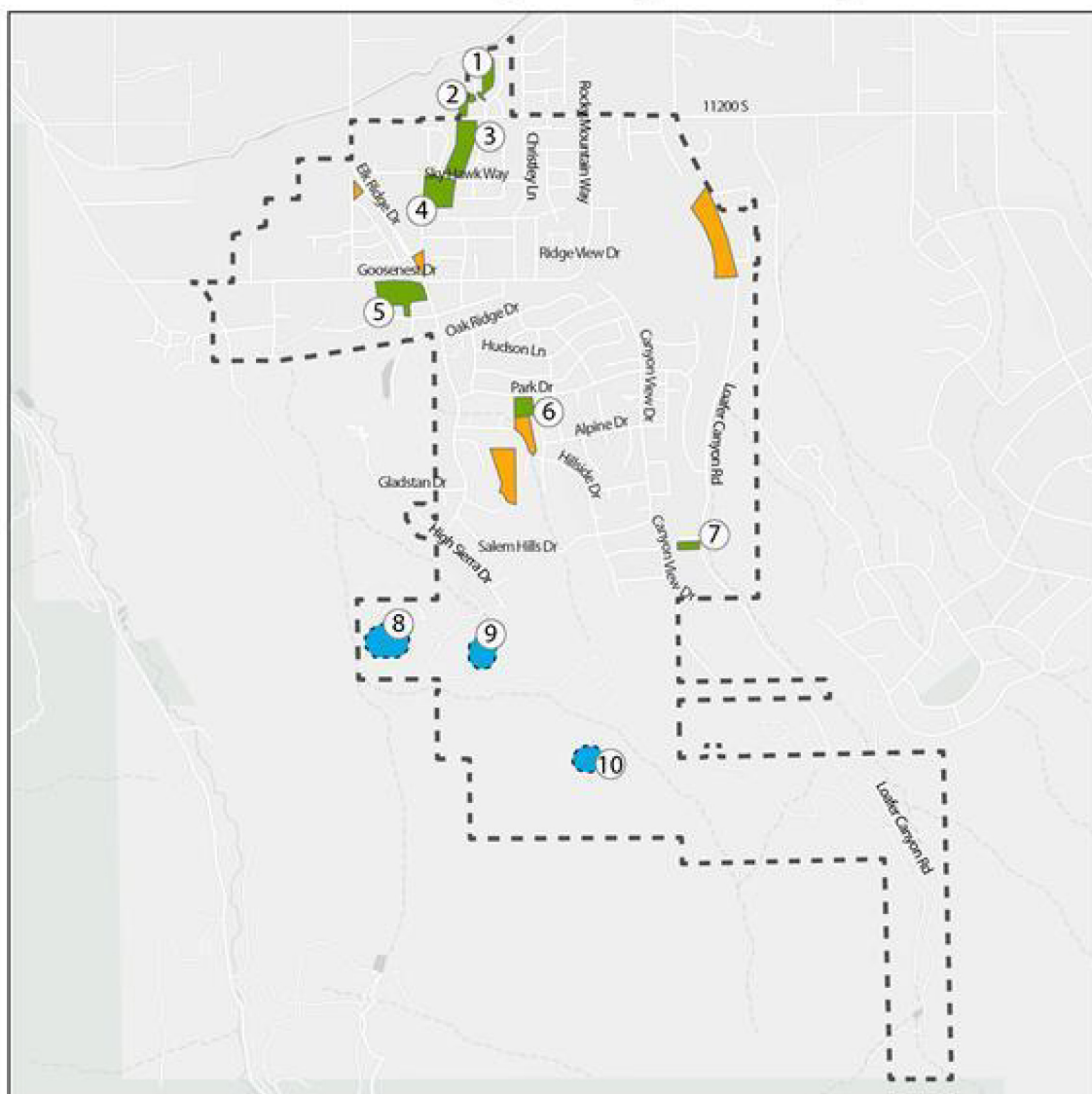
Provide ongoing opportunities for community engagement.

- Offer park improvement and maintenance volunteer opportunities.
- Use community engagement to identify opportunities for new programming that aligns with needs and trends (e.g., soccer teams, pickleball play).
- Allow community members to comment on the design/amenities of proposed new parks/recreation facilities (e.g., parks committee, recreation committee, beautification committee).
- Create a web page with park descriptions and maps that highlight current and future park improvements.

## Update Capital Facilities Plan and Park Impact Fees

Each existing and proposed park should be described in detail in the Capital Facilities Plan with estimated costs for development. Those costs should then be used to determine how the improvements will be paid for and what portion is attributed to new development and thus eligible to be included in the impact fees. It is very important that the Capital Facilities Plan and Impact Fee Analysis be reviewed and updated on a regular basis and especially any time new annexations or rezoning occur that may affect the need and timing of new improvements and may require adjustments in the impact fee amount.

