

NOTICE OF PUBLIC MEETING

Notice is hereby given that the Elk Ridge Planning Commission will hold a regular **Planning Commission Meeting on Thursday, January 5th beginning at 7:00 p.m.** The meeting will take place at the Elk Ridge City Hall, 80 E. Park Dr., Elk Ridge, UT. During the meeting time consideration will be given to the following:

7:00 P.M.

Opening Remarks & Pledge of Allegiance
Roll Call
Approval of Agenda

1. **Election of Planning Commission Chairman**
2. **Approval of Minutes of Previous Meetings 12-01-05**
3. **Approval of the Planning Commission Annual Public Meeting Notice**
4. **Welcome to new Commissioners, Shawn Elliot and Robert Wright**
5. **City Council Meeting Update — Alvin Harward**
6. **Snyder Subdivision, Plat A – Single Lot Split**
 - Review and Discussion – Ken Young
7. **Norlund Subdivision Final Plat, Plat A - Vacation Salem Hills, Plat "E",**
 - Review and Discussion – Ken Young
8. **Traffic Enhancement Application**
 - Review and Discussion – Dayna Hughes
 - Schedule Public Hearing
9. **Follow-up Assignments / Misc. Discussion**
 - Agenda for December 1, 2005 Meeting

ADJOURNMENT

*Handicap Access Upon Request. (48 hours notice)

Dated this 22nd Day of December, 2005



Planning Commission Coordinator

BY ORDER OF THE ELK RIDGE PLANNING COMMISSION

CERTIFICATION

The undersigned duly appointed and acting Planning Commission Coordinator for the municipality of Elk Ridge, hereby certifies that a copy of the foregoing Notice of Public Meeting was emailed to the Payson Chronicle, Payson, Utah and delivered to each member of the Planning Commission on the 22nd Day of December, 2005



Planning Commission Coordinator

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ELK RIDGE PLANNING COMMISSION MEETING
January 5, 2006

**TIME AND PLACE OF
PLANNING
COMMISSION
MEETING
7:15 P.M.**

A regular meeting of the Elk Ridge Planning Commission was held on Thursday, January 5, 2006, 7:15 p.m., at 80 East Park Drive, Elk Ridge, Utah.

**OPENING REMARKS
& PLEDGE OF
ALLEGIANCE**

Chad Christensen, Co-chairman welcomed the commissioners. An opening prayer was given by Dayna Hughes followed by the Pledge of Allegiance.

ROLL CALL

Commissioners: Chad Christensen, Dayna Hughes, Robert Wright
Late: Shawn Eliot arrived 7:30, Russ Adamson arrived 7:45, Scot Bell arrived 8:00
Absent: Mel LeBaron, Scott Petersen,
Others: Margaret Leckie, Planning Commission Coordinator
Alvin Harward, Ray Brown: City Councilmen
Residents/Visitors: Annette Brigham, Ortencia Norlund, Janine Nelson

**APPROVAL OF
AGENDA**

The order of the Agenda Items was changed to the order noted below as suggested by City Planner, Ken Young:

Item 1 – Approval of Minutes was Item 2
Item 2 – Welcome New Commissioners was Item 4
Item 3 – Election of Planning Commission Chairman was item 1
Item 4 – Norlund Subdivision was Item 7
Item 5 – Approval of Planning Commission Annual Public Meeting Notice was Item 3
Item 6 – City Council Meeting Update was Item 5
Item 7 – Snyder Subdivision was Item 6

MOTION WAS MADE BY CHAD CHRISTENSEN AND SECONDED BY DAYNA HUGHES, TO APPROVE THE AMENDED AGENDA. VOTE: YES- (5); NO-(0); LATE-(1) SCOT BELL; ABSENT (2) SCOTT PETERSEN, MEL LEBARON.

**1. APPROVAL OF
MINUTES OF
PREVIOUS MEETING
December 1, 2005**

Dayna Hughes pointed out the following corrections to be made to the minutes:

p.2, sentence 1: change word "hit" to "his"
p.4, in the Motion – 3rd line, add "to" between "required" and "install"
p.4, Item 5, 4th line, add "d" to the word "charge"
p.4, second paragraph from bottom, 3rd line, change "do" to "to"
p.5, Item 6, 4th paragraph, change "analyses" to "analysis"
p.6, 2nd paragraph, add "the" prior to "City Council"
p.6, Item 4, add "be transferred" prior to "from himself to Chad Christensen"
p.6, Item 5, add "U" to "DOT" (UDOT)
p.6, Item 6, 2nd to last line delete "this" following "application"

MOTION WAS MADE BY DAYNA HUGHES AND SECONDED BY CHAD CHRISTENSEN, TO APPROVE THE MINUTES OF THE DECEMBER 1, 2005 PLANNING COMMISSION MEETING WITH THE ABOVE MENTIONED CHANGES. VOTE: YES- (5); NO-(0); LATE-(1) SCOT BELL; ABSENT (2) SCOTT PETERSEN, MEL LEBARON.

**2. WELCOME NEW
COMMISSIONERS –
SHAWN ELIOT AND
ROBERT WRIGHT**

Shawn Eliot:

Shawn has lived in Elk Ridge for about a year and a half. Prior to that he lived in Payson. He is a planner by trade. He works with Mountainland Association of Governments as a transportation planner. His college background is in city planning. He is excited to help out the City and hopefully have input on making Elk Ridge a better place to live.

Robert Wright:

Robert also moved here about a year and a half ago from New York. He worked as a network data technician for the phone company right after he moved here, commuting to Ogden. He is in

**3. ELECTION OF
PLANNING
COMMISSION
CHAIRMAN**

the process of starting his own business here locally and is glad to help out the City also.

Chad Christensen mentioned that according to the by-laws the new Planning Commission chairman is usually elected the first week in February. Ken Young mentioned that because there is now a vacancy we need to do this now and if desired, we can revisit the election in February.

Dayna Hughes nominated Chad Christensen for Planning Commission Chairman. It was asked if there were any other nominations. There were no other nominations.

MOTION WAS MADE BY RUSS ADAMSON AND SECONDED BY ROBERT WRIGHT TO CLOSE THE NOMINATIONS. VOTE: YES- (5); NO-(0); LATE-(1) SCOT BELL; ABSENT (2) SCOTT PETERSEN, MEL LEBARON.

It was moved that Chad Christensen be nominated Chairman of the Planning Commission. VOTE: YES- (5); NO-(0); LATE-(1) SCOT BELL; ABSENT (2) SCOTT PETERSEN, MEL LEBARON.

**4. NORLUND
SUBDIVISION, PLAT
A, PRELIMINARY
APPROVAL**

Ken Young passed out a copy of the Norlund Subdivision Plat labeled "Norlund Preliminary Plat".

He mentioned that this is a fairly simple plat. The parcel that Mrs. Norlund owns at 339 Magellan Lane was a large lot. The lot adjacent this lot to the east was a former gas line easement area which was never actually platted. She has purchased this 80-foot-wide lot (sub-standard for a City building lot and does not meet City requirements). She plans to redefine the lot lines of the two lots and create two buildable lots which both meet the City buildable lot requirements. She is proposing we approve the preliminary plat presented tonight creating these two lots.

Dayna Hughes clarified that in Ken's description of Mrs. Norlund's request that he was stating that during the technical review there were no concerns expressed over the proposed approval of the plat. She asked if the gas line had been abandoned. Ken said the line has been abandoned and by quitclaim deed the property has been deeded to Mrs. Norlund.

Chad Christensen asked how deep the gas line was. Ken explained that it was never put in.

Chad asked the commissioners if there were any questions or concerns. There were none expressed.

SHAWN ELIOT MADE A MOTION THAT WAS SECONDED BY RUSS ADAMSON TO RECOMMEND FOR APPROVAL TO THE CITY COUNCIL THE PRELIMINARY PLAT OF THE NORLUND SUBDIVISION, PLAT A. VOTE: YES- (5); NO-(0); LATE-(1) SCOT BELL; ABSENT (2) SCOTT PETERSEN, MEL LEBARON

This motion will be tracked by Shawn Eliot.

**5. APPROVAL OF
PLANNING
COMMISSION
ANNUAL PUBLIC
MEETING NOTICE**

A sheet showing the proposed dates for the Planning Commission Meetings for 2006 was given to each of the commissioners in their packets for review. It basically showed Planning Commission Meetings to be held on the first and third Thursdays of each month. Once approved, this schedule will be sent out as a public notice.

The dates were discussed. Dayna Hughes suggested that the December 21st meeting be cancelled as it is so close to the Holidays.

DAYNA HUGHES MADE A MOTION THAT WAS SECONDED BY CHAD CHRISTENSEN TO APPROVE THE PROPOSED SCHEDULE FOR THE 2006 PLANNING COMMISSION MEETINGS TO BE HELD THE FIRST AND THIRD THURSDAYS OF THE MONTH WITH THE EXCEPTION OF THE DECEMBER 21ST MEETING CANCELLATION. VOTE: YES- (5); NO-(0); LATE-(1) SCOT BELL; ABSENT (2) SCOTT PETERSEN, MEL LEBARON

**6. CITY COUNCIL
MEETING UPDATE**

Councilman Alvin Harward said there was no meeting held in December. He had no update but expressed the Council's and Mayor's appreciation to the Planning Commissioners for the work they do. The new mayor, Dennis Dunn, and the two new City Councilmen, Raymond Brown and Nelson Abbot, have officially been sworn in. They will ceremoniously be sworn in at the City Council Meeting to be held January 10th, 2006.

**7. SNYDER
SUBDIVISION, PLAT
A, PRELIMINARY
PLAT, SINGLE-LOT-
SPLIT**

Ken Young, City Planner, explained that the lot for the subdivision was created by a division of a meets-and-bounds parcel. Ken explained that a meets-and-bounds parcel is a piece of land that has never been platted in the City, or approved as a platted parcel by the City. It is on the County record by a "meets-and-bounds" description.

The current proposal is being sent forward as a lot split and the Cory Snyder portion of that split will be approved as a platted lot and recorded with the County. The remainder of the original 9 acre lot will remain as a meets-and-bounds lot.

The zoning on the lot is R&L 1-20,000. As there was separate ownership of the 2 lots created from the original parcel and there was not agreement between the two owner's as to what they wanted to do with the land, the subdivision will only consist of the portion of land purchased by Cory Snyder.

Chad Christensen asked if we would see this come back as a proposed half-acre-lot subdivision. Ken Young said "no". The owner wants to have a large lot with horses. The concept that came forward and was approved by the City was to abandon the proposed road that would have split the property in half. The Circulation Map in the General Plan shows the re-routing of the previously proposed road which will now extend Salem Hills Drive rather than N. Loafer Drive. This new extended road will be west of the old proposed road, not cutting through the property at all.

Ken explained the turn-around shown on the proposed preliminary plat where N. Loafer Drive ends. Shawn Eliot expressed concern that the proposed turn-around is shown as temporary and really is permanent and does not meet the standards necessary for proper run-off. He said that when in a subdivision a City street ends, it is an easement that is deeded back to the City and must meet City standards.

It was discussed that since it is on private property and no one else will be effected that the turn-around should be acceptable (though listed as temporary, Ken mentioned, in essence, it is a permanent turn-around on private property). It was mentioned by Ken that there will either be a sump at the end of the road or Cory Snyder will sign an agreement with the City stating that he will accept the run-off that comes onto his property. Ken mentioned that a cul-de-sac usually is used by more than one property owner and they did not feel it necessary to do a cul-de-sac for one property owner. The only need for the turn-around here (unless someone is lost) is for emergency and service vehicles.

The property was sold to Cory Snyder by Brian Hansen. There were no other questions on the proposed action.

DAYNA HUGHES MADE A MOTION THAT WAS SECONDED BY ROBERT WRIGHT TO APPROVE THE PROPOSED SNYDER SUBDIVISION, PLAT A, SINGLE LOT SPLIT. VOTE: YES- (5); NO-(0); LATE-(1) SCOT BELL; ABSENT (2) SCOTT PETERSEN, MEL LEBARON

Chad Christensen asked if the Commission was going to see a final plat on this subdivision. Ken said this will go forward as a preliminary plat and once it has been approved, it will come back for final plat approval.

Dayna Hughes asked that if neighbors were opposed to what was being done with this property, would they have an opportunity to voice their opposition? Ken Young stated that Public Hearings for plats are held at City Council level. At this point no neighbors have been notified. The City needs to get their code updated and in line with the new state code which will bring the public hearing to the Planning Commission level. Right now our code calls for it to be at the City Council level.

8. TRAFFIC ENHANCEMENT APPLICATION

Dayna Hughes and Ray Brown have been working on a UDOT application to get \$500,000 to begin putting in an Elk Ridge City Trail. This comes from a Federal fund for transportation enhancement, it is not a grant. She referred to the Land Use Map which shows the proposed Elk Ridge Trail and Path system. (Dayna asked Margaret to get her 12 copies of the Land Use Map to include in the application.) She then passed out a schedule of proposed phases to complete the project. The Trail System has been broken into 5 phases as shown on the handout. The phases are as follows:

- Phase 1: Goosenest and North Park to Elk Meadows and Salem Hills.
- Phase 2: Park and East Park to Canyon View
- Phase 3: Elk Meadows and Salem Hills to Canyon View
- Phase 4: Salem Hills Drive & Park to Goosenest
- Phase 5: 11200 So. to Loafer Canyon, East Park Drive to Salem Hills North

The following discussion ensued on the Trails Enhancement Application process:

1. Phase 1 was selected first due to safety issues. This is a main walking route for Elk Ridge children walking to and from the school bus stop. Phase 2 is another major walking thoroughfare.
2. Ray mentioned that there can be a trail where there are no roads but the Mayor felt that road along which Phase 5 will parallel, will be in before that phase of the trail begins. Ken mentioned that Phase 3 is probably at least five years down the road. The last phase will connect to the Bonneville Trail along the Highline Canal. The \$500,000 is for the completion of Phases 1 and 2. New application will have to be made for the funding of the other phases.
3. Dayna thanked Shaw Eliot for his offer to help review and revise her completed application. Shawn and the people in his office at Mountainland Association of Governments have expertise in this area of planning and creating acceptable applications for government funding programs. The person who will be particularly helpful is their trails planner, Jim Price. Ken Young mentioned that Jim Price is a trails expert who has done a lot of trail planning in Utah County and we are very fortunate to have him as a resource. Along with other things, Shawn will help in the area of creating a proposed budget for each of the five phases. Dayna will email the application to Shawn to work on.
4. Dayna mentioned that if our application was accepted and we received the funding for the first two phases, we would not start even the preliminary plan until October of 2007. If we apply now and it is approved, the approval would be in October of 2006 and we would have 12 months before we have to start construction.
5. The proposed trail will be an 8-foot-wide asphalt trail with a 2-1/2 inch road base. It will be striped down the middle with one-half for walking and one-half for non-motorized wheeled vehicles (bikes, scooters, etc.). Where possible there will be separation between the trail and the street of four feet or more if possible. We are hoping to get enough money to put some landscaping in the separation strip. When people have encroached on the easement area along the road, they may have to take out that landscaping, or whatever they have installed in that easement area.
6. They do not fund sidewalks but the trail will not go along a sidewalk where a sidewalk exists. They will fund a sign that states "this is a sidewalk, pedestrian walking only".
7. The trail was established last year by an ad hoc Elk Ridge Trails and Paths Committee. Dale Bigler headed up that committee. Dayna and her current committee have not done anything to alter the proposed trail route. The installation of proposed trail has not been started due to lack of funds. There was a trail portion installed along Park Drive last year. Ray Brown mentioned that the new trail project includes redoing that portion of the trail.
8. Ray Brown mentioned that our chances of receiving this funding are very good. The UDOT resident engineer that Ray spoke with concerning our project is very much in favor of it. He will help in any way he can. The resident engineer said that we would be surprised at how far \$500,000 won't go. Ray feels that with the \$500,000 we will probably get Phase 1

finished, but not Phase 2. If we do proceed and are not accepted, we can still reapply the next year. If our application is accepted we will need to reapply next year for the \$500,000 for the next phase. Dayna mentioned that there is a possibility at some point that the funding program could get cut. This is why we are anxious to get Phase 1 applied for. It is the most critical for community safety.

9. Robert Wright asked whether the trail could cross the street if conditions were such that there were easement or other problems on the side the trail started on (houses too close to street, etc.). Ray explained that they will try and not change street sides for the trail on main streets (such as Park Drive) due to safety issues. As such detailed drawing alignment of the trail has not been done. Ray mentioned that there are people who have put their lawn, trees and sprinkler systems on the City's right-of-way. They will have to be given notice, and opportunity to move these things, as they are encroaching on the City's right-of-way and it will be needed for the trail. There will no doubt be some unhappy people, but most, if not all of them, knew what they were doing when they did this. Shawn Eliot mentioned that his office worked on a trail project up Canyon Rd. in Springville, up Hobblecreek Canyon. There were a lot of disruptions to people's yard. The people installing the trail helped fix the problems they solved such as helping relocate sprinkler systems, etc. The helped improve public relations.
10. Dayna said we are hoping that once we get started and do a good job, everyone will see the benefits to the community. If, during a public hearing, an overwhelming number of residents object to the proposed trail, the plan will be dropped. This is not anticipated.
11. Ray mentioned he had visited one of the residents, Nick Nelson, with a large home on Park Drive where the trail will pass. He was very supportive.
12. Ray also mentioned that in the portion of Elk Ridge where new development is proposed, the developer will put in the trail system for the City. This will be about 1/3 to 1/2 of the system. This will be very good for the application. Also favorable to the application is the fact that our system will tie into existing trail systems such as the Bonneville Trail, the Salem and the Payson proposed Trails. The fact that the safety of the community will increase is also a big plus in the application process. Ray also mentioned that the resident engineer for Utah County, after seeing the Land Use Map, hearing we have already had a public hearing on it, and that we have a committee in place; said we were 10-20 steps beyond most local governments who apply. This person's name was David Nazare.
13. Shawn mentioned that one of the problems his office has seen is that when a Municipality starts such a project, they don't realize how large it is and once they start they are overwhelmed and stop. The project then comes to a halt for a number of years. It is important that our application reflect that we are aware of the scope of the project and are ready to go with it if we get the money. Ray mentioned that in figuring the budget UDOT wants you to use their material costs. We need to put these numbers together. Ken Young has put some trail proposals together so will be a good resource. Shawn and his office resources will also work on this.
15. Dayna stated that the application is due February 1st so we are really under the gun time-wise. She has finished the application and will now give it to Shawn for tweeking and revisions that might improve it. Next week she will meet with the Mayor, Ray Brown, Mary Rugg, who is on the City Council and is in charge of Trails and Paths, and the Parks and Trails Committee to get them on board and make them aware of what has been done.
16. Dayna asked for any comments or questions. It was asked what was necessary regarding public hearings. A public hearing on the proposed trail is necessary for the application. Ray asked if the public hearing held on the Land Use Map would count. Shawn Eliot felt that it would and so did Ken Young as the concept being currently proposed does not vary with that proposed at the Land Use Public Hearing. The minutes of the meeting in which the public hearing was held where the trails were discussed will need to be attached to the application. Margaret will get those to Dayna. Ray thought this was around September 19th, 2005.

17. Dayna has the application in digital form on her laptop. She will send a copy to Shawn at Mountainland (seliot@mountainland.org) and to the City office (staff@elkridgecity.org). Dayna wanted to clarify that this is just a draft. Ray reiterated that Dayna has worked very hard on this application. She has given all the utilities in the area a map of the proposed trail. Ninety percent of what needs to be done has been done in order to make application.
18. Dayna will continue to oversee the projects but has taken it as far as she can at this point and appreciates the help being offered. Ken Young mentioned that Jim Price, who works with Shawn, and is a County trails expert is a fantastic resource. Ken has done a few trails but Mr. Price has done many.
19. Our next meeting is January 19th. Dayna suggested that Shawn take and finish the application. If photographs are needed, Dayna is willing to provide them. The budget needs to be settled. From a previous study \$3,000 was estimated to be the amount necessary to maintain these trails per year. Dayna asked Shawn to change this figure if he felt it was not accurate.
20. The application is due February 1st and Dayna will probably hand deliver it. It should be ready for the commissioners to review by the next meeting.

(Scot Bell arrived at 8:00 p.m. during the discussion of the Traffic Enhancement Application).