# Parks and Open Space Map



**Elk Ridge City Boundary**

## Elk Ridge Parks

- ① Deer Creek Trail Park
- ② Grizzly Way Park
- ③ Elk Ridge Meadows Park
- ④ Sky Hawk Park
- ⑤ Gooseneck Park

- ⑥ Shuler Park
- ⑦ Loafer Canyon Retreat
- ⑧ Possible Park
- ⑨ Possible Park
- ⑩ Possible Park

- Park
- Open Space
- \*Possible Park
- Future Open Space

\*Currently private property, no public access

*Produced by Horrocks Engineers Staff*

Map 7



# Moderate-Income Housing Element

Moderate income housing means housing that is affordable to a family earning 80% of the Area Median Income (AMI). In 2024, according to the US Census Bureau 80% of the Area Median Income (AMI) for a family of four (4) in Utah County is \$79,300.

Utah State Code 10-9a-403(2)(iii)(A) requires identifying the need for moderate income housing, the selection of various recommendations that support moderate income housing and requirements to send moderate income housing reports to the State.

Additionally, State Code defines a “Specified Municipality” as a city of the first, second, third or fourth class; a city of the fifth class with a population of 5,000 or more, if the city is located within a county of the first, second or third class; or a metro township with a population of 5,000 or more.

Elk Ridge is a fifth-class city with a population of 4,687 as of the 2020 Census. According to the Utah Housing Affordability Act, the city must make a report and work on a housing plan by August of the year in which the city exceeds 5,000 people.

Elk Ridge is an exurban community. The average commute time is 30 minutes. Figuring a commute five days a week, four weeks a month of approximately 30 miles each way amounts to roughly 1,200 miles a month. The 1,200 miles a month at the Internal Revenue Service (IRS) 2024 mileage rate of \$0.67 per mile means that an apartment in Elk Ridge would need to be \$600 to \$800 per month less than a comparable apartment in Provo to be affordable to a moderate-income family. Realistically, this would only occur in a free-rent scenario, as is typically found when a young couple moves into an accessory apartment of a relative or friend. Currently, most of the existing accessory apartments are occupied in this family/friend scenario.

The City's biggest challenge for moderate-income housing development, like economic development, is also its biggest asset for quality of life of those who live there: isolation. The city is located on the foothills of Loafer Mountain, without an existing regional transportation route through the city. Elk Ridge's daytime population is relatively small, with many workers leaving the city to work in other communities. Most of the people live in Elk Ridge to get away from the "hustle and bustle" and city lights of more urbanized areas. Any moderate-income housing development activity in Elk Ridge must be pursued with the knowledge that much of what makes Elk Ridge desirable from a residential standpoint also makes moderate-income housing development more difficult.

Elk Ridge will comply with the Moderate-Income Housing regulations once the city exceeds a population of 5,000.



# Demographics Element

## Introduction

A demographic analysis of Elk Ridge City's current population, land use, development patterns and development potential has been completed based upon the vision set forth in this General Plan. The results of the analysis have been used as a basis for projection of future growth and its distribution throughout the planning area. For purposes of the General Plan, these projections help to understand the potential impacts to land use if the vision of the General Plan is implemented. These projections will also be used as one of the factors to estimate future service demands and capital projects required for the community.

## Population

Like much of Utah, Elk Ridge experienced significant growth up until 2008 when the national economy and real estate markets plummeted. Growth and development slid from over 5% per year to nearly 0% during the economic downturn. Over the last several years, growth has accelerated from 4% a year in 2010 to 2011 with a rate of 9.24%. The rate of growth was about 6.5% from 2013 to 2020. From 2020 on to 2030, the projected growth rate hovers around 15%.

The current official US Census Bureau population for Elk Ridge is 4,687. While the main function of the U.S. decennial census is to provide counts of people for the purpose of Congressional apportionment, the primary purpose of the ACS is to measure the changing social and economic characteristics of the U.S. population. As a result, the ACS does not provide official counts of the population in between censuses. Instead, the Census Bureau's Population Estimates program will continue to be the official source for annual population totals, by age, race, Hispanic origin and gender. ACS estimates are therefore controlled to match the Census Bureau's annual population estimates, by age, sex, race and Hispanic origin. For more information about population estimates, visit the Census Bureau's website at [www.census.gov](http://www.census.gov). Currently, there are 1,273 existing dwellings, of which 99% are single-family, owner-occupied units. The building permits issued for new homes in 2020/21 was 53, in 2021/2022 it was 35, in 2022/2023 it was 11, and so far for 2023/24 there have been 4 permits issued. The inventory of available building lots in approved subdivisions is 212. There are also about 29 lots that seem to be lots of record with metes and bounds descriptions. Whether these lots are buildable depends on several factors, including if the lots predated the city subdivision ordinance. The gross acreage of undeveloped land within the Elk Ridge annexation boundary is approximately 940 acres. The Hillside and Environmentally Sensitive Areas Designation currently has about 460 acres of undeveloped land. Of the land that carries the Low-Density Residential Designation, approximately 180 acres are undeveloped. There are roughly 20 acres of undeveloped land in the Medium-Density Residential Designation, while no areas of High-Density Residential Designated land are left to develop.