8. FOLLOWUP AND MISC. DISCUSSION

a. Error on Circulation Map in General Plan

Shawn Eliot mentioned that the roads shown in the southern undeveloped area of Elk Ridge on the Circulation Map (a portion of the Land Use Element of the Elk Ridge General Plan) are designated incorrectly. Rather than being shown as proposed major arterial roads, both should be shown as proposed minor collectors. Ken Young thought that what probably happened is when we sent Dennis Dunn's version to the mappers, they used his colors without meaning to imply road type designations.

Ken felt that since there was probably no verbal information indicating these roads were to be designated as major arterials, that we could make the changes on the map without a need for a motion in the meeting. This is a mistake, however; that we do need to correct.

b. Shawn Eliot – offer to do mapping for city.

Shawn Eliot mentioned that his business does free mapping for cities and does this type of mapping. His mapper has this coverage now.

c. Status of Signs Advertising Public Hearings

Dayna asked what the status was on the vinyl signs Scott Peterson was going to have his company make announcing to the community Public Hearings to be held that evening.

d. Copies of Planning Commission By-laws

Chad asked Margaret to get the commissioners a recent copy of the Planning Commission by-laws.

e. Non-Disclosure Statement

Ray Brown mentioned the necessity for public officials to fill out a disclosure statement. He gave Margaret a copy of one he has drafted to include in the packets for the next meeting. Craig Bott, in our November training session stated the need for these statements.

f. Agenda Items for next meeting

Margaret Leckie asked the commissioners what items they wanted to see on the agenda for the next meeting other than things discussed this evening. Dayna stated that the final review of the Traffic Enhancement Application.

g. Terms of new commissioners

Chad Christensen asked Margaret to check the files and find out who the new commissioners were replacing and how long the remainder of their terms will be.

ADJOURNMENT

Chairman Chad Christensen adjourned the meeting at 8:25 p.m.

Margaret Leckie

NOTICE OF PUBLIC MEETING

AGENDA - AMENDED

Notice is hereby given that the Elk Ridge Planning Commission will hold a regular **Planning Commission Meeting on Thursday, January 19th beginning at 7:00 p.m.** The meeting will take place at the Elk Ridge City Hall, 80 E. Park Dr., Elk Ridge, UT. During the meeting time consideration will be given to the following:

7:00 P.M.

Opening Remarks & Pledge of Allegiance
Roll Call
Approval of Agenda

1. **Approval of Minutes of Previous Meeting January 5, 2006**
2. **Final Grading Plan Approval – Greenview Estates, Lot 4**
 - Review and Discussion
3. **City Council Meeting Update — Alvin Harward**
4. **Traffic Enhancement Application**
 - Review and Discussion – Dayna Hughes
5. **Elk Ridge Street Signage Standards**
 - Review and Discussion – Shawn Eliot, Ken Young
6. **Planning Commissioner Terms and By-laws**
 - Conflict of Interest Disclosure Statement
 - Review and Discussion
7. **Follow-up Assignments / Misc. Discussion**
 - Agenda for February 2, 2006 Meeting

ADJOURNMENT

*Handicap Access Upon Request. (48 hours notice)

Dated this 19th Day of January, 2006



Planning Commission Coordinator

BY ORDER OF THE ELK RIDGE PLANNING COMMISSION

CERTIFICATION

The undersigned duly appointed and acting Planning Commission Coordinator for the municipality of Elk Ridge, hereby certifies that a copy of the foregoing Notice of Public Meeting was emailed to the Payson Chronicle, Payson, Utah and delivered to each member of the Planning Commission on the 19th Day of January, 2006



Planning Commission Coordinator

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ELK RIDGE PLANNING COMMISSION MEETING
January 19, 2006

TIME AND PLACE A regular meeting of the Elk Ridge Planning Commission was held on Thursday, January 19, 2006, 7:05 p.m., at 80 East Park Drive, Elk Ridge, Utah.

OPENING REMARKS & PLEDGE OF ALLEGIANCE Chairman Chad Christensen welcomed the commissioners. An opening prayer was given by Margaret Leckie followed by the Pledge of Allegiance.

ROLL CALL
Commissioners: Chad Christensen, Shawn Eliot, Robert Wright, Dayna Hughes, Scot Bell
Absent: Scott Petersen
Late: Russ Adamson (7:20 p.m.)
Others: Ken Young, City Planner
Margaret Leckie, Planning Commission Coordinator
Ray Brown, City Councilman

APPROVAL OF AGENDA The agenda order and content was approved with no changes.

1. APPROVAL OF MINUTES OF PREVIOUS MEETING January 5, 2006 The following corrections to be made in the minutes of the January 5, 2006 Planning Commission Meeting minutes were pointed out:
Shawn Eliot:
p.1, 3rd paragraph, change "Elliot" to "Eliot"
p.3, 5th paragraph, change "Shaw" to "Shawn"
Dayna Hughes:
p.2, Item 4, line 4, change "as" to "and"
p.4, paragraph 7, change "they trail" to "the trail"
p.6, paragraph 19, change "\$300,000" to "\$3,000"
Chad Christensen:
p.6, line following paragraph 20, change "Scott" to "Scot"

A MOTION WAS MADE BY SHAWN ELIOT AND SECONDED BY ROBERT WRIGHT, TO APPROVE THE MINUTES OF THE JANUARY 5, 2006 PLANNING COMMISSION MEETING WITH THE ABOVE MENTIONED CORRECTIONS. VOTE: YES (4), NO-NONE (0), ABSENT (1) SCOTT PETERSEN, LATE (1) RUSS ADAMSON, RECUSED (1) SCOT BELL.

Scot Bell recused himself as he was not present at the January 5, 2006 meeting.

2. CITY COUNCIL MEETING UPDATE – RAYMOND BROWN Councilman Raymond Brown mentioned the following actions taken in the City Council on items that had been forwarded to them by the Planning Commission:

1. The change in the Cloward property zoning from RR-1 to R-1, 15,000 and corresponding change to the Land Use Map was approved..
2. The ordinance changing the Lot-line Adjustment Petition requirements was approved.
3. The ordinance regarding installation of secondary water system improvements in new building was approved.
4. After some discussion and modification, the ordinance requiring certain landscaping requirements for new single home lots, PRDs and PUDs was approved. The following modifications were made:
 - The time period for putting yards in was changed from 18 months to 24 months.
 - The \$1,500.00 performance bond was removed and in it's place, it was decided that if your yard was not landscaped by the end of 24 months, there would be a \$1,500.00 fine and up to a \$1,000 a day fine assessed. Councilman Brown mentioned that there was good public attendance and discussion at the meeting. Part of the discussion concerned homes already built that have not been landscaped. It was decided there is not much that can be done but we can go forward with an ordinance for future development.

Ray Brown explained that residents will be given notice in their building permit packets of the requirements.

5. A public hearing has been scheduled for the Salem Hills Subdivision, Plat E, lot 9 (Norlund property) and the final approval of the Norlund Subdivision. (Mrs. Norlund has purchased a small lot that had been a gas-line easement, is adding it to her lot and creating 2 buildable lots, she will build a new home on the smaller lot.)
6. Synder property actions have been tabled for now.

Mayor Dunn made the following assignments to the City Councilpersons:

- Alvin Harward Water wells and tanks
- Mary Rugg Parks and Trails
- Mark Johnson Fire and Police (he is now a Utah County Sherriff)
- Nelson Abbott Sewer
- Raymond Brown Roads

Chad Christensen asked Ray to clarify the procedure on the subdivision approval process. He mentioned that last meeting we reviewed the preliminary subdivision application for the Norlund Subdivision and the Snyder Subdivision. Ken Young explained that the final subdivision submittal then comes back to us again. Ray explained that the fellow who owned the Snyder property came in with the application when it probably should have been submitted by Cory Snyder. There were some other issues so it will be re-done. Ken Young stated that the Planning Commission has already reviewed and approved the Snyder application and when it comes back to us it will be in final form. The Council will then move simultaneously on preliminary and final approval.

3. TRAFFIC ENHANCEMENT APPLICATION

Dayna Hughes told the commissioners that Shawn Eliot has been busy reviewing and tweeking the UDOT funding application. The project grand total came in at \$510,000. Shawn mentioned that with our matching funds, we are still OK. Since the Planning Commission does not meet again before the application must be submitted, Dayna and Shawn will finish up the application. The following items were discussed in relation to the application:

1. Dayna passed out draft copies of the application to the commissioners for review. Included were copies of the Land Use Map from the General Plan showing the proposed trails.
2. Shawn Eliot had made a map showing the trail for which the funding is being applied for. On this map he also indicated how far the children currently need to walk along the road to get to the school bus stops, churches, park, city hall (all shown on the map) without the safety of trails. He would like to add the rest of the proposed trails to show our overall plan.
3. He also showed the Bonneville Trail. He showed our proposed trail continuing down Elk Ridge drive to the highway connecting the two cities.
4. Last year UDOT had \$5 million and 70 applications. This year they have \$15 million (his assumption). Shawn received a letter from the Jim Price, the trail expert at Mountainland, where Shawn works, expressing to UDOT strong support of our application. That should help.
5. To obtain a ballpark cost, Shawn contacted Staker Paving, who had the contract for the Elk Ridge City park. He got a price for a 10' trail, rather than an 8' trail, 10' trails are the current standard. UDOT would only allow us to do an 8' trail if we got an exception due to special conditions at particular points along the trail. Staker told Shawn that it is actually cheaper for them to do 10' trails as that is how their equipment is designed. A clearance area of 5' between the road and trail is required. Shawn had Staker bid the 5' area as a rocky swale area for drainage. They priced 10 sumps to help with erosion problems. There has to be a 2' clearance on the inside of the trail (no mail boxes, obstacles, etc.).
6. Shawn mentioned that when they checked the right-of-way along the proposed trail site it looked like for the majority of the corridor had between 14' and 20' of right-of-way.
7. A lump sum of \$20,000 has been added in for landscaping. Details have not been worked out but he assumed we would want as much xeri-scaping as possible for low water usage and easy maintenance.

8. Shawn added a lighting element to the trail. He contacted the company that has done work for the City in the past. The lights selected were ground-facing lights. The Council will figure out the details. They shine down, have a small dome. Continuous lighting calls for 90' apart. These are not that close, they are about 300' apart. They are about 18' tall and will light both the street and sidewalk. If lights are not desired, it is still good to have them in the proposal in case we have cost over-runs, the cost of lighting can be taken out. Shawn felt that if we have a nice corridor and houses that back the street rather than front it, it shouldn't be a light pollution problem. At this point, again, the lighting is just in as a cost and the details of how much and what kind can be worked out in the future.
9. Dayna mentioned that on page 8 of the application, the maintenance cost has been increased from \$3,000 to \$6,000 and questioned what the City plan was to cover these costs. Councilman Raymond Brown answered that most likely it will come out of the road budget (roads and right-of-ways). He did not feel this would be a problem. There is a possibility also of residents from the community volunteering to maintain portions of the trail.

At this point Chairman, Chad Christensen, questioned Ray to see what the status was on the impact fee study, including road impact fees, as he had heard nothing about this for several months. Councilman Brown mentioned that the road impact fee has been incorporated into the overall impact fee study and it is going on now. He said the impact fee study will be getting a high priority.

10. Shawn mentioned we are looking at a \$35,000 soft cash match (in-kind work by the City). We are basically claiming that as cash. We have to provide documentation showing how we came up with that number. This may be on the low end of what the figure actually is. He was asking Ray what he proposed and is working on these numbers. He has to go to the City Council and make sure they approve the dollar amounts. He has spoken to the Mayor and at the next City Council Meeting they will spend some time on coming up with a specific figure. This year some of the funds which would compete (or roads that need to be addressed) include:
 - a. Loafer Canyon. We are fortunate in that Don Mecham will be doing some development up the canyon and wants the road widened and may build that road. There are two other secondary roads that need to be resurfaced.
 - b. There will be some money spent this year on sweepers and a vacuum truck to pick up the problem chip-and-seal rocks. Some of this follow-up maintenance will cost us some money. We have learned some things that can be done differently next time we do chip-and-seal. (road preparation, method of application, etc.)
11. The application will go before the City Council at their next meeting for a cursory review and approval. Dayna mentioned this is not a concrete plan, but just an application to get the funds. Ken Young mentioned that the City Council meets on Tuesday, January 24th where the application will be brought up as a discussion item. Until we get the application in and have received the actual money, we don't need to have detailed discussions on what will be done with the money. The City Council will have final approval on that aspect and that it can be discussed at a later date. Chad Christensen, Chairman, mentioned that the City Council has already approved the trail system so at the meeting on the 24th they will be updated with the information that the application is ready for submittal.

4. ELK RIDGE STREET SIGNAGE

The recently adopted street signage standards were included in the commissioners packets for their review. This is to be given out to developers as a standard for street signs, posts, etc. Shawn Eliot displayed a sample street sign. Two changes have been made since this sample was made. The word "Elk Ridge" is now a little taller and the color on the mountain (graphic) has been lightened.

The following points were among the discussion items regarding street signage and street names:

1. The posts are powder-coated black posts. Some of them are already in place on Hillside Drive. Some stop signs have also been placed in that area. Powder-coating is pretty strong and shouldn't chip very easily. Many of the cities use these posts. Scot Bell mentioned they are subject to UV and abrasion and maybe we might consider a plain galvanized post. Shawn stated that they have already been approved.

2. Phase 1 of the street sign installation should begin mid-February. It was going to begin this month but the company that makes the signs ran out of aluminum.
3. Mayor Fritz had spoken to Shawn when he first put together his proposal with concerns about confusion of street names which caused problems for emergency vehicle response.

In the packet was a sheet which listed some of the street names which he felt posed problems. His possible solutions and recommendations included:

- a. Adopt the new naming policy for street names in new developments, i.e. before using any street name not on an approved list, approval of that name must be given by City Council. (sample of possible approved sheet names included in packet on file in City office)
- b. Allow new signage and coordinate system to be in place and see how it performs before trying to change all of the like-named streets.
- c. Name or rename the street shown on his map in tonight's packet which included:
 - 1) Keep name of Goosenest the same after it curves as it is a main corridor. The proposed name after the curve is now Rocky Mountain Way.
 - 2) Rename Ama Fille Lane, Deer Run (confusing intersection, no homes on this street so addresses won't need to be changed)
 - 3) Leave Magellan as it is, once road is developed all the way thru, the fact that the streets are not contiguous won't be a problem.
 - 4) Rename Park Drive (north/south portion) to Elk Meadows Drive. (affects 7 homes).

The issue does arise that when the new annexation development comes in, Elk Ridge Drive will curve slightly and become Elk Meadows drive. This might be confusing. If we wanted to bite the bullet and do a major change, we could at this time change Elk Meadows Drive to Elk Ridge Drive. This would involve about 20 residents. Ken Young mentioned that since the street is not contiguous now the name change at this time might not be a good idea. Changing the name when the new street is finished makes more sense.

- A second option would be to petition the County to change Elk Ridge Drive to Elk Meadows Drive. Dayna Hughes felt this would be the easiest option, yet some members felt that the main street into the City of Elk Ridge should be named Elk Ridge Drive rather than Elk Meadows Drive.
 - A third option would be to have the street names change at the round-about (Elk Ridge Drive becomes Elk Meadows Drive). Ken Young did not feel this option made sense and Shawn agreed. Some felt this would be the easiest solution and the confusion could be averted through good signage.
- 5) Leave Salem Hills Drive name in tact. Once the street is developed all the way through in the far south area (east/west portion) the problem will be gone. The Mayor would like to see a name change once the street turns east/west. There was some discussion whether he wanted the north/south or east/west portion renamed.
 - 6) Name the unnamed road coming off the far south portion of Salem Hills Drive (road goes east/west). Possibly poll residents to pick a name. There are 2 homes that would be effected by this change. They now have Hillside Drive addresses even though their houses don't face Hillside Drive. The numbers would be able to remain the same but the street name would change from Hillside Drive to the new street name.

Ken Young brought up some minor corrections to be made on Shawn Eliots map including:

1. Indicate on the legend renaming Elk Meadows to Elk Ridge.
2. Also on legend, correct spelling of "Dear Run" to "Deer Run".

Ken also suggested we acknowledge the request of the residents on Jamileh Court who have petitioned the City for a name change to Sage Court. Jamileh is an Arabic name and is difficult

to pronounce, etc. The residents on Jamileh had first suggested “Cougar Court” as a name but felt that to be too partial to BYU. Ken suggested informing them that we will consider their request in conjunction with all the other street naming issues, so it will be dealt with, but not as an individual issue. As there is a street with a similar name to Sage in Rocky Mountain Subdivision, it was suggested by Dayna Hughes that the name be changed to Cougar Court as originally suggested.

Since many of these streets are in Phase 1 of the City signage improvements, these issues need to be settled. Shawn discussed the naming issues which he felt should have the highest priority. The commissioners, after consideration, made the following motions to forward to the City Council for their consideration for approval:

A MOTION WAS MADE BY DAYNA HUGHES AND SECONDED BY CHAD CHRISTENSEN TO RECOMMEND TO THE CITY COUNCIL CHANGING THE NAME OF JAMILEH COURT TO COUGAR COURT. VOTE: YES-ALL (6), NO-NONE (0), ABSENT (1) SCOTT PETERSEN.

Shawn Eliot brought up the fact that the City Council has already approved renaming Jamileh Court, Cougar Court and that a recent petition suggested something different. The Planning Commission felt we should stick with Cougar Court.

It was decided by all to leave Magellan Lane as it is. Ken Young mentioned there is a conceptual plan now under consideration that would include the development of the portion of the street that would connect the two existing ends of Magellan Lane.

A MOTION WAS MADE BY CHAD CHRISTENSEN AND SECONDED BY SCOT BELL TO RECOMMEND TO THE CITY COUNCIL THE FOLLOWING CHANGES IN STREET NAMES:

- A. CHANGE THE NAME OF ROCKY MOUNTAIN WAY TO GOOSENEST.
 - B. LEAVE MAGELLAN LANE AS IT IS NOW NAMED ON BOTH ENDS.
 - C. NAME THE UNNAMED ROAD OFF SALEM HILLS DRIVE. PETITION THE RESIDENTS FOR A NAME.
 - D. RENAME A PORTION OF AMA FILLE LANE “DEER RUN”
- VOTE: YES-ALL (6), NO-NONE (0), ABSENT (1) SCOTT PETERSEN.**

A MOTION WAS MADE BY SHAWN ELIOT AND SECONDED BY RUSS ADAMSON TO RECOMMEND TO THE CITY COUNCIL THAT WE HOLD A PUBLIC HEARING AND TAKE PUBLIC COMMENTS ON THE RENAMING OF SALEM HILLS DRIVE AND ELK MEADOWS/N. PARK DRIVE. VOTE: YES-ALL (6), NO-NONE (0), ABSENT (1) SCOTT PETERSEN.

A MOTION WAS MADE BY SHAWN ELIOT AND SECONDED BY RUSS ADAMSON TO RECOMMEND TO THE CITY COUNCIL THAT THE FOLLOWING STREETS, THOUGH SIMILAR IN NAME, NOT BE CHANGED. LET THE NEW SIGNAGE DIRECT PEOPLE TO THE CORRECT LOCATION:

- 1. Valley View Circle, Lake View Drive, Canyon View Drive, Ridge View Drive, Grand View Drive
- 2. Oak Lane, Oak Ridge Drive
- 3. Loafer Drive, Loafer Canyon Road
- 4. Elk Ridge Drive, Elk Horn Drive, Elk Meadows Drive
- 5. Elk Ridge Drive, Oak Ridge Drive, Ridge View Drive
- 6. Park Drive, Park Circle
- 7. Ama Fille Lane, Ama Fille Circle
- 8. Salem Hills Drive, Salem Hills Circle

VOTE: YES-ALL (6), NO-NONE (0), ABSENT (1) SCOTT PETERSEN.

Dayna Hughes will track the street name motions.

NON-AGENDA ITEM – Chairman Chad Christensen pointed out that he had been reinstated to a 5-year term on the

**REINSTATEMENT OF
CHAD CHRISTENSEN
TO PLANNING
COMMISSION**

Planning Commission by the City Council at their meeting on January 25, 2005.

**5. PLANNING
COMMISSIONER
TERMS AND BY-
LAWS**

The "Conflict of Interest" form template prepared by Raymond Brown was briefly discussed. Chad Christensen brought up one necessary change, that "elected official of City Council" be changed to "Planning Commission" (remove "elected official").

DAYNA HUGHES MADE A MOTION THAT WAS SECONDED BY RUSS ADAMSEN THAT WE TABLE THE DISCUSSION OF ITEM 5: PLANNING COMMISSION TERMS AND BY-LAWS, UNTIL THE NEXT MEETING. VOTE: YES-ALL (6), NO-NONE (0), ABSENT (1) SCOTT PETERSEN.

**6. FOLLOW-UP
ASSIGNMENTS /
MISC. DISCUSSION**

AGENDA ITEMS FOR FEBRUARY 3 PLANNING COMMISSION MEETING:

1. Elect a Planning Commission chairman and co-chairman
2. Discussion of Planning Commission By-laws.
3. Set Planning Commission public hearing for street renaming of Elk Meadows, Park and Salem Hills, schedule firehouse room

There was some discussion on who should be invited and it was decided to invite all residents of both sections of Salem Hills, all of Elk Meadows and Park Drive.

4. Excavation Permit for property on Cove Drive (get address or lot and subdivision designation)

ADJOURNMENT

Chairman, Chad Christensen adjourned the Planning Commission Meeting at 9:00 p.m.



NOTICE OF PUBLIC MEETING AMENDED AGENDA

Notice is hereby given that the Elk Ridge Planning Commission will hold a regular **Planning Commission Meeting on Thursday, February 2, 2006 beginning at 7:00 p.m.** The meeting will take place at the Elk Ridge City Hall, 80 E. Park Dr., Elk Ridge, UT. During the meeting time consideration will be given to the following:

7:00 P.M.

Opening Remarks & Pledge of Allegiance
Roll Call
Approval of Agenda

1. **Approval of Minutes of Previous Meeting January 19, 2006**
2. **Planning Commission Business**
 - Nomination of Chairman and Co-chairman
 - Vacancies
3. **Norlund Subdivision Final Plat, Plat A – Vacation Salem Hills, Plat “E”**
 - Review and Discussion – Ken Young
4. **City Council Meeting Update — Alvin Harward**
5. **Final Grading Plan Approval – Greenview Estates, Lot 4**
 - Review and Discussion
6. **Traffic Enhancement Application**
 - Review and Discussion – Dayna Hughes
7. **Schedule Public Hearing to Amend Elk Ridge City Development Code Providing for Regulation of Building Heights within Zones.**
8. **Planning Commissioner Terms and By-laws**
 - Conflict of Interest Disclosure Statement
 - Review and Discussion
9. **Follow-up Assignments / Misc. Discussion**
 - Agenda for February 16, 2006 Meeting

ADJOURNMENT

*Handicap Access Upon Request. (48 hours notice)

Dated this 1st Day of February, 2006



Planning Commission Coordinator

BY ORDER OF THE ELK RIDGE PLANNING COMMISSION

CERTIFICATION

The undersigned duly appointed and acting Planning Commission Coordinator for the municipality of Elk Ridge, hereby certifies that a copy of the foregoing Notice of Public Meeting was emailed to the Payson Chronicle, Payson, Utah and delivered to each member of the Planning Commission on the 1st Day of February, 2006



Planning Commission Coordinator

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ELK RIDGE PLANNING COMMISSION MEETING
February 2, 2006

TIME AND PLACE A regular meeting of the Elk Ridge Planning Commission was held on Thursday, February 2, 2006, 7:05 p.m., at 80 East Park Drive, Elk Ridge, Utah.

OPENING REMARKS & PLEDGE OF ALLEGIANCE Chairman Chad Christensen welcomed the commissioners. Opening remarks were given by Shawn Eliot followed by the Pledge of Allegiance.

ROLL CALL
Commissioners: Chad Christensen, Shawn Eliot, Dayna Hughes, Russ Adamson
Absent: Scott Petersen, Robert Wright, Scot Bell
Others: Ken Young, City Planner
Margaret Leckie, Planning Commission Coordinator
Residents, Ortence Norlund, Janine Nilsson

APPROVAL OF AGENDA The agenda order and content was reviewed and the following motion was made:

A MOTION WAS MADE BY DAYNA HUGHES AND SECONDED BY CHAD CHRISTENSEN, TO APPROVE THE AGENDA OF TONIGHT'S MEETING WITH ONE CHANGE AS FOLLOWS: REVERSE ITEM 2: PLANNING COMMISSION BUSSINESS, AND ITEM 3: NORLUND SUBDIVISION. VOTE: YES (4), NO-NONE (0), ABSENT (3) SCOTT PETERSEN, SCOT BELL, ROBERT WRIGHT.

1. APPROVAL OF MINUTES OF PREVIOUS MEETING January 19, 2006 The following corrections to be made in the minutes of the January 19, 2006 Planning Commission Meeting minutes were pointed out:

Dayna Hughes:
p.3, Item 10a, change spelling of "Meecham" to "Mecham"
p.3, Item 10a, last sentence, remove "other" after "There are"
p.3, Item 10a, last sentence, change "road" to "roads"
p.5, in the motion, change "HUGHS" to "HUGHES"
Chad Christensen:
p.5, for clarification, in the 2nd motion, item D, change to read "RENAME A PORTION OF AMA FILLE LANE" rather than "RENAME AMA FILLE LANE"...

A MOTION WAS MADE BY DAYNA HUGHES AND SECONDED BY RUSS ADAMSON, TO APPROVE THE MINUTES OF THE JANUARY 19, 2006 PLANNING COMMISSION MEETING WITH THE ABOVE MENTIONED CORRECTIONS. VOTE: YES (4), NO-NONE (0), ABSENT (3) SCOTT PETERSEN, SCOT BELL, ROBERT WRIGHT.

2. NORLUND SUBDIVISION FINAL PLAT, PLAT A – VACATION SALEM HILLS, PLAT "E" City Planner, Ken Young, explained that this final plat is the recordable legal document with the City. It has met all the requirements of the City. It contains the information on the Preliminary Plat which was approved by the City Council. He asked the commissioners if there were any concerns before sending this item forward with a recommendation for approval to the City Council.

Chad Christensen had a question regarding the existence of curb and gutter on the vacant lot and was informed that there is no curb and gutter along that whole section of street, so though there is not curb and gutter on the vacant lot, there is a contiguous situation.

As the subdivision has met all the requirements of the City, the following motion was made:

A MOTION WAS MADE BY SHAWN ELIOT AND SECONDED BY RUSS ADAMSON, TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE FINAL PLAT OF THE NORLAND SUBDIVISION, PLAT A; BASED ON THE FACT THAT IT MEETS ALL THE CRITERIA OF THE CITY ORDINANCES. VOTE: YES (4), NO-NONE (0), ABSENT (3) SCOTT PETERSEN, SCOT BELL, ROBERT WRIGHT.

The City Council will consider the subdivision approval at their meeting on February 14, 2006.

3. PLANNING COMMISSION BUSINESS

1. Nominations for Chairman and Vice Chairman of Planning Commission:

As per the by-laws which state *"The Commission, at its first regular meeting in February of each year, shall select a Chair and Vice Chair."*, Chad Christensen, current chairman, opened the floor for nominations for Planning Commission Chairman.

Dayna Hughes nominated Chad Christensen for Planning Commission Chairman. Shawn Eliot seconded the nomination. Chairman Christensen asked if there were any other nominations, there were none. The nominations were closed.

A vote was taken, all were unanimously in favor and Chad Christensen accepted the nomination, becoming the Chairman of the Planning Commission for the 2006 year..

Chairman Christensen opened the floor for nominations for Vice Chair of the Planning Commission. Chad Christensen nominated Russ Adamson for Vice Chair. Dayna Hughes seconded the nomination. When asked, there were no other nominations. The nominations for Vice Chair were closed. The voting occurred and was unanimous. Russ Adamson accepted the nomination, becoming Vice Chair of the Planning Commission for the 2006 year.

2. Discussion of Vacancies on Planning Commission:

With the retirement of Mel LeBaron, in the position of alternate member, we now have a vacancy in the Planning Commission board. The commissioners were asked to be aware of people in the community who might be willing to serve.

4. CITY COUNCIL MEETING UPDATE

There were no representatives present from the City Council to report on the last meeting.

Dayna Hughes and Shawn Eliot did attend the City Council Meeting held February 24, 2006 and reported the following:

- a. The application to UDOT for Trail Enhancement Funds was discussed. For the most part there was overwhelming support for the application.
- b. The street name changes (Gooseneck/Rocky Mountain Way, Salem Hills, Park/Elk Meadows/Elk Ridge, etc.) were discussed. The City Council was in favor of the Planning Commission moving forward with a Planning Commission public hearing on this issue for the following possible street name changes: Park Drive/Elk Meadows Drive/Elk Ridge Drive and the east-west portion of Salem Hills Drive. It was decided it would be a good idea to invite the City emergency personnel to the public hearing as part of the argument in favor of the changes is that it will improve response time to emergencies on these streets.

5. FINAL GRADING PLAN APPROVAL – GREENVIEW ESTATES, LOT 4

Ken Young explained that the Mayor dealt with a situation on Cove Drive where the owner, R. L. Yergensen, has been doing some excavating at 47 W. Cove Drive (Greenview Estates Subdivision, Lot 4). Elk Ridge City code requires, because of the Critical Environment Zone which the lot is in, that an excavation permit be obtained after an engineered plan has been brought before and approved by the Planning Commission. This had not been done.

Ken Young explained that The Mayor informed Mr. Yergensen of this requirement. Things are now in place for the permit to be granted. He has had an engineered plan and has things in order.

Much discussion pursued as to whether the excavation plan met the city code requirements. A motion was made after some of the following discussion points were made:

- a. Chad Christensen recalled something in the Elk Ridge City code which stated that property with a 20% or more slope has some restrictions. Shawn Eliot recalled something similar but with possibly a 30% or more slope being the limiting factor. Ken Young, City Planner, felt that Mr. Yergensen's grading plan took those limits into account, meeting the code requirements.
- b. Russ Adamson questioned whether the lot was a buildable lot. If not, Chad Christensen stated that the issue would have to go before the Board of Adjustment to decide whether the lot could be built upon.
- c. Chad Christensen questioned what the percent slope on the driveway was. Ken Young said

that the slope on the driveway is 7% at one point, and 9% at another point. Russ Adamson questioned the slope of the driveway and whether it met City requirements.

- d. Shawn Eliot mentioned that a registered engineer has put the elevations on the plan and signed them off and if it is not correct he is liable, this is why we have an engineer sign off the plan. Russ mentioned his lot plan was also signed off by an engineer, yet it was 7'-9' off of what the plan showed.
- e. Margaret Leckie read from the City Code, Development and Construction Standards, Hillside and Site Development, Section 02.32.030 – C-1: *Any area within a Subdivision which has a slope of thirty (30%) or greater shall remain ungraded.* and C-2: *Any area within a Subdivision which has a percent slope between twenty (20%) and twenty-nine (29%) may be graded; provided, however, the grading area shall be less than one half of the area of such slope.*"

Shawn Eliot stated that plan did show the elevation of the front and the back of the lot, so the slope could be determined from the information on the plan.
- f. Russ Adamson used a ruler on the plan and roughly figured the slope using the figures on the plan. He came up with an overall slope of roughly 22% to 30%. Overall the whole lot is over 20% and some places on the lot appear to be 30%.
- g. Shawn Eliot said that he felt that the engineer's who did the drawing needed to show slope detail on the drawing how the plan met the City code requirements
- h. Chairman Christensen suggested that the Planning Commission state their concerns in their recommendation to the City Council. Ken Young stated that it was his understanding that this type issue does not move forward with a recommendation to the City Council, but is decided by the Planning Commission.
- i. Shawn Eliot did mention that Part A on the Grading Plan indicates that the City Code was considered as the plan was made.
- j. Chad Christensen quoted the following from the City Code CE-1 Zone section., 10-9A-7E – *Slopes Greater than 20%: All land surfaces having a slope of 20% or greater shall remain its natural state and shall not be graded or otherwise disturbed except for the planting of additional vegetation, the addition of sprinkler irrigation systems, the establishment of required fire breaks or access easements, or when such disturbance is specifically provided for under an approved site plan.*
- k. Dayna Hughes noted that two sections quoted from the City code seem to contradict each other. One says slopes 30% or greater cannot be disturbed, the other said slopes 20% or greater cannot be disturbed. Chad Christensen mentioned that part B of this section, the 30% figure was given. 10-9A-7B and 10-9A-7E seem to contradict each other.
- l. Ken Young stated that we need to rectify 10-9A-7E and see if that number was meant to be 30%.
- m. It was brought out that there are two zones in the Greenview Estates Subdivision, CE-1 and R-1, 15,000. There are 3 parcels at the end of the cul-de-sac that are CE-1 zone and the rest are R-1 15,000. Russ Adamson questioned whether the lot was considered a buildable lot when the subdivision was approved. He asked Margaret to research the history of the subdivision on file in the office and see what particular considerations were given to this lot.
- n. Shawn Eliot posed the question whether the city allows 15,000 sq. ft lots in a CE-1 zone. He wondered whether this should be an R-1 15,000 zone. Ken Young mentioned that the lot sizes in this zone are about 15,000. Perhaps this lot is really a R-1 15,000 zoned lot. Margaret Leckie posed the question that if the lot were zoned R-1 15,000 and it had a large slope on the lot, is it required to have a grading plan.
- o. Chairman Chad Christensen stated the facts as:
 - right now the lot is in CE-1 zone
 - right now Mr. Yergensen is following the required protocol as he has an engineered

grading plan

- he has complied with everything if the 20% requirement is the threshold.

- p. Chairman Christensen wanted to give approval but felt it better to postpone approval as our City code says 2 different things. Ken Young felt all we can do now is amend the code to say what we feel it should say. Maybe the Critical Environment area should have the stiffer requirement of 20% as it is the desire of the City to leave it more pristine. Dayna Hughes stated that since it is zoned CE-1, we need to either follow the code requirement of Section 10-9A-7B or 10-9A-7E.
- q. It was Ken Young, City Planner's opinion, since there is an apparent conflict in the code, that we have the option to choose which way we want to go with this plan, and that we clean up the code afterward so there is no future conflict. He gave another option, that if we determine the map is correct and it was approved incorrectly, then the map needs to be cleaned up.

A MOTION WAS MADE BY RUSS ADAMSON AND SECONDED BY DAYNA HUGHES STATING THAT THE PLANNING COMMISSION REQUEST FROM THE DEVELOPER AND HIS ENGINEER, IN ORDER TO GRANT APPROVAL OF GRADING PLAN, AND GIVE AN EXCAVATION PERMIT ON LOT 4 OF GREENVIEW ESTATES; DEMONSTRATION OF HOW THEY HAVE MET THE REQUIREMENTS OF THE FOLLOWING SECTIONS OF ELK RIDGE CITY CODE:

- SECTION 02.32.030, PARAGRAPHS B AND C, OF THE DEVELOPMENT CONSTRUCTION STANDARDS, AND
- SECTION 10-9A-7B OF THE CITY CODE.

VOTE: YES (4), NO-NONE (0), ABSENT (3) SCOTT PETERSEN, SCOT BELL, ROBERT WRIGHT.

- r. There was some discussion as to the necessity of the commissioners to study before a decision is made the section of City Code describing CE-1 and 2 Zone requirements.
- s. Ken Young was asked that if Development and Construction requirements conflict with City Code, which one takes precedence. It was of his opinion that the City Code does.

6. TRAFFIC ENHANCEMENT APPLICATION

Shawn Eliot displayed the application that he turned in yesterday to UDOT (on file with tonight's Planning Commission Meeting packet). He stated that there is a lot of competition for the UDOT funds. The state just rescinded \$3 million of the \$9 million they had available in this fund. Many people, including the fellow who is head of the whole program, have told Shawn that Elk Ridge has a good project, so we are optimistic.

Shawn gave Dayna Hughes the application as her name is on it. If she gets any calls with questions he will assist in responding. He stated that by next month we should know if we will receive the funding and the money could be available for use as soon as this summer.

At the City Council meeting they had talked about the project not starting until October of 2007, if we got the funds. One of the fellows Shawn Eliot works with is on the UDOT committee, so Shawn will keep abreast of when the decisions are made regarding granting of the funds.

Chad Christensen thanked Shawn and Dayna for the great job they did on the application.

7. SCHEDULE PUBLIC HEARING TO AMEND ELK RIDGE CITY DEVELOPMENT CODE PROVIDING FOR REGULATION OF BUILDING HEIGHTS WITHIN ZONES

Ken Young explained that recently a home plan came in to the City for approval with a height exceeding the present standard. Currently our City code calls for a maximum height of 30' from the median elevation, which is a fairly low standard for most buildable areas in the County for residential homes. Our City Code was changed a few years ago by the City Council from 35' down to 30'.

A good reason for this change could not be determined. Most towns locally have a 35' standard. Some are even higher. Woodland hills has a 37' standard. The Mayor has recommended we change the maximum height to 36' from the highest elevation rather than median of the highest and lowest elevation. A lot of the homes in Elk Ridge do exceed the 30'.

The City Council wanted to schedule the public hearing for our next meeting. The commissioners were given instruction to study this issue and come prepared at this meeting to vote on the recommendation to go forward to the City Council. We should poll other cities and see what they require.

SHAWN ELIOT MADE A MOTION THAT WAS SECONDED BY RUSS ADAMSON TO SCHEDULE A PUBLIC HEARING FOR FEBRUARY 16TH, 2006 AT 7:00 PM ON AMENDING THE ELK RIDGE CITY DEVELOPMENT CODE FOR BUILDING HEIGHTS WITHIN ZONES. VOTE: YES (4), NO-NONE (0), ABSENT (3) SCOTT PETERSEN, SCOT BELL, ROBERT WRIGHT.

8. PLANNING COMMISSION BY- LAWS

Chairman, Chad Christensen asked the commissioners to turn in their Conflict of Interest disclosure statements to Margaret Leckie, Planning Commission Coordinator. Chad Christensen did add some other conflicts aside from owning a home in Elk Ridge as follows:

He owns two other homes in Elk Ridge as rentals. His parents as well as his grandparents and some other extended family members are members of the Loafer Canyon Recreation Association. Also he works for Far West Bank and occasionally he runs into clients who own property in Elk Ridge.

Margaret needs to add a signature line to the form. Commissioners were instructed to sign their forms below their statements.

Chairman Christensen suggested we discuss the Planning Commission By-laws next week. He gave the commissioners the assignment to go home and read the by-laws. His main concern in the By-laws was the Conflict of Interest section on page 3. Ken Young stated the Planning Commission had a fairly comprehensive review of the by-laws just last year.

If, after reading the By-laws, any of the commissioners have concerns over any particular sections we can review those sections.

9. FOLLOWUP AND MISC DISCUSSION

Street Name Changes

Shawn Eliot brought up the following points about the proposed street name changes:

1. Shawn brought up the concern that sometimes it is felt that when a road leaves the County and enters a city, the street should change names. Scot Bell felt that Goosenest should have a name change by the arena where it leaves the County and enters Elk Ridge City. Shawn mentioned that if we followed that rule we would have to give Elk Ridge Drive a different name in Salem. He made a presentation map. He stated that at work they are working with the different Mayors in the County to address the major transportation corridors.

He showed a map he made showing where name changes occur on roads which pass through different cities.

2. He expressed that as Goosenest is a main corridor and where it turns into Rocky Mountain Subdivision it is a very gentle, and not a hard curve, it makes sense for the name to stay the same. It is never proposed that another road will come into this curve, as is the situation where Elk Meadows and Park intersect.
3. As Salem Hills Drive makes a pretty hard curve from east-west, to north-south, it makes sense to change that street name.

City Maps

Shawn Eliot requested that Margaret Leckie have ledger sized copies made of all maps on the wall in the Council room and pass out to all commissioners.

ADJOURNMENT

Chairman, Chad Christensen adjourned the Planning Commission Meeting at 8:45 p.m.

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NOTICE OF PUBLIC MEETING

Notice is hereby given that the Elk Ridge Planning Commission will hold a regular **Planning Commission Meeting on Thursday, February 16, 2006 beginning at 7:00 p.m.** The meeting will take place at the Elk Ridge City Hall, 80 E. Park Dr., Elk Ridge, UT. During the meeting time consideration will be given to the following:

7:00 P.M.