The US Census Bureau estimates that the near-term growth rate will continue to slide over the next five years to roughly 3%. Because of the limited land availability, growth from 2029 through build-out will likely occur at a rate closer to an average of 2.0% per year.

The population projection shown above, has been developed from previous census data, actual dwelling counts for the past four years and analysis of the market vs. land availability.

## Planning Area

The city limits currently encompass approximately 1,872 gross acres. Approximately 1,091 acres are currently developed. Included in this number is the annexation boundary which includes an additional 150 acres for future expansion.

## Land Use and Build-Out Capacity

To define potential growth areas and more accurately determine needed improvements, the City's designated land use densities were used to project future land use.

Existing developments within the city were analyzed to determine the developable area percentages. To account for roads, easements, utilities and other non-buildable areas, approximately 25-30% of a typical residential subdivision is non-buildable. The percentage of non-buildable land in the Critical Environment land use designation is higher due to slope and other environmental considerations.

The future land uses were analyzed using data provided by the City to determine future growth capacity.

# The Next Step

The foregoing maps and explanatory matter constitute the General Plan for Elk Ridge, but the plan is not self-executing. It is like a blueprint. It can only “sit on the shelf” until each public agency or person incorporates it into their individual programs.

After the General Plan has been adopted, the Planning Commission should no longer make decisions pertaining to matters relating to physical development without first referring to the General Plan. Not only will it be the responsibility of public officials to uphold the integrity of the General Plan, but it will also be necessary for them to adopt the policies and procedures of the plan and to actively support administrative officials in their duties as they carry out the plan.

## Planning: A Continuing Process

It should be recognized that a general plan is never really finished in the sense that a plan of a building is finished. Rather, a general plan should become a repository for new and improved ideas that can be assimilated and made part of an ongoing program. As better solutions to problems become known or as changes and unforeseen conditions arise, corresponding changes should be made in the plans. On the other hand, it should also be recognized that to make one change in a general plan may require many other changes to be made. This occurs because of the interrelationships that are inherent in general plans. What may appear to be a better solution to one problem, in and of itself, may call for other changes to be made which, in total, become unacceptable. Changes should therefore be made in the general plan only after the total effects have been considered.

## General Plan Amendment Reports

The City Council and the City Planning Commission may propose amendments to this General Plan at any time, upon a finding of facts. Other requests made by the public to amend this General Plan after its adoption must be accompanied with a General Plan Amendment Request Form, payment of the appropriate fees and follow the process outlined in state code and the Elk Ridge City Code. Much time and effort on the part of the City Council, Planning Commission, Staff and the public went into the creation and adoption of this General Plan. Therefore, the following reports must be filed with the city by any member of the public who wishes to amend this plan:

1. Culinary and secondary water report
2. Sewage treatment report
3. Traffic report
4. Storm drainage report
5. Geotechnical report
6. Fire protection report

## General Plan Review

The General Plan shall be reviewed every four years or as determined by the Planning Commission or the City Council. All zoning maps should be reviewed annually.

# Appendix

Elk Ridge History

<https://www.elkridgecity.org/elk-ridge-history>

Urban/Wildland Interface Area requirements:

[https://codelibrary.amlegal.com/codes/elkridgeut/latest/elkridge\\_ut/0-0-0-3196](https://codelibrary.amlegal.com/codes/elkridgeut/latest/elkridge_ut/0-0-0-3196)

E-Bike & OHV

[https://le.utah.gov/xcode/Title41/Chapter6A/41-6a-S1115.5.html#:~:text=\(1\),\(6\)](https://le.utah.gov/xcode/Title41/Chapter6A/41-6a-S1115.5.html#:~:text=(1),(6))

[https://codelibrary.amlegal.com/codes/elkridgeut/latest/elkridge\\_ut/0-0-0-2283](https://codelibrary.amlegal.com/codes/elkridgeut/latest/elkridge_ut/0-0-0-2283)

Water wise landscaping

[https://codelibrary.amlegal.com/codes/elkridgeut/latest/elkridge\\_ut/0-0-0-5148](https://codelibrary.amlegal.com/codes/elkridgeut/latest/elkridge_ut/0-0-0-5148)

<https://extension.usu.edu/cwel/principles>