Opening Remarks & Pledge of Allegiance
Roll Call
Approval of Agenda

- 1. Approval of Minutes of Previous Meeting February 2, 2006**
- 2. Crestview Estates Subdivision, Preliminary Plat Approval**
 - Review and Discussion - Ken Young
- 3. Planning Commission Business**
 - Vacancies
 - Discussion of By-laws
- 4. City Council Meeting Update — Alvin Harward**
- 5. Review of City Code regarding Zoning Districts**
 - 1-Acre-lot Zoning, including review of the RR-1, R&L-1 20,000 and R-1 20,000
 - Review and Discussion – Ken Young
 - CE-1 Zoning
 - Review and Discussion – Shawn Eliot
- 6. Ratify the Planning Commission member's poll to change the date to set a public hearing for building height requirements to March 2, 2006.**
- 7. Ratify the Planning Commission member's poll to set Public Hearing to change Code Amendments regarding Public Hearing Requirements**
 - Set Planning Commission Public Hearing for March 2, 2006
- 8. Set Public Hearing for proposed Pigeon Control Ordinance**
 - Set Planning Commission Public Hearing for March 16, 2006
- 9. Set Public Hearing for Street Name Change Consideration**
 - Set Planning Commission Public Hearing for March 16, 2006
- 10. Set Public Hearing for Slope Requirement Inconsistencies in Code**
 - Set Planning Commission Public Hearing for March 16, 2006
- 11. Follow-up Assignments / Misc. Discussion**
 - Agenda for March 2, 2006 Meeting

ADJOURNMENT

*Handicap Access Upon Request. (48 hours notice)

Dated this 11th Day of February, 2006



Planning Commission Coordinator

BY ORDER OF THE ELK RIDGE PLANNING COMMISSION

CERTIFICATION

The undersigned duly appointed and acting Planning Commission Coordinator for the municipality of Elk Ridge, hereby certifies that a copy of the foregoing Notice of Public Meeting was emailed to the Payson Chronicle, Payson, Utah and delivered to each member of the Planning Commission on the 11th Day of February, 2006.



Planning Commission Coordinator

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ELK RIDGE PLANNING COMMISSION MEETING

February 16, 2006

- TIME AND PLACE** A regular meeting of the Elk Ridge Planning Commission was held on Thursday, February 16, 2006, 7:05 p.m., at 80 East Park Drive, Elk Ridge, Utah.
- OPENING REMARKS & PLEDGE OF ALLEGIANCE** Chairman Chad Christensen welcomed the commissioners. Opening remarks were given by Russ Adamson followed by the Pledge of Allegiance.
- ROLL CALL**
Commissioners: Chad Christensen, Shawn Eliot, Russ Adamson, Dayna Hughes, Scot Bell
Absent: Scott Petersen, Robert Wright
Others: Mayor Dennis Dunn
Ken Young, City Planner
Margaret Leckie, Planning Commission Coordinator
Nelson Abbott, City Councilman
Eric Allen, Lynn Thomsen, Steven Nielson
- APPROVAL OF AGENDA** The agenda order and content were discussed. Regarding Item 7: Ratify the Planning Commission Member's Poll to set a Public Hearing for Code Amendments Regarding Public Hearing Requirement, Chairman Christensen was not aware that he was to poll the commissioners, so that was not done. We can set a public hearing for March 16th for this item.
- There were no other corrections or changes to the agenda.
- A MOTION WAS MADE BY SCOT BELL AND SECONDED BY DAYNA HUGHES TO APPROVE THE AGENDA FOR THE FEBRUARY 16, 2006 ELK RIDGE PLANNING COMMISSION MEETING AS OUTLINED WITH THE ONE CHANGE IN ITEM 7 MENTIONED ABOVE. VOTE: YES-ALL (5), NO-NONE (0), ABSENT (2) SCOTT PETERSEN, ROBERT WRIGHT.**
- 1. APPROVAL OF MINUTES OF PREVIOUS MEETING February 2, 2006** The following correction to be made in the minutes of the January 5, 2006 Planning Commission Meeting minutes was pointed out:
- Scott Bell:
p.1, 2nd paragraph, change "prayer" to "remarks"
- A MOTION WAS MADE BY DAYNA HUGHES AND SECONDED BY RUSS ADAMSON, TO APPROVE THE MINUTES OF THE FEBRUARY 2, 2006 PLANNING COMMISSION MEETING WITH THE ABOVE MENTIONED CORRECTION. VOTE: YES (4), NO-NONE (0), ABSENT (2) SCOTT PETERSEN, ROBERT WRIGHT, RECUSED (1) SCOT BELL.**
- Scot Bell recused himself from voting as he was not present at the February 2, 2006 meeting.
- 2. CRESTVIEW ESTATES SUBDIVISION, PRELIMINARY PLAT APPROVAL** Ken Young, City Planner, stated that the Technical Review Committee has met a couple of times to review the Crestview Estates Subdivision, Preliminary Plat; and have checked to make sure the plat meets the requirements of the Elk Ridge City code. They feel comfortable that this is the case, including several water and sewer issues. He recommends to the Planning Commission that they move the item forward to the City Council with a recommendation for approval.
- Chairman Christensen asked the commissioners if there were any comments or concerns. The following discussion ensued:
- a. Shawn Eliot questioned whether driveways coming into a main arterial met code conditions. He stated the plan showed 8 homes with driveways onto Park Drive, which is considered a major collector. From the Elk Ridge City General Plan, Circulation Element, he quoted from Section 10-12-35B of the City Code: *"A major collector is a roadway or street which typically serves the transportation needs of all the residents of Elk Ridge City. Access should be limited where possible on major collector facilities in order to preserve traffic flow and promote safety. If possible, subdivision lots should internally drain onto minor collector roads before merging with major collectors. If possible private driveways should be avoided on major collectors and where needed*

special design features such as shared, circular or hammerhead driveways should be considered..."

- b. Scot Bell added that with the curve and the grade of Park Drive this driveway entrance onto the street especially needs to be considered.

Ken Young mentioned this concern was addressed in Note 5 on the plat where hammerhead driveways are required on Lots 1-8 fronting on Park Drive. Ken mentioned that there might be other ways to design the subdivision, such as adding cul-de-sacs; but the subdivision as designed does meet our code. Ken stated that the narrowness of the area between Park Drive and Magellan would make it difficult for the development to be designed differently.

Dayna Hughes questioned what the shading on the road in front of Lots 1-5 indicated and was told by Ken Young that indicated that portion of the road needed to be dedicated to the City.

- b. Scot Bell questioned whether both sides of the road would be improved (curb and gutter). Ken answered that Park Drive will be re-done but is not sure whether the City is requiring curb and gutter on both sides. Lynn Thomsen stated that when the developer owns the property on both sides of the street, they are then required to put in curb and gutter on both sides of the street. He owns only the property on one side of Park Drive.

Scot Bell explained that the City Code no longer accepts half-plus-9 streets to be put in by the developer. The code now requires that in order to maintain the integrity of the road, the shoulders, the crown and the run-off, the City now requires the developer to put in the full road width improvements and this should include curb and gutter on both sides.

Ken Young referred to Note 3 on the plat, which reads: *The City will require the road be milled and re-surfaced.* Chairman Christensen asked if this allows only one side be improved with curb and gutter and Ken answered "yes". Scot Bell asked if both sides of the street should be improved and the sumps installed on both sides. Ken Young responded that according to the new Code requirement of full-width improvements, that is something that probably should have been added on to the plan.

Chad Christensen asked if this subdivision would tie in with the east part of Magellan, the response from Ken was "yes". Shawn asked if the part of Magellan leading into the subdivision where homes already exist would be improved. Ken Young referred to Note 4: *Repair east end of Magellan Lane through intersection with Escalante Drive.*

Scot Bell mentioned that for the most part, the lay of the land slopes down away from the road towards the church. He felt some of the water from Lots 1-8 would be running off towards a minor road and towards Lots 9-14. In the past when lots slope and the water cannot run off to a public street, the developer has been required to put in some sort of a sump as code does not allow runoff of more than 2% to run onto an adjacent parcel. This water would have to run off either to the front or have some sort of collection or sump in the back of the lot. He felt an engineer could calculate that run-off and determine if some of these extra means be required to contain it.

Lynn Thomsen asked if this type of thing can be addressed in the final plat and Ken Young felt it could. He asked how many sumps they are installing as indicated on the plan. Ken Young counted three along Park Drive. Scot Bell mentioned the new sump configuration now required by code is shown on the plan and Ken Young mentioned that the City Engineer passed on his recommendation for approval after checking for water, drainage and sewer concerns. Dayna Hughes asked if this had already been addressed with the Engineer's review. Ken stated that with the engineering, the sumps shown, and with another grading review we should have that issue covered.

Russ Adamson questioned whether the City is able to provide water and sewer to the subdivision. Ken Young responded that the water is not a problem and it is just a matter

of time until we are up and going with the sewer. The final plat will not be approved until the sewer is available. The Mayor feels comfortable that this could happen as early as April but there is no final word.

DAYNA HUGHES MADE A MOTION THAT WAS SECONDED BY RUSS ADAMSON TO MOVE FORWARD TO THE CITY COUNCIL A RECOMMENDATION FOR APPROVAL OF THE PRELIMINARY PLAT FOR CRESTVIEW ESTATES SUBDIVISION WITH RECOMMENDATION THAT BEFORE FINAL PLAT BE GRANTED THE FOLLOWING ISSUES BE LOOKED INTO:

- A. A CHECK BE MADE OF THE CITY CODE TO SEE IF IT CALLS FOR TOTAL STREET IMPROVEMENT OF BOTH SIDES OF PARK DRIVE, INCLUDING CURB AND GUTTER.**
- B. MAKE SURE THE PLAN IS ENGINEERED TO HANDLE PROPER RUN-OFF, ADEQUATE SUMPS BE REQUIRED ON BOTH SIDES OF THE STREET AND THE GRADING BE SUCH THAT NO MORE THAN 2% OF THE WATER DRAINS ONTO ADJACENT PARCELS.**

VOTE: YES-ALL (5), NO-NONE (0), ABSENT (2) SCOTT PETERSEN, ROBERT WRIGHT.

3. PLANNING COMMISSION BUSINESS

VACANCIES ON PLANNING COMMISSION

Chairman Chad Christensen mentioned that we are in need of an alternate member of the Planning Commission. He also has spoken with commissioner Scott Petersen and he will be sending a letter of resignation shortly to the Mayor so we will also be in need of another Planning Commissioner.

PLANNING COMMISSION BY-LAWS

Chairman Christensen opened the floor for discussion of the By-laws. Dayna Hughes noticed on Page 5, Item 10 where it noted that all actions taken during a meeting in which a quorum is not present will require ratification when a quorum is present. She took this to mean that we don't need to have a quorum to start our meeting. We can later ratify items discussed when a quorum is present.

After some discussion it was decided that the conservative approach, that nothing be done without a quorum, works better. In order to be ratified, all discussion items and arguments would have to be repeated. However, in the case of a public hearing, it can be held but no motion made regarding the public hearing until a quorum is present.

CONFLICT OF INTEREST

Chairman Christensen has prepared a proposed amendment to the portion of the By-laws regarding Conflict of Interest. He will have it available for consideration in the packets for the March 2 meeting and it will be an agenda item during that meeting and a future public hearing on that amendment be held.

Ken Young also recommended that the 14-day public hearing notice recommendation in the By-laws be brought in line with the new State requirement of 10 days. This amendment could be made concurrent with the above-mentioned Conflict of Interest amendment to the By-laws.

Shawn Eliot questioned the statement on page 8, item G, requiring a person with a conflict of interest resign from the Planning Commission. It was decided that this section should also be looked at and possibly amended.

Dayna Hughes questioned whether the By-laws need to be ratified annually. Chairman Christensen was under the impression that they did not need to be ratified each year.

4. CITY COUNCIL MEETING UPDATE – NELSON ABBOTT

Nelson Abbott, City Councilman, reported the following items from the City Council Meeting held on February 14, 2006:

- a. The Final Plat of the Norlund Subdivision was approved.
- b. A review of the water rights was held with City Engineer, Jeff Budge and Water Consultant, Tony Fuller. Some recommendations were made and water was secured so it cannot be taken from the City.
- c. A decision was made to retire all the water bonds except the most recent. This will put the City in a better position to bond again if needed for the new well and tank.

- d. An adjustment was made in the elected City Official and City Employee compensations. The salary of the snow plough driver was raised from \$10.50 to \$12.00. A motion was made by the previous council to increase the salary of the Mayor Pro-tem from \$300 to \$350 per month, this was finalized.
- e. An additional retention wall around the City park was discussed. It was decided that other issues, such as the salt pile location, needed to be resolved first.
- f. The Council recommended an increase budget for the City's 4th of July celebration to \$500.
- g. They scheduled a public hearing for the amended budget for 2005-2006.
- h. They discussed setting a public hearing for the proposed pigeon ordinance. They got all items in they wanted so when they sent it back to the Planning Commission it would be in order.
- i. They discussed Senate Bill 170, which took a lot of power and teeth out of City Government and put it in the hands of developers. They signed a resolution saying they were against it. It stated that if the City Council and Planning Commission did not take action on certain items in a defined period of time, the developer or whomever, got what they wanted by default.
- j. Bringing us up to date on the sewer hook-up agreement with Payson City, Mayor Dunn and Councilman Abbot met with Payson and Salem this last week in two separate meetings. Salem gave us a sample agreement where we are selling back to them our portion of the Salem Sewer Plant. The final details of this agreement are being hashed out. We are close to finalizing the agreement with Payson. Their engineers are going to make a presentation to the City Council at one of the meetings in March and by October or November the installation should be complete.
- k. The street name changes were discussed. Within the last 2 hours there were 2 emergency calls where street name confusion came into play in finding the homes.

QUESTIONS FROM PLANNING COMMISSION MEMBERS

- a. Shawn Eliot asked who our present Mayor Pro-tem is and was told that it was Alvin Harward.
- b. Shawn Eliot questioned whether the proposed retaining wall around the park would effect the proposed new trail along the side of the park which would be 10' wide. Nelson mentioned this will need to be considered in the next discussion of the retention wall.

5. REVIEW OF CITY CODE REGARDING ZONING DISTRICTS

REVIEW OF RR-1 20,000 ZONE AND R&L 20,000 ZONE

Ken Young, City Planner stated that he has had some discussions with the Mayor about Elk Ridge City zoning. As they looked at the three zones, RR-1, R-1 20,000 and the R&L 20,000, they all have a minimum lot size of 20,000 square feet. It was confusing as RR-1 is usually considered to be a 1-acre lot zone. For some reason there is a 20,000 sq. ft. lot designation there. There appears to be some redundancy. They questioned the need for having three zones with the same lot size. It appears that at some point the RR-1 did get changed from 1-acre to 20,000 sq. ft. based on some request but he is not sure what the reasoning was for that. It is Ken's suggestion that this area on Gooseneck Drive on the east, which is largely 1-acre lots be in a 1-acre lot zone. The other portion zoned RR-1 to the northwest seems to be developing in another direction. One piece of it recently underwent a zone change from RR-1 to R-1 20,000.

His thought is that if the City wants to have a zone in this other area that allows for smaller than 1-acre lots, we should change our code. We should change the minimum lot size in the RR-1 to 1-acre and designate the east portion of Gooseneck Drive RR-1. We should re-zone the other portion R-1 15,000 or unless the commissioners feel a need to maintain 1-acre lots in this area. We have Randy Young and his subdivision coming in part of this area proposing smaller lots and an open space mix. The Cloward pieces are R-1 20,000. There is a portion of this area with half-acre lots.

There are two issues: 1) The difference between the R-1 20,000 and the R&L 20,000 is animal rights so there is a reason for the differences there. These two lots have the same frontage and lot requirement with the only difference being animal rights. He recommends that we change RR-1 from a 20,000 sq. ft. lot size to a 1-acre lot size. Once that is done, apply that to all areas in the City zoned RR-1. Then look at areas of RR-1 that should go to R-1 20,000 R&L 20,000 or R-1 15,000. Both RR-1 and R&L 20,000 now are basically the same, both with animal

rights.

The City recently decided that the R&L 15,000 be abolished as a third-acre lot is too small for animal rights. There is one island in the City that is grandfathered with this zone, but the developer has determined he doesn't want animals there anyway and his covenants do not allow this. This could probably be changed to R-1 15,000 without a problem and could be done while we are doing these other zoning changes.

Ken explained that we could wait for piece-meal proposals for zone change in this area, such as Mr. Cloward's, to come forward one at a time and turn the whole area to R-1 15,000 lots or we could make a statement now by changing it to at least R-1 20,000 and some PUD designation.

The Planning Commissioners discussed the following related to Ken's comments:

- a. Russ Adamson felt that the community would want minimum half-acre lots in this area if we were going to have Randy Young's PUD close by. He asked what the demand for 1-acre livestock properties. Is there a chance we want some of this designation on the east area of Randy Young's property so new development of this type was encouraged to occur.
- b. Chairman Christensen asked how many lots are using their animal rights in the section by Mr. Cloward's property by the new church. Scot Bell stated that there were a couple scattered on Oak Ridge Drive on the north side.
- c. Chad also asked Ken what Cloward's intentions were for his property. He was told that his impression was that as they develop the lots, they intend to sell them.
- d. Shawn Eliot mentioned that some cities use their agricultural zone as sort of a holding zone. It preserves the land as it is until the right plan comes in, rather than allowing for cookie-cutter development.
- e. Scot Bell mentioned that the RR-1 lots on the east side of Goosenest are on the Shuler water system, on septic for their sewer. They are almost their own entity. He did not feel we will ever see any RR-1 similar to this area. To add more RR-1 with 1-acre lots does have merit and would add diversity, but looking at our water requirements, they would need to buy more water shares due to the additional acreage. How will this effect the economics of our water system? Will it effect production or holding of water? Does the City generate the revenue it needs to sustain the water system? Is it calculated in to the overall package whether it is a half-acre, 1-acre, or third-acre parcel. Ken Young answered that those are good questions that can not be answered here.

Scot mentioned that when we look at the changes in our society, clustering, smaller homes, minimal yards, he questioned whether 1-acre lots was the direction we want to go. With the increased costs of water it is something to consider. Do you want a full brown acre, or to see two green half-acres. People are getting away from huge yards.

- f. Chairman Chad Christensen felt he would rather see zone change pushed by the people living on the land or the developers, rather than by the City. It is like it is for a reason. Last year a comprehensive review was made of all the zones. Ken Young did not feel that the redundancy in the zones was caught at that time, and if it had been, something would have been done then. Chad did mention that there are a few other areas, besides lot size designation, that are different in the zones.

Ken questioned whether we should at least change the minimum lot size to 1-acre in the RR-1 zone, we are not changing the zone. If we don't do this, we have a potential for all of Goosenest to develop subdivisions of 1-acre lots and we have no basis to deny this.

Ken Young, again summarized what he is proposing. The two concerns were that 1) the Code calls for the same lot size for all three zones so there appears to be redundancy there. There is a concern that there is a desire for 1-acre lots, especially on the west end of Goosenest Drive. Perhaps this is an area where we need to fix our Code so RR-1 does designate minimum 1-acre lots. This designation would be left on the west side of Goosenest Drive.

We then need to look at the area east of Randy Young's property that is zoned RR-1 and determine if that is proper zoning for that area. If not, maybe we want to keep the half-acre ability there and change it to R-1 20,000.

Ken Young stated that the residents of the RR-1 area would need to be notified that we are considering some changes to their zone. This could either be a different zoning designation or that we are going to change the lot size requirement.

A MOTION WAS MADE BY RUSS ADAMSON AND SECONDED BY SHAWN ELIOT TO SCHEDULE A PUBLIC HEARING ON APRIL 6TH, 2006 TO DISCUSS THE RECOMMENDATION OF CHANGING THE RR-1 ZONE MINIMUM LOT SIZE REQUIREMENT FROM ONE-HALF ACRE TO ONE ACRE. YES-ALL (5), NO-NONE (0), ABSENT (2) SCOTT PETERSEN, ROBERT WRIGHT.

All land owners in this zone would need to be notified of the public hearing.

REVIEW OF CE-1 ZONE – Shawn Eliot

Shawn shared a portion of a presentation from Envision Utah showing what a 1-acre hillside development would look like in Woodland Hills. He then showed what look like on half-acre lots. This preserved the hillside area and put the homes closer together. Then they did half-acre lots with a mixed use element, this allowed for parks and open space. Envision also presented a comparison of the amount of water used and the cost to upkeep roads in the different scenarios.

In the CE-2 Zone, there is a minimum acreage requirement of 5 acres. If you want more clustering you can propose a Planned Mountain Residential Development (PMRD). This makes the CE-2 more of a holding zone and preserves the terrain in these areas until someone comes in with a PMRD.

There is no lot size designation in the CE-1 zone. He feels we should have a minimum lot size in this area so that a Planned Residential Development (PRD) can come in as an alternate proposal to one-acre lots. We have no teeth in the CE-1 Zone to prevent people from doing small lots with no open space. He recommended setting a minimum lot size to prevent this from happening.

Shawn expressed concern about RL Yergensen excavating in the CE-1 Zone. The code states that you are not to tear out vegetation beyond what the fire code calls for and the blue print for the house requires.

Ken Young referred to Code Section 10-14A-4B – Base Density, which shows a chart giving housing unit guidelines based on percent of slope. Shawn stated that in the CE-1 zone we are not giving incentive to go to the PRD. Scot Bell felt that the biggest value in this zone is clustering.

Scot Bell stated that our City map does not meet our Code. It only gives 10' contours rather than 5'. In some areas it is difficult to determine exactly what is happening slopewise. Doing deep cuts to meet 12% sloped driveway seems a little dangerous. He felt the ordinances in the steep part of the City need to look closely at the slopes, grades and driveway approaches.

Shawn Eliot asked if there was a way in the CE-1 Zone to designate in certain areas that the desired route for development is a PRD. The only place he sees that addressed in the CE-1 Zone code is in the conditional use portion. It was a suggestion that he make a motion to include in the CE-1 zone that the legislative intent is to develop certain areas as PRDs.

Ken Young felt there is a good base for requiring the minimum lot size of one (1) acre in the CE-1 Zone because it encourages PRDs starting with a one (1) acre lot size. If anyone comes up with other ideas for that area they can be told that we are encouraging PRDs in the CE-1 Zone. He mentioned that the PRD encourages clustering in Section 10-14A-6. By promoting a density bonus, the PUD and the PRD create clustering. The base density would still be 1 acre.

Chairman Christensen felt that in the CE-1 Zone there should be a buildable envelope established on the plat which meets the minimum slope requirement of 20%.

SHAWN ELIOT MADE A MOTION THAT WAS SECONDED BY CHAD CHRISTENSEN TO SET A PUBLIC HEARING FOR APRIL 6TH, 2006 TO DISCUSS AMENDING THE CODE RELATING TO THE CE-1 ZONE TO REQUIRE A MINIMUM LOT SIZE OF ONE (1) ACRE AND TO CHANGE THE LEGISLATIVE INTENT TO INCLUDE THAT IT IS DESIREABLE TO DO PRDs IN THIS AREA. VOTE: YES-ALL (5), NO-NONE (0), ABSENT (2) SCOTT PETERSEN, ROBERT WRIGHT.

6. RATIFY THE PLANNING COMMISSION MEMBER'S POLL TO CHANGE THE DATE TO SET A PUBLIC HEARING FOR BUILDING HEIGHT REQUIREMENTS TO MARCH 2, 2006

Chairman Christensen polled all members of the Planning Commission concerning setting a date for a public hearing on amending Elk Ridge City Code relating to Building Height Requirements for March 2, 2006 rather than March 16, 2006. All polled were in favor.

A MOTION WAS MADE BY CHAD CHRISTENSEN AND SECONDED BY SHAWN ELIOT TO RATIFY THE POLL OF PLANNING COMMISSION MEMBERS TO CHANGE THE DATE OF THE PUBLIC HEARING ON AMENDING ELK RIDGE CITY BUILDING CODE AMENDMENT FROM MARCH 16, 2006 TO MARCH 2, 2006.

Ken Young mentioned that the Mayor is considering a revision of his original request. He wants to start from the highest point and raise it from the old code of 35' at highest to 38' at highest. Russ Adamson thought he had found a place in the current code, which is 30' from the median, which inconsistently stated a requirement of 35' from the median. Ken Young stated we need to check all of our zones.

Scot Bell questioned if we have entertained with this request a recommendation and approval from our Fire Chief. Do we have the ability to provide fire protection to our residents with this type height allowance? Ken Young felt probably so. If a hose can hit 35' it can probably hit 38'.

Russ Adamson felt that the biggest problem was if you started from the back side of a home (being the highest) and went up 38' and in the front you had another 10' basement you could have a 50' vertical wall. Ken Young had mentioned this to the Mayor and he was told that the City would just have to be careful about approval of architectural design. Ken Young felt that this could be limited by putting in some code restrictions based on the slope of the building envelope. Russ liked having the starting point be the median rather than the highest point.

Russ asked that we poll neighboring communities and see what their City code dictates. Margaret Leckie was asked to include this in the next meeting's packet. The cities to poll would be Woodland Hills, Payson, Alpine, Mapleton and Provo.

There was no strong common feeling among the commissioners. It was decided to hear what the public has to say, consider the researched material and material in the packet for next week and decide after the hearing.

7. SET A PUBLIC HEARING FOR CODE AMENDMENTS REGARDING PUBLIC HEARING REQUIREMENTS.

Chairman Christensen was not aware, after talking to the Mayor, that he was to poll the commissioners regarding setting a public hearing for amending Elk Ridge City code relating to public hearing requirements, so a public hearing for a later date will be set tonight. City code specifies 14-day notification for public hearings and State code only requires 10 days, so we need to bring our code in line with the ten (10) day requirement of State code.

Ken Young also mentioned other conflicts in City and State code regarding where public hearings are to be held – either at City Council level or Planning Commission level. We need to bring our code in line with State code in this area also.

CHAD CHRISTENSEN MADE A MOTION THAT WAS SECONDED BY RUSS ADAMSON TO SET A PUBLIC HEARING FOR MARCH 16TH, 2006 TO AMEND THE ELK RIDGE CITY CODE REGARDING PUBLIC HEARING REQUIREMENTS. VOTE: YES (5), NO-NONE (0), ABSENT (2) SCOTT PETERSEN, ROBERT WRIGHT.

8. SET A PUBLIC HEARING FOR PROPOSED PIGEON CONTROL ORDINANCE.

Chairman Christensen turned the floor over to Nelson Abbott, City Councilman who also is a pigeon owner. His request was to set a public hearing for the Pigeon Ordinance, re-written by the City Council, (different from what the Planning Commission had handed over to councilman Mark Johnson to take to the City Council).

He explained that the new ordinance is similar to the original ordinance, other than the old ordinance had been written for a specific breed of pigeon, which isn't broad enough to cover the type pigeons actually owned in Elk Ridge. Along with making the designation more general, some other code from ordinances in other municipalities was added.

Feral pigeons are exceptions, they are considered wild animals and are not included in the ordinance. Nelson owns show birds. They cannot fly more than four or five feet.

The following discussion ensued:

1. Shawn Eliot asked what prevented pigeons from landing in other people's yards. Nelson stated that the code states "they should not linger". They can be called back and will come home when called by the owner. Generally the ones that linger are the untrained, young birds. Lingering also makes them potential prey for predators.

Nelson explained that there have been past complaints about a pigeon owner in Elk Ridge including sanitation issues, etc. This is why the ordinance was put together the way it was, to prevent these nuisances, but allow people who properly take care of their pigeons to own them in Elk Ridge.

2. Nelson did not feel Elk Ridge would become a haven for pigeon owners. There are a lot of hawks and other predators in the area that do not make this the most conducive place for raising pigeons. He did not feel that making this a conditional use was a good idea either. He felt that either you should be allowed to have them or not.

Another pigeon owner, Steve Nielson, said his birds do fly, they are used for competition and compete in teams of about 20 birds per team. He has about 50 pigeons. He has had them a little over a year. He said with his sport it would be nice to have about 3 teams (60 birds). Normally he has about 20 breeders which do not compete. You can pay up to \$200 to \$300 for some of these pairs. This is some of the reasoning for the numbers.

3. Commissioner Dayna Hughes felt that Nelson Abbot and Steve Nielson have done a good job writing the ordinance. She saw no holes in the issues addressed. Shawn Eliot felt that maybe a conditional use would be better so there was not an over abundance of pigeon owners in the City.
4. Commissioner Russ Adamson asked the size of lots of the pigeon owners present. Both of them have 15,000 sq. ft. lots. Concerning numbers, Nelson has 16 and Steve has 50. Russ questioned whether allowing 120 was allowing too many. Nelson explained that this allows a peak breeding season before the numbers are reduced. Chairman Christensen questioned whether having 120 birds on a third-acre lot was maybe allowing too many. Russ suggested lowering the number to maybe 90 and if you went over, you would have to get a permit. Nelson pointed out that there is attrition. Some of the birds do not survive because of "survival of the fittest".
5. Nelson mentioned there are others in the City who once had pigeons and no longer do.
6. Chairman Christensen would rather see a conditional use permit than giving blanket allowance for 120 pigeons.
7. Shawn Eliot again mentioned concern about having 120 birds on a third acre lot. Scot Bell felt that if you were a neighbor next to a pigeon owner who did not take proper care of their birds, and you were not willing to file a complaint against your neighbor, the nuisance would not be resolved. Most residents in Elk Ridge who have lived next to pigeon owners have not been happy with them. It has been a problem in the past. In order to minimize the problem, he felt we should not maximize the number of birds allowed.

This is a tough issue because people don't want to make enemies of their neighbors by complaining.

8. Nelson Abbot mentioned that the additional input of the Planning Commission is desired. He understands where they are coming from in their comments with their concerns. There are people who will not take care of their animals, including dogs, and no one is willing to complain. He does not feel that because one person has caused a problem, that everyone else's right to own pigeons should be denied. This is basically why he ran for City Council. City government is very intrusive into the rights of citizens and he would like to see some things not be so intrusive. He never intends to have 100 birds but there are individuals like Steve with different needs and desires.

Chairman Christensen thanked Nelson for his input. Nelson explained that the public hearing will give a fair sampling of what the populous feels about this issue. Right now pigeon ownership is not specifically included, nor specifically excluded.

A MOTION WAS MADE BY RUSS ADAMSON AND SECONDED BY DAYNA HUGHES TO SET A PUBLIC HEARING FOR MARCH 16, 2006 TO CONSIDER AN ORDINANCE PROVIDING FOR THE CARE AND KEEPING OF PIGEONS IN THE CITY OF ELK RIDGE. VOTE: YES (5), NO-NONE (0), ABSENT (2) SCOTT PETERSEN, ROBERT WRIGHT.

Chairman Christensen acknowledged Mayor Dunn, who arrived at the meeting during the discussion of the Pigeon Ordinance.

9. SET A PUBLIC HEARING FOR STREET NAME CHANGE CONSIDERATION.

A MOTION WAS MADE BY DAYNA HUGHES AND SECONDED BY RUSS ADAMSON TO SET A PUBLIC HEARING FOR MARCH 16, 2006 FOR CONSIDERATION OF STREET NAME CHANGES IN THE CITY OF ELK RIDGE. VOTE: YES (5), NO-NONE (0), ABSENT (2) SCOTT PETERSEN, ROBERT WRIGHT.

10. SET A PUBLIC HEARING FOR CITY CODE SLOPE REQUIREMENT INCONSISTENCIES

Chairman Christensen mentioned that as he recalled, the inconsistencies referred to were where the code referred to 20% in one place and 30% in another. As he reviewed the code he felt that this was done intentionally with the building site envelope being allowed a 30% leeway and in the CE-1, they were kept to a 20% to keep the terrain more natural. Shawn Eliot felt similarly but felt there could be some clarification made in the code.

Ken Young suggested the commissioners go back and read through the code again and make sure there are no further questions or concerns. Perhaps we don't need to have a public hearing.

Scot Bell felt we owed it to the community to take a serious look at the cuts and fills allowed in mountainous areas. Under our current policy there are segments in the community that are considered unbuildable. When you look at our overall slope requirement of 30% it does allow building in some of these areas where in microscopic pieces it is technically illegal. When you put a cut in a person's front yard to build a cul-de-sac according to code, then tell him he can only have a 12% driveway, and require a 30' setback and they are already marginally close, there are some real challenges for a homeowner to build on his lot and follow code. It makes him wonder if it is even feasible to put a home on a lot of the property we have in this city.

It was decided to hold off on holding a public hearing until the commissioners have reviewed the code. Chairman Christensen felt we could clear up some of the conceived inconsistencies with a thorough review of the code.

It was decided to make this an item for discussion during the upcoming March 2, 2006 Planning Commission Meeting and not set a public hearing at this time.

6. FOLLOW-UP ASSIGNMENTS / MISC. DISCUSSION

Dayna Hughes offered to take over from Scott Petersen the responsibility of having the signs made announcing public hearings. Margaret Leckie offered to contact Scott Petersen and let him know of this.

Shawn Eliot gave an update on the Trail Fund Request Application. There were 58 applications turned in. Last year they had 70. There is more money available this year. They have only one more meeting before they whittle down to a preferred list. At that point they may do some interviews. The fellow he works with who is on the committee stated that one of their concerns is they have so few projects and so much money, so the prospects look good for obtaining some funding.

PUBLIC HEARINGS

1. A public hearing has been set for March 2, 2006 prior to the Planning Commission Meeting, for amending City code regarding Building Height Requirements.

TRACKING CHART

Chad Christensen offered to track the progress of the Zoning amendments.
Scot Bell offered to track the Pigeon ordinance.

ADJOURNMENT

Dayna Hughes made a motion to adjourn the meeting at 9:30 p.m.



NOTICE OF PUBLIC MEETING

Notice is hereby given that the Elk Ridge Planning Commission will hold a Public Hearing on a proposed amendment to the Elk Ridge City Code regarding Building Height Requirements on **Thursday, March 2, 2005, beginning at 7:00 p.m.** prior to the regularly scheduled **Planning Commission Meeting on Thursday, March 2, 2005 beginning at 7:15 p.m.** The meetings will take place at the Elk Ridge City Hall, 80 E. Park Dr., Elk Ridge, UT, at which time consideration will be given to the following:

7:00 P.M. Public Hearing – Building Height Requirement in Code

- Review and Discussion

7:15 P.M. Opening Remarks & Pledge of Allegiance

Roll Call

Approval of Agenda

1. **Approval of Minutes of Previous Meeting February 16, 2006**
2. **Planning Commission Business**
 - Vacancies
 - Discussion of By-laws – Conflict of Interest. 14 to 10 day notification
3. **Motion on Public Hearing – Building Height Requirement**
4. **City Council Meeting Update — Alvin Harward**
5. **Review of City Code regarding Zoning Districts**
 - A. **Code for RR-1, R&L-20,000 and R-1-20,000**
 - Review and Discussion
 - B. **CE-1 Zone Code**
 - Review and Discussion
6. **Review of Elk Ridge City Code Regarding Slopes**
 - A. **Code Requirements for Slope of Roads in CE-1 Zone**
 - Review and Discussion of Sandy City Code – Special Purpose – Scot Bell
 - B. **Code Requirements for Building Lot Slope**
 - Review and Discussion
 - Make motion to set public hearing to change code
7. **Follow-up Assignments / Misc. Discussion**
 - Agenda for March 2, 2006 Meeting
 - Public Hearings for March 16, 2006
 - 7:00 Code amendments re: public hearing notification
 - 7:15 Pigeon Control Ordinance
 - 7:30 Street Name Change

ADJOURNMENT

*Handicap Access Upon Request. (48 hours notice)

Dated this 23rd Day of February, 2006



Planning Commission Coordinator

BY ORDER OF THE ELK RIDGE PLANNING COMMISSION

CERTIFICATION

The undersigned duly appointed and acting Planning Commission Coordinator for the municipality of Elk Ridge, hereby certifies that a copy of the foregoing Notice of Public Meeting was emailed to the Payson Chronicle, Payson, Utah and delivered to each member of the Planning Commission on the 23rd Day of February, 2006.



Planning Commission Coordinator

ELK RIDGE PLANNING COMMISSION MEETING
March 2, 2006

PUBLIC HEARING

PUBLIC HEARING ON PROPOSED ORDINANCE AMENDMENT TO ELK RIDGE CITY CODE REGARDING BUILDING HEIGHT.

A public hearing was held from 7:00 to 7:20 p.m. March 2, 2006 prior to the Planning Commission Meeting.

Those present were:

Planning Commissioners: Chairman Chad Christensen, Robert Wright, Shawn Eliot, Dayna Hughes, Russ Adamson (Late: Scot Bell, Absent: Scott Petersen)
Others: Margaret Leckie, Planning Commission Coordinator
Nelson Abbott, City Councilman
Andrea Muelstein, Ron and Dawn Parr

Chairman Christensen opened the public hearing at 7:00. He explained that from what he has read the present code allows a height of 30' from the median slope to the tip of the roof.

Ron and Dawn Parr were present and are going to build a home in the Grandview North Subdivision on Gladston Drive. Chairman Christensen opened the floor to the public for comments. Some of the discussion included the following points:

- a. Nelson Abbott, who lives on Salem Hills Drive, has no problem with the City adjusting the code, with the exception of one item. He is concerned that if the starting point is from the highest elevation and the lot contains a large change in elevation, you could end up with a back corner of 3 or 4 stories high due to the grade of the lot. He would like to see something similar to the Provo Code where you have two different height requirements, one for the short side and one for the high side. He also stated that there could be exceptions made after review of individual plans.
- b. Ron Parr stated that in Oct. he and his wife approached Ryan Anderson about buying a lot in the Grandview North Subdivision. They gave him a set of plans and received from him a construction cost estimate. The covenants in that subdivision also required review of the plans by an architectural review committee. It was only after they purchased the lot that Corbett Stephens, City Building Inspector, told them their home design was not in compliance with Elk Ridge City Code. It did not meet the maximum building height requirement, even though there were several existing homes in the neighborhood that were taller.

Parr spoke with the Mayor, who was until then, unaware of the 30' building height requirement. As they reviewed the requirements in surrounding cities they found that both Spanish Fork and Woodland Hills had 35' and 36' from highest grade requirements. What Elk Ridge requires is not in line with the surrounding area. Also, going from average grade, they were being penalized from having a walk-out basement.

It has now been 3-1/2 months since their plans were ready and they have spent between \$4,000 and \$5,000 interest on their construction loan as they have sought to resolve this issue. Apparently the Elk Ridge Code requirement has been changes in the last 3-4 years to the lower height requirement.

He showed his plans to the commissioners, pointing out that the house will be shorter than a number of the homes nearby. They are at 36' from the highest point of grade now in the front. The back of his home faces north, towards the golf course, and is about 45'. The dynamics of the slope where he is building would prevent his home from obscuring the view of any of the nearby neighbors.

- c. Commissioner Russ Adamson felt that 35' from highest grade would be a more realistic requirement. He did have a concern about the walk-out basement side and was not sure how to address this, but felt that should be done, maybe on a case-by-case basis.
- d. Robert Wright suggested, in agreement with Nelson Abbot's earlier comment, that when building on a slope have two different variables, one for the high elevation and one for the

lower elevation.

3. Shawn Eliot mentioned the Mayor had talked to him about a discussion he had with the fire marshal in Elk Ridge concerning what heights their fire equipment could cover. He felt that 36' from the highest elevation (if in the front) would be workable. The fire chief's concern was that his ladders were only 28' tall. If your front yard is facing the street and is on the downhill side, the allowable height would be a problem. Margaret Leckie mentioned that Payson Fire Department, who backs up Elk Ridge, does have higher ladders, though they would not be first response.
4. Russ Adamson mentioned that Payson dealt with this by having a requirement of no higher than 35' from the lowest elevation to the eve of the roof. Robert Wright mentioned that the Provo code has a street side requirement, regardless of the grade. Chances are the fire truck will not be driving into the back yard.

Chairman Christensen thanked Pars for their input and closed the public hearing at 7:20 p.m.

TIME AND PLACE

A regular meeting of the Elk Ridge Planning Commission was held on Thursday, March 2, 2006, 7:20 p.m., at 80 East Park Drive, Elk Ridge, Utah.

OPENING REMARKS & PLEDGE OF ALLEGIANCE

Chairman Chad Christensen welcomed the commissioners. Opening remarks were given by Shawn Eliot followed by the Pledge of Allegiance.

ROLL CALL

Commissioners: Chad Christensen, Shawn Eliot, Russ Adamson, Dayna Hughes, Scot Bell, Robert Wright
Absent: Scott Petersen
Others: Margaret Leckie, Planning Commission Coordinator
 Nelson Abbott, City Councilman
 Ron and Dawn Par, Andrea Muelstein

APPROVAL OF AGENDA

The agenda order and content were discussed. It was decided to move Item 3: Motions on Public Hearing, to Item 1. There were no other corrections or changes to the agenda. Russ Adamson mentioned that Scot Bell had called and was at a Science Fair and would be late. The agenda item which he was going to discuss was at the end of the meeting, so that would probably work out.

A MOTION WAS MADE BY CHAD CHRISTENSEN AND SECONDED BY SHAWN ELIOT TO APPROVE THE AGENDA FOR THE MARCH 2, 2006 ELK RIDGE PLANNING COMMISSION MEETING AS OUTLINED WITH ONE CHANGE, THAT BEING MOVING ITEM 3: MOTION ON PUBLIC HEARING, TO ITEM 1. VOTE: YES-ALL (5), NO-NONE (0), LATE (1) SCOT BELL, ABSENT (1) SCOTT PETERSEN.

1. MOTION ON PUBLIC HEARING

Chairman Christensen asked the commissioners what their thoughts were on the motion to make regarding amending the building height requirement in the City code.

Amendment Elk Ridge City Code regarding Building Height Requirement

The following discussion ensued:

1. Dayna Hughes questioned whether we were considering adjusting the building height requirement to 36' or 38' as had been discussed at a previous meeting. Chairman Christensen stated that we have backed down to 36' from the highest. The effective date of the 30' from the median requirement was 10/20/2002.

Dayna questioned why there were houses built during that time that do not meet the City code height requirement. There were several examples given. It was questioned how long Corbett has been the building inspector. Andrea Muelstein said it was before she started working here, which was 3 years ago. She summarized that they are mostly concerned about the way the requirement effects the back of a home with a downhill slope from the street, causing a tall shear wall.

2. Russ Adamson felt we should seriously consider the maximum height allowed from the highest grade to be 35', but somehow address the walk-out side to avoid some of the eye-sores we now have. Dayna Hughes felt that a case-by-case review of each set of plans would take care of that issue. She felt that 36' from the highest point would be OK and this would accommodate Par's design. She felt we should go up the other foot based on the following considerations:
 - a. The Mayor's preliminary suggestion was to go with 38' and that was brought down to 36', which is only 1' higher than any of the neighboring community requirements.
 - b. Elk Ridge is a community where people build higher homes to capture views and there are many of these homes already in existence in Elk Ridge.
 - c. Adding one more foot will not detract from the look of the community.
3. Chad Christensen posed doing 35' on the high elevation side and 45' maximum on the low side. The possibility of using "street level" in the requirement was brought up again by Robert Wright and Russ stated that the problem there is that if there is a large setback, and the lot slopes uphill, it would be too restrictive.

After some discussion, the following was decided:

A MOTION WAS MADE BY RUSS ADAMSON AND SECONDED BY DAYNA HUGHES TO RECOMMEND TO THE CITY COUNCIL THAT THE ELK RIDGE CITY CODE BE AMENDED IN ALL APPLICABLE LOCATIONS TO MODIFY THE BUILDING HEIGHT REQUIREMENT TO ALLOW A MAXIMUM HEIGHT OF ANY DWELLING TO BE THIRTY-SIX FEET (36') FROM THE HIGH POINT OF FINISHED GRADE OF THE GROUND SURFACE ADJACENT TO THE FOUNDATION OF THE STRUCTURE TO THE TOP OF THE ROOFLINE ON THE STREET SIDE, AND THE MAXIMUM HEIGHT BE FORTY-SIX FEET (46') AS MEASURED FROM THE HIGH POINT OF THE FINISHED GRADE OF THE GROUND SURFACE ADJACENT TO THE FOUNDATION OF THE STRUCTURE TO THE TOP OF THE ROOFLINE ON THE REAR SIDE. VOTE: YES-ALL (5), NO-NONE (0), LATE (1) SCOT BELL, ABSENT (1) SCOTT PETERSEN.

Andrea Muelstein had been told that if this motion passed tonight she had been told by the Mayor that she could issue the Pars their building permit this evening. She did so.

2. APPROVAL OF MINUTES OF PREVIOUS MEETING February 16, 2006

The following corrections to be made in the minutes of the February 16, 2006, Planning Commission Meeting minutes were pointed out:

Dayna Hughes:

- p.1, Item 2, last sentence, add word "*with*" prior to *a recommendation*
- p.4, Item j, last sentence, add word "*to*" prior to *the City Council*
- p.4 under QUESTIONS..., Item a, change the word "*out*" to "*our*"

A MOTION WAS MADE BY SHAWN ELIOT AND SECONDED BY DAYNA HUGHES, TO APPROVE THE MINUTES OF THE FEBRUARY 16, 2006 PLANNING COMMISSION MEETING WITH THE ABOVE MENTIONED CORRECTIONS. VOTE: YES-ALL (5), NO-NONE (0), LATE (1) SCOT BELL, ABSENT (1) SCOTT PETERSEN.

3. PLANNING COMMISSION BUSINESS

VACANCIES ON PLANNING COMMISSION

Chairman Chad Christensen mentioned that Scott Petersen has turned in his letter of resignation from the Planning Commission to the mayor. We now have a full-time commissioner vacancy and an alternate member vacancy. Chairman Christensen asked the commissioners to please search out people who would be willing to fill these vacancies.

PLANNING COMMISSION BY-LAWS

Chairman Christensen had passed out at the previous planning commission meeting a suggested change to the current Elk Ridge City Planning Commission By-laws, Conflict of Interest section on page 3 as follows:

The changes indicated are as follows: (underline = added text, strikethrough = deleted text)

Conflict of Interest: If a Planning Commission Member has a conflict of interest on any agenda item he/she must declare a conflict of interest from the specific agenda item(s). Members of the Planning Commission who feel they ~~or any other member of the Commission~~ may have an actual, apparent, or reasonably foreseeable conflict of interest on any matter that is on the Commission agenda shall explain the apparent conflict to the Commission. ~~The Commission may then vote to decide whether the requested disqualification is justified.~~ After declaring a an actual or potential conflict of interest, a Planning Commission member may either ~~shall not~~ participate in the Planning Commission's discussion and vote of that matter, or, the Planning Commission member may elect to excuse himself/herself from the Planning Commission's table and not participate in the Planning Commission's discussion and vote of that matter nor attempt to use his/her influence with other Commissioners, either, before, during or after the meeting. Below are some guidelines for conduct:

Chad mentioned that the bottom line is that the previous code said that if you had a conflict of interest, you could not vote. The new proposed code says (in line with comments made by attorney Craig Bott at the Planning Commission training session) that a member, once having declared a conflict, can decide whether to vote or not vote.

As an example of the above, Dayna Hughes declared a conflict of interest. Her conflict of interest concerned the pigeon ordinance. Both of the families with pigeons are in her church congregation, she has a very close relationship with one of the families. She stated that she cannot be unbiased in this instance and chooses not to sit at the table whenever the pigeon ordinance is discussed. This is her choice. Her conflict of interest is that she cannot be unbiased as she feels very strongly one way.

Chairman Christensen mentioned the other portion of the by-laws that needed amending. This item is on page 9 under Item I: AMENDMENT OF RULES OF PROCEDURE and is regarding the amount of time required to publish notification of a proposal to amend the rules. The state law now only requires ten (10) days rather than the past requirement of fourteen (14) days. The changes would be as follows: (underline = added text, strikethrough = deleted text)

1. These rules of procedure may be amended at any meeting of the Commission held after not less than ~~fourteen~~ ten days published notice of the proposal to amend the rules, upon a majority vote of all of the members of the Planning Commission.

Chairman Christensen stated that Ken Young should amend the by-laws as proposed above.

A MOTION WAS MADE BY DAYNA HUGHES AND SECONDED BY SHAWN ELIOT TO SET A PUBLIC HEARING FOR APRIL 6, 2006 TO DISCUSS AMENDING THE PLANNING COMMISSION BY-LAWS (RESOLUTION NO. 05-2-17-3R - LAST AMENDED) AS DESCRIBED ABOVE. VOTE: YES-ALL (5), NO-NONE (0), LATE (1) SCOT BELL, ABSENT (1) SCOTT PETERSEN.

4. CITY COUNCIL MEETING UPDATE – NELSON ABBOTT

Nelson Abbott, City Councilman, reported the following items from the City Council Meeting held on February 28, 2006:

- a. The Crestview Estates Subdivision Preliminary Plat was approved with two additional requirements: 1) additional sumps are required on the south side of the road and 2) the water-line be looped so that water will not stagnate at the end of the line. There will be full-width road improvement with curb and gutter on both sides of the road. At the same time these improvements are being made, the City offices, which are now on a septic system, will be connected to the sewer line. Chairman Christensen, Shawn Eliot and Nelson Abbot both expressed the sentiments that they wish they had not allowed any frontage on Park Drive, even with the hammerhead driveways. Chad did feel we could require a little larger setback. Chairman Christensen mentioned that the agenda for the City Council meeting where the Crestview Subdivision Preliminary Plat was discussed was not posted on the internet nor in front so he did not think there was going to be a meeting, otherwise he might have come and expressed the concern of the Planning Commission.

- b. Regarding the proposed retention wall around the park which would effect the proposed trail: the City Council is discussing an alternate location for the retention wall so that parking is actually at road level. Some of the improvements there would apply towards the matching funds required in the application for UDOT funding for the trail system. There will also be some road realignment.

Concern over the driveways on Park Drive in the subdivision were also discussed. The hammerhead driveways designed does meet the City's requirements.

- c. The 3-way stop sign at Park Drive and Elk Meadows was also discussed. The road will be straightened out, the free right turn will be removed, and the intersection will come to a T. There will be a 3-way stop sign at each direction coming into the intersection. There was concern discussed about future traffic surrounding the church, etc. Robert Wright mentioned that back east they have stopsigns that are "stop except for right turn" but he is not sure Utah law allows for that. Nelson mentioned that we need to check what stopsign guidelines (Federal and State) that are in place that we should make sure we comply with as we add future development.

Shawn mentioned that the intersection at Goosenest and Elk Ridge Drive as you enter Elk Ridge is similar to Elk Meadows and Park Drive. Alvin Harward tracked how many people actually stop at that intersection, as many just roll through. The reason for the signs to be there was questioned.

Shawn Eliot mentioned that he is going to propose that the City adopt a stopsign/traffic sign plan for the City that be advertised in the bulletin and at public hearings to make residents aware of the plan.

- d. The City has received it's preliminary copy of the sewer sell-off of our shares to Salem. The disconnect point (11200 South) is being discussed. The problem is that at the canal the ground is level and we would have to pump up from that point. It might be possible to let the people in that area connect to Salem sewer and pay non-resident fees. There are some other options. It was brought up that maybe we let the developer solve that problem. Nelson mentioned that Salem brought up this problem. The seem OK with us connecting in that area and paying non-resident fees. They would pay the hook-up fee, monthly fees, and sewer impact fees to Salem.

By the next City Council meeting Elk Ridge should be ready to sign the agreement with Payson on the sewer.

- e. A possible joint field trip was discussed with the Planning Commission and City Council to go observe other communities who are developing at a fast rate and get some ideas and interaction so we don't make certain mistakes. The Mayor is trying to put something together.
- f. Ray Brown brought forth the idea of having a Citizen Mediation Board. It appears to be a good theory in concept. They would mediate between neighbors with nuisance issues – dogs, pigeons, etc. If the sheriff were called, he would have them fill out a form and on say, the 3rd Wednesday of the month, we would have mediation at the City Council Offices at 7:00. A mediator would meet with the person filing the complaint and the person the complaints was filed against. The mediator might be a 3rd or 4th year law student from BYU. He would find out the points from both parties, they would come up with an agreement which they would both sign and hopefully this would eliminate a lot of the problems where the sheriff is called out for skirmishes between neighbors that can be settled elsewhere.
- g. Most of the meeting time was spent discussing the Elk Ridge City Budget. It cannot completely be approved yet as the sewer agreement has not been finalized. There is not a large difference in sewer fees that what is paid now. At present we do not bring in enough in sewer fees to pay Salem. We are at a point where we would have to raise our rates.

- h. Dump permits and contracting with Payson Waste Disposal were also discussed at the City Council meeting.
- i. There was some talk of the South County Recreation Center being built to give all residents on the south end of the county some nice amenities including the library. The bookmobile was cancelled as it was not being heavily utilized, though there were many citizens who complained when they heard of the cancellation. Dayna Hughes is on the PTA at Mt. Loafer Elementary and they have a wonderful library. She will look into the requirements for getting a library card for people in Elk Ridge who are interested in Children's Books.

5. REVIEW OF CITY CODE REGARDING ZONING DISTRICTS

REVIEW OF RR-1 20,000 ZONE AND R&L 20,000 ZONE

Shawn Eliot still feels more comfortable giving the RR-1 (West Goosenest area) one-acre lot requirement. If a developer wants to entertain making a portion of this are one-half acre lots, then that area could be rezoned.

Jan Davis, Elk Ridge City Recorder, was present in the building and came in to explain the differences in all the designated 20,000 zones. The R-1, 20,000 is minimum half acre with no animal rights. The R&L 20,000 is restricted animal rights due to topographic limitations of lots (slope, etc.) (in Loafer Canyon) and the RR-1 zone is large, flat lots. The CE-1 (the 1 designates one family dwelling). There was a chart left off showing that 1 acre lots were suggested on a grid system allowing for clustered PRD developments.

Orignally when the Goosenest area annexed in and Elk Ridge incorporated, most of the lots there were 1 acre at least. The Mayor and Payson are currently negotiating putting some soft commercial development in that area and possibly a convention center. There will not be much more development in that area except for behind the golf course as we have signed an agreement with Payson that we will not be annexing on that side.

Chairman Chad Christensen asked Jan why the residents wanted to reduce the requirement in this area to 20,000. Jan explained that originally this area was all 5-acre lots that could not be made smaller when it was County. Elk Ridge was a little subdivision allowed in the County. None of the Goosenest area was platted. They were all parcels. A lot of the land is owned by neighboring property owners and are not as large as an acre. They are wedged in between 2 properties and they did not want the 1-acre restriction. She is not sure what purpose it would serve to enforce a 1-acre size lot in that area. She felt this 1-acre requirement might restrict soft commercial development in that area. Most of the land is again, owned by the property owners in that area.

She mentioned the possibility has been discussed of putting a road on the property south of the Brown property giving the City access to the property they own, their thought is to go to the south and hook up to the RV area next to the golf course. The zone change might be premature as these type negotiations with Payson are going on now. For us to change the zoning midstream might not be a good idea.

Nelson Abbott mentioned that on the Road by Elk Horn the development has stopped as they are having issues getting water. This area is Shuler water and septic sewer system.

Shawn Eliot was concerned about keeping the integrity of this area as one-acre lots and in the north part of town if the lots by the PUD are allowed to develop smaller than one-acre then we are not giving the incentive to come in with PUD developments.

Chairman Christensen stated that in light of the new information that the City is considering some soft commercial in this area and possibly putting a road in that area, that it would probably be a good idea to hold off on making any zone changes that would affect this area. He felt that a lot of these homes are one acre, so keep the RR-1 a one acre zone and if anyone wants to develop smaller lots, let them rezone.

All the commissioners decided to sit on things for this year, keep in touch with City Planner, Ken Young's suggestions and have him keep us aware of what is going on in this area.

Scot Bell arrived late – at 8:30 p.m.

CE-1 and CE-2 ZONES

Shawn Eliot mentioned that there were two things that had been discussed relating to these Critical Environment zones: 1) the 30% versus 20% slope requirement

Shawn went into the code and made some proposed changes to reflect some of the discussion that occurred during the last few planning commission meetings. Under 10-9A-1 which details the legislative intent for the CE-1 zone, he added an item C (a cut and pasted from the CE-2 legislative intent, as there was nothing indicating a requirement of 1-acre lots nor encouraging PRDs if you want to go smaller than 1-acre lots) as follows:

- C. Characteristic of the uses in the zone are one-family dwellings on one acre or larger lots in naturalistic settings, situated in those portions of the zone which are most suitable for development activity interspersed with undisturbed open space areas. Development clustering in these areas is encouraged through the use of the Planned Residential Development (PRD) standards listed in Chapter 14 Article A of the development code.*

In the SPECIAL PROVISIONS section of the CE-1 zone code (10-9A-7), where slopes are discussed, Shawn proposed the following changes to make the different sections of the code consistent: (underline = added text, strikethrough = deleted text)

10-9A-7: SPECIAL PROVISIONS:

- E. Slopes Greater Than Twenty Percent: All land surface outside of the buildable area delineated on the site plan, having a slope of twenty percent (20%) or greater shall remain in its natural state and shall not be graded or otherwise disturbed, except for the planting of additional vegetation and/or the additions of sprinkler irrigation systems. If the establishment of required firebreaks and/or access easements are required, or when such disturbance is specifically provided for under an approved site plan, these areas will be required to be retained or re-vegetated in a manner that can stabilize the slope while maintaining firebreaks.*

10-9B-4: AREA AND WIDTH:

The minimum area and width requirements for a zoning lot, except when located within a Planned Residential Development, shall be as follows:

Use	Minimum Area	Minimum Width (At Minimum Setback Line)
One-family dwellings	1 acre	100 feet

What this is saying, is once you identify the buildable area on a site plan, everything out of it that is over 20% should not be altered unless you are adding more vegetation to it or need some type of firebreak, or access. Chad Christensen questioned if you could terrace this for a playground. Shawn answered that you probably could not.

Shawn Eliot proposed the following change to Article B: CE-2 CRITICAL ENVIRONMENTAL ZONE, 10-9b-1:LEGISLATIVE INTENT:

- C. Characteristic of the uses in the zone are one-family dwellings on ~~spacious~~ 5-acre or larger lots in naturalistic settings, situated in those portions of the zone which are most suitable for development activity ~~(development clusters)~~ interspersed with large undisturbed open space areas. Development clustering in these areas is encouraged through the use of the Planned Mountain Home Development (MHD) standards listed in Chapter 14 Article B of the development code.*

This code is basically encouraging 5-acre or larger lots unless the developer decides to do a MHD.

Both corrections encourage either large lots or MHD's. RL Yergenson has brought his lots in as normal lots in the CE-1 zone. Right now he can do that as there is not the 1-acre lot designation in the CE-1 zone. Exceptions can be considered after an site plan review by the City.

DISCUSSION OF CUT AND FILL IN SLOPED AREAS

Scot Bell discussed the problem slope changes created by cuts and fills (i.e. for roads) which changes the contour of the land and creates steeper slopes on either side of the road. Developers usually look at natural contours. Example, when a developer puts in a cul-de-sac next to a lot

they create a 5' or so shear wall where the lot begins which is not shown on the natural contour map which the developers of the lot are working off of. Perhaps we need to be working off of natural and man-made contours.

For the builder to go back and put a 12% grade driveway on that lot is now very difficult. Scot explained that on a 10' contour map if you draw a 100' circle, if there are 4 contour lines within that circle, you have a 30% slope. The Cove Drive lot that is currently being excavated is legal under our current system, but with the cut made for the adjacent cul-de-sac, comes very close to being illegal.

Shawn felt that for future developments that come in under the CE-1 zone, this would not have been approved as this property was under 1-acre.

Russ Adamson mentioned that many of these issues are not solvable tonight, but the changes suggested by Shawn could be addressed and should be pushed through now.

A public hearing is required to change code regarding zoning requirements.

A MOTION WAS MADE BY RUSS ADAMSON AND SECONDED BY CHAD CHRISTENSEN TO SET A PUBLIC HEARING FOR APRIL 6, 2006 , TO DISCUSS AMENDING THE ELK RIDGE CITY CODE RELATING TO LOT SIZES AND SLOPES AS DISCUSSED ABOVE IN THE CE-1 AND CE-2 ZONES. VOTE: YES-ALL (6), NO-NONE (0), ABSENT (1) SCOTT PETERSEN.

6. REVIEW OF CITY CODE REGARDING SLOPES

DISCUSSION LED BY SCOT BELL REGARDING SLOPES

1. Scot Bell mentioned that one of our challenges in the City is that the City Engineer has provided 10' elevation lines. Our current code says that we are supposed to be working off of 5' elevation lines. He spoke to our Engineer, Jeff Budge, at Aqua. He found some maps with contours that meet our City code requirements from the County and they were given to us at no charge.
2. He again mentioned that in a circle of 100' if there are more than 3 10' contour lines then you cannot build on that ground. It comes down to the accuracy of the contour lines. Ten foot contours are accurate to 2-3 feet according to our engineering firm. Five foot contours are accurate to 1 to 1-1/2 feet.
3. As a City we can thus have some give and take. The County has provided us with 1' elevation lines. The accuracy here is very tight. From a developer's standpoint, the more lines you use, the tougher the restrictions are.
4. The commissioners looked at the proposed road map in the south area from Dee Thatcher. He looked at the road coming in from High Sierra. Under our current ordinances, this road goes directly through a 30% grade and should not be allowable.
5. As you leave High Sierra there are 14 contour lines in a 1000 ft. diameter circle. This will make it very difficult to maintain an 8% slope on a road. There will be very drastic cuts. (This contour map provided by Scot will be put in the permanent file for the March 2, 2006 Planning Commission Meeting in the City offices).
6. Russ Adamson mentioned that if you start with 30% slope and cut and fill for an 8% grade road, you will end up with greater than 30% slope after the cut and fill material are considered.
7. Scot Bell mentioned that there is a reason why the developers in Elk Ridge stopped where they did. The slopes were too great to meet the development requirements of the City code. We as a body need to decide whether we are going to change the code. Pure speculation is that Don Mecham, who owned this property, never did develop it and he stopped developing in Elk Ridge (Whispering Oaks in Four Bay). Scot stated that maybe developers like Don Mecham understand our ordinances better than we do.
8. Shawn Eliot mentioned that we now have a circulation map in our general plan showing possible roads, we have zoning in that area anticipating development. What do we do to facilitate that?
9. Scot mentioned some code he had Margaret print off the internet relating to developing in Sandy, Utah where the topography is very sloped. He has not had time to review it but felt

we need to sit down and look into other cities solutions who have struggled with this. We need to be in compliance with our own ordinances.

10. Scot mentioned that in talking with the City engineer, when you allow roads with over 8% slope, you start to jeopardize the safety of fire equipment, snow ploughs and other service vehicles. Jeff Budge, engineer, said that the City is now considering roads with areas in the 10% slope range. We need to find out if 10% is acceptable. Nebo school district, at present, will not go up to upper Elk Ridge because of the slope of the roads. If we do cuts and fills to maintain an 8% road slope, that causes problems in the building lots.
11. Scot felt we immediately need to adopt code relating to cuts and fills in terrain with high slopes. The contour lines to be worked with when considering buildable lots should be from the natural and man-made contours after the cuts and fills. Russ Adamson felt we need to determine where in our code we need to inject this verbiage. Scot Bell took the assignment to determine where in our code this would be.
12. Shawn Eliot mentioned that in Eagle Mountain they require a technical review of a concept plan so issues as we have been discussing can be presented to the developer before he gets too involved in his design phase. The commissioners mentioned that these south Elk Ridge are meeting with Ken Young, City Planner and the Mayor with these concept plans and the commissioners would like to see them also. Shawn will look into how other cities handle this situation.
13. Scot also mentioned that when we alter these slopes, we will change the way the water flows down.
14. Chairman Chad Christensen interjected that one of the board members at the bank where he works owns one of the pieces of property in this southern CE-1 zoned area of Elk Ridge. He sits on a board that approves some of Chad's loans so due to the conflict of interest, he will bow out of a lot of this discussion.
15. Scot mentioned that we can not work with the plan Dee Thatcher submitted because the contour lines do not meet our ordinance requirements.

7. FOLLOW-UP ASSIGNMENTS / MISC. DISCUSSION

1. PUBLIC HEARINGS FOR MARCH 16TH
 1. 7:00 pm Public Hearing Notification
 2. 7:15 pm Pigeon Control Ordinance
 3. 7:30 Street Name Changes

Regarding the public hearings at the next meeting, they agenda went out allowing 15 minutes per hearing. Jan's official notice allowed 10 minutes. In order to make sure everyone who attends hears what they came to hear, we will have 15 minute intervals. Chairman Christensen felt some of these will take more than 15 minutes so the time may have to be adjusted anyway.

2. Shawn Eliot mentioned that he spoke with the neighbors about the un-named road up off Hillside Drive and Alexander Drive. They decided on the name of Bella Vista Lane. The commissioners decided this item could be included in the public hearing regarding street name changes.

ADJOURNMENT

Chairman Christensen adjourned the meeting at 9:30 p.m.

Margaret Leckie

NOTICE OF PUBLIC MEETING

Notice is hereby given that the Elk Ridge Planning Commission will hold a Public Hearing on a proposed amendment to the Elk Ridge City Code regarding Building Height Requirements, a Public Hearing on proposed Pigeon Code Ordinance and a Public Hearing on proposed Street Name Changes on **Thursday, March 16, 2006, beginning at 7:00 p.m.** prior to the regularly scheduled **Planning Commission Meeting on Thursday, March 16, 2006 beginning at 7:45 p.m.** The meetings will take place at the Elk Ridge City Hall, 80 E. Park Dr., Elk Ridge, UT, at which time consideration will be given to the following:

- 7:00 P.M. **Public Hearing – Elk Ridge Code Amendment regarding Public Hearing Notification**
- 7:15 P.M. **Public Hearing – Proposed Elk Ridge City Pigeon Code Ordinance**
- 7:30 P.M. **Public Hearing – Proposed Elk Ridge City Street Name Changes**
- 7:45 P.M. **Opening Remarks & Pledge of Allegiance**
Roll Call
Approval of Agenda
1. **Motions on Public Hearings**
 - A. Elk Ridge Code Amendment regarding Public Hearing Notification
 - B. Proposed Elk Ridge City Pigeon Code Ordinance
 - C. Proposed Elk Ridge City Street Name Changes
 2. **Snyder Subdivision Preliminary/Final Plat Approval**
 - Review and Discussion – Ken Young
 3. **Elk Ridge Meadows Subdivision Concept Review (Randy Young)**
 - Review and Discussion – Ken Young
 4. **Planning Commission Business**
 - Vacancies
 - Concept Plan Review at Planning Commission Level – Shawn Eliot
 5. **City Council Meeting Update**
 6. **Review of Elk Ridge City Code Regarding Slopes in Critical Environment Zones**
 - Review and Discussion – Scot Bell
 7. **Elk Ridge City Traffic Sign Standards**
 - Review and Discussion – Shawn Eliot
 8. **Approval of Minutes of Previous Meeting March 2, 2006**
 9. **Follow-up Assignments / Misc. Discussion**
 - Agenda for April 6, 2006 Meeting
 - Public Hearings for April 6, 2006
 - 7:00 Code amendments re: Critical Environment Zones, CE-1 and CE-2
 - 7:15 Amendments to Elk Ridge Planning Commission By-laws

ADJOURNMENT

*Handicap Access Upon Request. (48 hours notice)

Dated this 23rd Day of February, 2006




Planning Commission Coordinator

BY ORDER OF THE ELK RIDGE PLANNING COMMISSION

CERTIFICATION

The undersigned duly appointed and acting Planning Commission Coordinator for the municipality of Elk Ridge, hereby certifies that a copy of the foregoing Notice of Public Meeting was emailed to the Payson Chronicle, Payson, Utah and delivered to each member of the Planning Commission on the 23rd Day of February, 2006.



Planning Commission Coordinator

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ELK RIDGE PLANNING COMMISSION MEETING – PUBLIC HEARINGS
March 16, 2006

**Public Hearing
Attendance**

Commissioners: Chad Christensen, Shawn Eliot,, Dayna Hughes, Scot Bell, Russ Adamson
Absent: Scott Petersen, Robert Wright
Others: Ken Young, City Planner
Margaret Leckie, Planning Commission Coordinator
Nelson Abbott, City Councilman
Brian Ewell, Steven Nielson, Mary Ruth Forsey, Mayor Forsey, Scott Spencer,
Anette Brigham, Staci Petro, Kamile Peterson, David Rowland, Patricia
Gunnerson, Matt Cahoon, Robert L. Siemen, Nancy Clawson, Julie Cloward,
Donna Durand, James Durand, Camille Jensen, Stephanie Spencer, Cindi Ellis,
Hal Shuler, Mark Johnson

PUBLIC HEARINGS

**1. AMENDMENT TO
ELK RIDGE CITY
CODE RE: PUBLIC
HEARINGS**

Chairman Chad Christensen opened the Public Hearing regarding amending Elk Ridge City code relating to Public Hearings at 7:00 p.m. He asked Ken Young, City Planner, for background on this issue.

Ken Young: Last year the state passed a bill which made several changes in the State Land Use code which regulates land use planning in municipalities. One of the changes we are looking at is the notification period required to notice public hearings. It was changed from a period of 14 days to 10 days at the state level. This makes it much more workable for cities in their by-weekly meeting schedule to speed up their processes. With the onset of the internet, website opportunities to notice, the state changed their code. We want to bring our code in line with the state requirements.

We are also looking at what level public hearings should be held, Planning Commission or City Council. In regard to almost all land use issues, public hearings in the state code are to be held at the Planning Commission level rather than at City Council. Planning Commission passes their recommendations on to City Council after holding a public hearing and considering a matter.

Chairman Christensen: What issues would City Council hold public hearings on? Ken Young: Items that don't deal directly with land use. Other issues, not zoning or planning issues. Appeals to certain things.

There were no other concerns. Chairman Christensen made a motion to close the public hearing at 7:15 p.m.

**2. PROPOSED PIGEON
CODE ORDINANCE**

7:15 P.M. A MOTION WAS MADE BY CHAD CHRISTENSEN AND SECONDED BY SHAWN ELIOT TO OPEN THE PUBLIC HEARING REGARDING THE PROPOSED ELK RIDGE CITY PIGEON ORDINANCE. VOTE: YES (4), NO-NONE (0), ABSENT (2) SCOTT PETERSEN, ROBERT WRIGHT, RECUSED (1), DAYNA HUGHES.

Steven Nielson: I have lived in Elk Ridge for a year and a half. I am a member of the National Birmingham Rollers Association (Pigeon Association) as well as the Utah State Rollers Club. I raise Rollers, which is a breed of Birmingham Rollers. About a year ago the City Council was ready to adopt a Pigeon Ordinance from Pleasant Grove. Instead the Planning Commission recommended that pigeons be banned from the City. The ordinance has been bounced around since then. Nelson Abbott and I rewrote the ordinance since then. We started with the Pleasant Grove ordinance. I encourage the commissioners to accept the ordinance as written. We have tried to include the issues that would concern most neighbors and the City.

The number of birds recommended in the proposed ordinance is the same as the Pleasant Grove ordinance though I would like to see no limit.

The following discussion ensued:

1. Nelson Abbott: I live on Salem Hills Dr. I am here in support of the ordinance. One other change from the Pleasant Grove ordinance is all types of pigeons (except wild pigeons) are allowed. The lot size has been increased to the R-1 15,000 zone. Payson has no ordinance nor limit on the number of pigeons. He requested the Planning Commission pass the ordinance on

to City Council with a recommendation for approval.

2. Dayna Hughes: I have carefully read the Pigeon Ordinance and have been around both pigeon owner's homes. I feel the ordinance covers all issues that might be problems with this hobby. The owners are both very knowledgeable about the subject and have put together a good ordinance. I encourage you to also pass this on to the City Council for approval. (Dayna is a Planning Commissioner but has recused herself from sitting as a commissioner on this issue due to personal reasons).

Chairman Christensen made a motion to close the public hearing at 7:30 pm.

3. PROPOSED ELK RIDGE CITY STREET NAME CHANGES

7:30 P.M. A MOTION WAS MADE BY CHAD CHRISTENSEN AND SECONDED BY RUSS ADAMSON TO OPEN THE PUBLIC HEARING REGARDING THE PROPOSED ELK RIDGE CITY STREET NAME CHANGES. VOTE: YES (5), NO-NONE (0), ABSENT (2) SCOTT PETERSEN, ROBERT WRIGHT.

Chairman Christensen: Mayor Dennis Dunn will explain a little about the history of why we are holding this public hearing. Shawn Eliot will then give a presentation. We will then hear from some EMTs. Anyone who would like to take a few minutes can sign a sheet going around and we will take as much time as we need to hear whoever wishes to speak.

1. Mayor Dunn: We sent out 60 letters to people who live on the roads that might be affected by the proposed changes. The history behind the proposed changes goes back a couple of years. Back then the changes were just proposed for the east/west portion of Salem Hills Drive. Safety issues were the main driving force. Some of the letters and phone calls I have received of people opposing the name changes have been from people who oppose the changes due to having to change letterhead, checks, etc. (he shared a couple of the letters – all against the change on the east/west portion of Salem Hills Drive). These people were not present to hear the real issues of why the City is considering the change. One person receives pension checks from Belgium and they are very difficult to deal with regarding address changes.

Our main concern as a City is to protect the residents. Another issue is that with the possible doubling of our City with new development in the near future, there are some complicated street name issues. We are trying to look at things and get your input on these issues.

The Mayor introduced the presenters for the evening as follows:

Shawn Eliot: Shawn is a member of the Planning Commission and resident of Elk Ridge, a transportation specialist for Mountainland Association of Governments who works on transportation issues for Utah County. We are fortunate to have his skills here. He also has a degree in City Planning.

Kamile Peterson: Kamile is our lead EMT in Elk Ridge. She will discuss some of the issues faced in the City by the EMTs.

Scott Spencer: Scott is the Payson Fire Chief and lead man for Payson emergency services. When we get an emergency call in Elk Ridge, our EMTs are the first on the scene but we cannot transport. Payson is usually involved in these cases (sometimes Salem). We would like to hear what they go through when they come up to transport patients.

2. Shawn Eliot: Shawn gave a powerpoint presentation showing the proposed road changes. There were overlays on photographic satellite maps of Salem Hills Drive, Elk Meadows Drive and Park Drive. He passed out a handout listing Reasons for Change.
 - a) Some of the reasons for change included:
 - a. Duplicate numbers on Salem Hills east/west and north/south portion cause confusion.
 - b. There are over 50 homes on this road so a lot of calls are on this road.
 - c. The intersection of Salem Hills Drive and Canyon View is confusing.
 - d. EMTs and delivery people have had trouble finding addresses.
 - b) Salem Hills Drive is proposed to extend all the way north to the County road some day.

For now it might help to have a sign that states “East/west addresses” with an arrow pointing in the direction of east/west and a similar sign for the north/south addresses.

- c) The intersection of Park Drive and Elk Meadows Drive is confusing
 - a. There is confusion as the street is somewhat continuous but the name changes.
 - b. The wide turn at the intersection is confusing. This summer the City is planning on changing this intersection to a T-intersection.
- d) Park Drive causes confusion as there are both east/west and north/south addresses (similar to Salem Hills Drive). Elk Meadows continuing straight off of Park Drive up the hill causes confusion. For this reason the City is considering changing the north/south portion of Park Drive to “Elk Meadows Drive”. Once the new development comes in, Elk Ridge Drive will merge into Park Drive which merges into Elk Meadows Drive...three street names on one continuous street.

The proposed solution is to name all of those continuous streets from the highway, clear up to the north end of the hill where Elk Meadows ends “Elk Ridge Drive”. Until the development is complete; however, the new and old Elk Ridge Drive will not be continuous so a sign could be put up that explains that “Elk Ridge Drive continues one block east”.

- e) How do you change an address? Once you submit a change of address to the post office you have up to two years where they will still deliver your mail addressed to the old address. This should allow enough time to use up cards, letterhead, change subscriptions, etc. Twenty-three addresses would change on the Salem Hills rename and 16 would change on the Elk Ridge Road.
3. Kamile Peterson: Kamile introduced herself and explained that even though the Elk Ridge EMTs are voluntary, they all feel very passionately about what they do. Their priority is that the uncompleted portions of streets get completed (i.e. uncompleted east/west portion of Salem Hills Drive). The continuity and flow of traffic as it changes on one road from east/west to north/south is also a problem.
- a) She appreciates the concern of the citizens as road name changes are being proposed and hopes changes are made that effect the least number of citizens. There are a lot of different ways to consider changing the names.
 - b) Kamile mentioned that as Payson responds to our emergencies, there have been some problems because of street names and not having a regular grid system so prevalent in most of the rest of Utah.
 - c) Most of the Elk Ridge’s emergency personnel know the street names well, but once the new development takes place, that will not be the case. The increase in City population will cause a need to increase staff, who will be unfamiliar with the streets.
 - d) Kamile feels the changes are needed to increase response time, have more efficient public service and help those County and other Cities (Payson and Salem) who act as our back up. She mentioned that in some emergency cases there can be organ damage if a person does not receive treatment after the first 4-6 minutes. After 8 minutes if a defibrillator is not used in some heart attack cases, the chances are not very good for survival. Finding addresses quickly becomes critical in these cases.
 - e) In the case of fire, time is also critical.
 - f) Some of the problems in changing addresses aside from sentimental reasons include the difficulty in little children learning the new addresses for emergency purposes.
 - g) The redundancy of street names has also been a problem: i.e. Loafer Drive vs. Loafer Canyon Drive, Oak Drive vs. Oak Ridge Drive, etc. She hopes with the new development this will not happen again.

- h) The 911 Coordinator, Ms. Combs, is hoping to be at our next hearing to answer questions.
4. Scott Spencer: The first thing that happens when we get a call to assist Elk Ridge is that we look for someone to help us find an address. We usually have a small map that is hard to read while driving. It is difficult to find a lot of the roads in our town. Fires are usually smoking and easier to find due to the smoke, but EMT emergencies are difficult.

When we receive an EMT call the average time before we leave the station is 4-5 minutes. We are usually into the call 7-10 minutes before we get into the area. Our ambulance responded to a call on Salem Hills Drive. They came up the north/south portion, made the turn to the east/west portion and could not find the address. They found out they had to backtrack and go up Elk Meadows to approach the correct portion of Salem Hills (on the other side of the Salem Hills disconnect portion). We do have the benefit of Elk Ridge firefighters usually being on the scene before we arrive and being able to guide us in. The dead ends do slow us down and hamper us in our rescue work. Better street signage on Salem Hills indicating coordinates would help out.

The faster we can get to patients and administer drugs and aid, the better the chances are for the patient. Anything we can do to help the fire department, law enforcement, emergency personnel to save time will be beneficial to our community. Shawn Eliot added that Elk Ridge City is updating their street signage to include the coordinates. The signs are also larger and easier to read.

Chairman Chad Christensen opened the floor for public comment:

5. Cindy Ellis: I live on East Salem Hills and am also an EMT. I am concerned about the unfinished portion of east/west Salem Hills. I feel that due to the slopes on the lots along that portion of the road, it will be a while before developers finish the road. I feel this would be an expensive venture for the city. I feel that rather than change the name of the whole east/west portion, split the street and change the name of each finished portion a different name to dissipate the confusion.
6. Brian Ewell: To me it does not make sense to name the road two different names. Are there plans to put this road through? Mayor Dunn: Actually there are. The City is considering setting up a perpetual road fund. These funds are collected and when they are used they are paid back by the final developers of lots along the road. We have an offset reimbursement code that runs for 30 years. It is used by contractors and developers who put infrastructure and roads in. They have 30 years to recupe their costs as the property on the side of the road is developed. That section of road on Salem Hills Drive is at the top of my list. I am trying to find enough money to build that road to code. As it is developed we will recupe this money to the perpetual road fund and find another road that needs help. There are plans for the completion of the road but no money yet.

Most cities have a policy that roads are finished as the property along them is developed and the development pays for it. The south side of this unfinished portion of Salem Hills is pretty steep and will not be developed. There are developable lots on the other side of the street. The people who develop and pay back for the road along which they develop will pay the current market cost even though it may have cost less to build the road, so the person who originally develops the road will not lose money. With the perpetual road fund, the City becomes the developer and will recupe the money as the lots along the road become developed.

A best-guess estimate of the cost of developing the road, with the road base, the infrastructure, etc., would be at least \$200,000.

7. Jim Durrand: I live on S. Elk Meadows Dr. If the real reason in making the change is to eliminate confusion and facilitate the emergency response time, why are you not looking at the whole City. This is just a small portion of the problem. Shawn Eliot: As mentioned earlier, one of our problems is street names that sound similar i.e. Oak Ridge and Elk Ridge, Valley View and Canyon View, etc. As part of the new street signing system, we will have the coordinates on the signs. There are still problems due to curvilinear streets which prevent a pure coordinate system.

8. Nelson Abbot: I went out today and drove Salem Hills Drive and counted the number of houses that actually face Salem Hills Drive. There are many on the north/south portion that face other streets. In trying to figure out which name change would have the least impact. The total number of homes on the north/south portion which would be affected was 16, on the east side there were 10 homes. I didn't drive the west but there are about 13 homes. I would suggest changing the name on the north/south portion and naming it Canyon View as it flows into Canyon View.

Another comment which supports the completion of the east/west portion of Salem Hills is that the bus currently does not come up into this part of the City as there is no place to turn around. Completing the road would give the bus a way to come up and around.

9. Mat Cahoon: I live on the end of Salem Hills. I can't see where changing the name of Salem Hills would take away the confusion. If you can't find the other side now, you won't be able to find the other side if it has a different name. Just put down some road base so the road can be used.

Chairman Chad Christensen thanked everyone for their input. He restated that there is no easy solution.

AT 8:20 P.M. CHAD CHRISTENSEN MADE A MOTION THAT WAS SECONDED BY DAYNA HUGHES TO CLOSE THE PUBLIC HEARING ON THE PROPOSED ELK RIDGE CITY STREET NAME CHANGES.. VOTE: YES (5), NO-NONE (0), ABSENT (2) SCOTT PETERSEN, ROBERT WRIGHT.

ELK RIDGE PLANNING COMMISSION MEETING
March 16, 2006

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

A regular meeting of the Elk Ridge Planning Commission was held on Thursday, March 16, 2006, 8:25 p.m., at 80 East Park Drive, Elk Ridge, Utah.

Commissioners: Chad Christensen, Shawn Eliot,, Dayna Hughes, Scot Bell, Russ Adamson
Absent: Scott Petersen, Robert Wright
Others: Ken Young, City Planner
Margaret Leckie, Planning Commission Coordinator
Nelson Abbott, City Councilman

**OPENING REMARKS
& PLEDGE OF
ALLEGIANCE**

Chairman Chad Christensen welcomed the commissioners. Opening remarks were given by Russ Adamson followed by the Pledge of Allegiance.

**APPROVAL OF
AGENDA**

The agenda order and content was approved with no changes.

A MOTION WAS MADE BY SCOT BELL AND SECONDED BY CHAD CHRISTENSEN, TO APPROVE THE AGENDA FOR THE PLANNING COMMISSION MEETING FOR MARCH 16, 2006 AS IT STANDS. YES (5), NO-NONE (0), ABSENT (2) SCOTT PETERSEN, ROBERT WRIGHT.

**1. MOTIONS ON
PUBLIC HEARINGS**

**A. Public Hearing re:
Amending Elk Ridge
City code relating to
Public Hearings**

Chairman Christensen: This proposed amendment would bring the Elk Ridge City code relating to Public Hearings in line with the current State code. The two changes would be:

1. Change the notification from a 14-day requirement to a 10-day requirement.
 2. For Land Use issues the required public hearing would be at the Planning Commission level. A public hearing, if desired, can also be held at the City Council level.
- The actual verbiage for the code changes is included in the packet for tonight's meeting and amends the following sections of Elk Ridge City Code: 10-3-12-A-3 and 4, 10-12-37-E and 10-14-5-D and E.

A MOTION WAS MADE BY DAYNA HUGHES AND SECONDED BY CHAD CHRISTENSEN, TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE CODE AMENDMENTS TO THE ELK RIDGE CITY CODE RELATING TO PUBLIC HEARINGS AS PRESENTED. VOTE: YES (5), NO-NONE (0), ABSENT (2) SCOTT PETERSEN, ROBERT WRIGHT.

**B. Public Hearing re:
Pigeon Ordinance**

The proposed Pigeon Ordinance written by Nelson Abbott and Steven Neilson was included in tonight's meeting packet for review by the Planning Commissioners.

Chairman Christensen opened the floor for discussion of the pigeon public hearing and for a motion to be made on the Planning Commission's recommendation to the City Council on that ordinance. The following discussion took place:

1. Dayna Hughes recused herself from the discussion due to a close relationship with a neighbor who owns pigeons.
2. Scot Bell: Does this require filing a formal complaint? Many citizens won't do that as don't want to damage neighbor relationships so hostility and frustration builds up. Ken Young: It falls under the nuisance ordinance. They can file complaint but are not required to. Nelson Abbott: A mediation option is currently under discussion in the City Council.
3. Chad Christensen: The nuisance action is usually initiated by filing of formal complaint. Ken Young: It can also come from the City itself also.
4. Shawn Eliot: We do need an ordinance. My one concern is how close together are pigeon owners. I would prefer a conditional use permit. Nelson Abbott: I do not see Elk Ridge

becoming a pigeon haven.

5. Russ Adamson: Though Mapleton's ordinance was a little restrictive, I would like to see pigeon ownership restricted to one acre lots with coops no closer to a neighbor than 50 feet. Shawn Eliot: I agree and would like to see the lot size requirement of one-half to one-acre.
6. Nelson Abbott: I have 18 adult birds and 4 young birds. Steve Neilson has 50 right now and 10 of his are breeders and stay in their cubicles. In order to have a good racing team people would have several lofts and 100's of birds. This ordinance refers to all different kinds of pigeons except feral or wild pigeons.
7. Scot Bell: When this issue first came before the Board of Adjustments, I sat on that board. I called a number of cities and asked how they felt about pigeons and how they were dealing with them. I got a variety of answers, from love to hate. If we are going to have pigeons in our City we will need to deal with pigeon abatement which will be a cost to the City. We need some means of paying for this.

RUSS ADAMSON MADE A MOTION THAT WAS SECONDED BY SHAWN ELIOT TO RECOMMEND APPROVAL OF THE PROPOSED ORDINANCE TO CITY COUNCIL WITH THE FOLLOWING EXEPTIONS: IN SECTION 5-2-2B-A, THE LOT SIZE MINIMUM REQUIREMENT BE CHANGED FROM 15,000 SQUARE FEET OF REAL PROPERTY TO 20,000 SQUARE FEET; AND IN SECTION 5-2-2B-C REGARDING THE NUMBER OF PIGEONS ALLOWED, THE MAXIMUMS OF NINETY (90) AND ONE-HUNDRED-TWENTY (120) BE CHANGED TO FIFTY (50) AND EIGHTY (80). VOTE: YES (4), NO- (1), CHAD CHRISTENSEN; ABSENT (2) SCOTT PETERSEN, ROBERT WRIGHT.

8. Nelson Abbott: I am anxious to get something on the books going forward. The problem in Elk Ridge with the pigeon complaint last year was more of a personal vendetta against a neighbor than against pigeons and the lawsuit that ensued has been settled. We need to have something on the books to protect pigeon owners. The amount in some cities that is paid annually to obtain conditional use permits is way too excessive.

The Pleasant Grove ordinance calls for a minimum lot size of 10,000 square feet for 120 birds. Our birds bare no resemblance to wild feral pigeons.
9. Scot Bell: Can we deal with pigeon abatement as a separate item. This would be for pigeons who fly around the neighborhood arbitrarily and don't have a regular roost to stay in. Ken Young: Yes.
10. Chad Christensen: Does this do away with conditional use permits? Nelson Abbott: Conditional Use Permits in this case are not a good option. If you have the wrong person on the planning commission one year, you can kiss your hobby good-bye.
11. Chad Christensen: I am not voting in favor as I am opposed to having a blanket policy allowing pigeons and concur with the decision made last year by the planning commission which allowed pigeons only with a conditional use permit.

Motion to Amend Agenda

Ken Young: As there are people present waiting for action on Agenda Items 2: Snyder Subdivision, and 3) Elk Ridge Meadows Subdivision; it would be appropriate to make a motion to amend the agenda moving the last public hearing discussion regarding Street Name Changes to follow Items 2 and 3.

A MOTION WAS MADE BY CHAD CHRISTENSION AND SECONDED BY SHAWN ELIOT TO MOVE AGENDA ITEM 1C: MOTION ON PUBLIC HEARING REGARDING STREET NAME CHANGES, TO FOLLOW ITEM 3: SNYDER SUBDIVISION AND ITEM 4: ELK RIDGE MEADOWS SUBDIVISION. VOTE: YES (4), NO-NONE (0), ABSENT (1) SCOTT PETERSEN, LATE (1) RUSS ADAMSON, RECUSED (1) SCOT BELL.

2. SNYDER SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

Ken Young: A Snyder Subdivision plat has previously come before you. When it got to the City Council level it was found that there was an application issue that needed to be completed, as well as a water rights issue. At that point it was decided that rather than have one large lot being subdivided, only one lot of two acres will be proposed. This was done as the amount of water shares to be dedicated to the City did not need to reflect the whole 5-acre parcel but only the two

acres on which the actual home will be built. The remainder of the parcel will remain unplatted so the water right on that portion do not need to be dedicated at this time.

We have gone through the plat, looked at all the sewer and water issues, made notes on the plat in regards to those. We feel that since it has been through the commission once as a preliminary, we are bringing it forward both as a preliminary and a final plat.

Shawn Eliot: What is the access to the second lot which will remain unplatted. Ken Young: The access would come off of the existing lot. It is not a buildable or developable lot at this time. Should access be needed it would occur right there at the end of Loafer Drive adjacent to the 2-acre lot. There should be no potential easement issues. The hammerhead is being built as a temporary fix. The zone for this lot is R&L 1-20,000.

A MOTION WAS MADE BY SHAWN ELIOT AND SECONDED BY CHAD CHRISTENSEN, TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE PRELIMINARY AND FINAL PLAT OF THE SNYDER SUBDIVISION AS PRESENTED UNDERSTANDING THAT THE HAMMERHEAD IS TEMPORARY AND FUTURE ACCESS FROM THIS LOCATION COULD BE MADE TO THE ADJOINING UNPLATED LOT. VOTE: YES (5), NO-NONE (0), ABSENT (2) SCOTT PETERSEN, ROBERT WRIGHT.

The review by the City Council of the Snyder Subdivision Preliminary/Final Plat will be scheduled for their Tuesday, March 28th meeting.

3. CONCEPT REVIEW ELK RIDGE MEADOWS SUBDIVISION (RANDY YOUNG)

1. Randy Young: In order to provide the desired open space, the original number of large lots has been decreased. If you look at what we have done, we have shown big lots as you come into the City. The objective is to show larger lots and homes as you enter the City. In order to provide the open space, lot sizes have shrunk. The open space will look classy as you enter the City. The 8' trail system runs throughout the City. Ken Young: Should this be a 10' or 8' trail system. Scot Bell: Due to equipment used to lay asphalt, a 10' trail is less expensive than 8'. Randy Young: I need to check on these numbers.
2. Randy Young: The roads are 56 ft. wide. The round-about will accommodate an 18-wheeler. The walking trail passes through the whole development. Chicanes have been added to calm traffic. We have had good input from your commission and from staff. We are anxious to get going on the project and think it is a good project. Aesthetics is everything, as you enter the city you will see larger lots, open space, a trail system. We have taken an extra month to design in these amenities as requested in order to please you rather than ram-rod things through.
3. Dayna Hughes: What is the density in the high density area, are there density requirements? Randy: I am not sure how dense that is. This is only conceptual. This portion may change. I don't build. I want to bring in the person who will be building the twin homes or town homes. They are now 3-4 units per building. This is how we come up with the density: you have a density requirement in your zoning code for a minimum lot size of 8,000 sq. ft. We tried to stay with larger lots. Most are 10,000 square feet or larger. Ken Young: The overall density is 3.6 units/acre.
4. Russ Adamson: How will people get to both sides of park on either side of Elk Ridge Drive, the main arterial. Ken Young: All open space is not necessarily parks. Perhaps one side will be a park and one side will simply be maintained open space. We have planned a cross-walk to go over the road but the idea is to have a contiguous open space going from north to south through the entire development. It is not all to be considered a park. There is a good opportunity in the central large open space for a ball park. Parking lots would be considered part of the open space if it is part of the amenity. Randy Young: I would provide the open space but would not develop the ball park. Ken Young: The City will work with other developers or purchase this area and develop it as city property. For example, Cory Snyder is interested in having a ball park in the area and has made initial contact with Randy regarding development of that park. He will not necessarily be working with Randy, but the opportunity for development of the park is there.

5. Chad Christensen: Will there be one or several builders in the development? Will you sell lots to be individually developed? Randy: I'm not sure. More than likely we will have a few builders in here, not positive on that. Someone like Alpine homes or upscale builders. There is a possibility they would sell lots to individuals. We would definitely have CC and Rs (Codes, Covenants and Restrictions). These would be submitted with the final plat.
6. Chad Christensen: Is there a development agreement signed with the City? We would like a copy. Ken Young: It was an Annexation/Development Agreement so it addressed some of the basic issues of use of the property and was tied into the new code we just adopted for that zone.
7. Russ Adamson: Regarding vacant properties on the corners that are not a part of the development, do you have contracts on these properties. Randy: Not at this time. I hope to.
8. Shawn Eliot: What kinds of amenities are included in the open space? Is it just open space? Playgrounds? Randy Young: It is open space with the trail system. We mentioned to staff we might have picnic tables scattered throughout. There will be some play equipment in some area but I don't know where.
9. Chad Christensen: If I remember, there was an easement or no growth zone along the canal. Was it 200 feet? Scot Bell: It was originally 200 and we discussed moving it back. Dayna Hughes: I think it is 100 feet. Ken Young: I think it is 100 feet from center. Chad: Does this comply with that 100 feet? Randy Young: I don't think so, I was not aware of that.
10. Chad Christensen: Asked to see major collector road extended east. Personally, I would like to see larger open space in that area (not sure where was talking about???)
11. Shawn Eliot: I would like to see more open space along the main highway. Randy Young: I have several different land owners and each property has to have 25% open space.
12. Russ Adamson: What type of units are going into high density area? Are they multi-story condos?. Randy Young: They would be two-story buildings: basement, main level and upstairs. They would be vertical units.
13. Shawn Eliot: One of the concerns I have with the road system is 11200 South (the County road). It is an arterial road in our General Plan. At my work we are looking at the regional transportation in the valley and one of the proposals is to tie a road going westward off of this road and take it down through Payson and out to the freeway and making it a pretty large road. I am not sure what width you are showing this road to be. Should it be the same width as the other main road you are showing in the development? Ken Young: What I would suggest is we have our standards for arterials, but the major traffic that might be required in other areas to make this exceed the 66' may not be necessary on this road. If Payson wants to bring this in at a wider width that could be done later. The actual roadway width of pavement of the two roads is the same. The main arterial includes trail and open space in the 108' width, not just road width.
14. Randy Young: 1600 South will not continue once the new angled road is installed. There will be access provided for the existing houses beyond where the road will end. Shawn Eliot: Regarding that access, you may want to make it at a right angle into the street, it would be awkward as shown. Another issue on this arterial, lots 12 and 16 are backing onto the road. Our code prohibits this. You can do hammerheads or circular drives. My feeling is that it would be better to not have them back into the road. The same situation occurs on Goosenest, Lots 13-21. A real concern is lot 21 which is right on the round-about. I would prefer making an interior street. Randy Young: I know what you are saying but there is a problem keeping the required open space.
15. Chad Christensen: Why is the placement of round-about not in main entrance to City. Ken Young: This was addressed in the development agreement. The reason for having it where it is that Randy does not own the property at 11200 South. There will be two roundabouts. (One in the lower property) eventually.

16. Shawn Eliot: A lot of the streets look like normal subdivision streets, long and straight. It would seem that curved streets would slow down traffic and break up that long straight look. It looks more like a typical regular subdivision, rather than an upscale one. Harvest Park in Mapleton and Suncrest in Draper are more curved and interesting. Randy Young: I appreciate what you are saying, we tried to do that. It is pretty curved in some areas. There are two long stretches. One is about 10 homes long. It does have the chicanes.
17. Shawn Eliot: Another nice feature I would like to see is landscaping in the median of the main corridor. Shawn questioned whether there would be sidewalks. Randy Young: There will be curb, gutter and sidewalks. There was a discussion as to whether the sidewalks would be separated from the curb and gutter more of the trail look that will be in the open space. For a country look why not do something more separated and meandering. There are no sidewalk standards in Elk Ridge now. The expense of meandering sidewalks was discussed. Ken Young: At this level we need to keep in mind that if it is currently required by code we have teeth to work with. Otherwise, as we make suggestions, if the developer can go with that then that is good, if not, we cannot enforce it. Shawn Eliot: I am suggesting that at a later meeting that we put some of these things in our code if that is what we want; especially for large-scale developments.
18. Shawn Eliot: Is there any proposed lighting? Randy: Yes, there is. Shawn: Does the City in future developments want to come up with a lighting standard? This would be for continuity throughout the City. What are you proposing? It is important in Elk Ridge to have downcast lighting to prevent lighting pollution.
19. Shawn Eliot: On the cul-de-sac in the north end, could you put pedestrian access to the park from there. The others do have access to the park. Ken Young: We could cut down the lot sizes a little bit and put a narrow access going through that area. That is probably a good idea.
20. Scot Bell: I like the open space but am concerned in some areas about security as you cannot see into it from the street (i.e. from a patrol car). If the open space isolates the pedestrian from public view it may be a problem. Maybe some of the long blocks could be broken up with some open space. More curves in the main road would also calm traffic.
21. Shawn Eliot: How does Gooseneck Drive come off of the round-about. Randy Young: We have not designed that yet, but will make it work.
22. Scot Bell: Who will maintain access road to homes where 1600 W. ends? Does the County service it? Mark Johnson: 1600 W. is a County road, as is Loafer Canyon. Ken Young: I think it needs to be a part of the PUD dedicated to the City to maintain.
23. Chairman Chad Christensen: Thank you for coming (to Randy Young). We need to wrap up this discussion. Randy Young: I am a little bit conflicted. I appreciate the input but what I am hearing is confusing. Regarding straight and curved roads, we tried to accommodate the roads in order to get the parks. I think we have a good project. We have to remember it is still conceptual. I am not saying I don't want your input but am hearing two or three different things and am not sure how to accommodate them. Ken Young: We all have our own design ideas and are voicing them. Wherever possible if it is a good idea we would like to see you implement them. If it is not something we can back up by code requirements, then we will just have you come forward with the best you can with our suggestions in mind.
24. Chad Christensen: The more communication we have with the conceptual, the better. We hope to see you again soon. Randy Young: Come June or July I would like to be moving dirt.
25. Ken Young: We would like to go forward to City Council with the concept plan also though it is not required per ordinance but we thought it would help the flow of the approval process. We will make mention of some of the comments from the commissioners tonight and let the City Council be aware. We will schedule for March 28th for the City Council presentation. At that point we will let Randy decide if he wants to come forward with a revised concept plan or implement some of the comments in the Preliminary Plat.

A MOTION WAS MADE BY SHAWN ELIOT AND SECONDED BY DAYNA HUGHES TO COMMEND RANDY FOR THE GOOD JOB ON THE ELK RIDGE MEADOWS CONCEPT PLAT WITH THE IDEA THAT HE IMPLEMENT SOME OF THE SUGGESTIONS OF THE COMMISSIONERS AND MOVE THE CONCEPT PLAN FORWARD TO CITY COUNCIL. VOTE: YES (5), NO-NONE (0), ABSENT (2) SCOTT PETERSEN, ROBERT WRIGHT.

Ken Young: Rather than list the items to be considered as part of the motion, I will go back through the minutes and list the items for the City Council.. The City Council presentation of the concept plan or Randy's best efforts at a preliminary plat will be scheduled for March 28th.

(There was concern about how the motion of the concept plan of Elk Ridge Meadows PUD was reported in the minutes of this meeting. It was requested by the co-chairman, Russ Adamson, as suggested by chairman, Chad Christensen, that the transcript of the recorded minutes be inserted in the minutes of the March 16, 2006 Planning Commission meeting. The minutes reporting the motion made it appear that the commissioners meant to move the concept plan forward to the City Council, they did not intend for that to happen. With that change, the minutes were approved.)

(Exact transcript of recording of conversation leading to motion is at end of minutes)

**C. Public Hearing re:
Proposed Street Name
Changes in Elk Ridge**

Discussion of Renaming of Salem Hills Drive:

1. Mayor Dennis Dunn: The recommendation made by the Planning Commission tonight will require another public hearing at the City Council level. Those citizens who wanted to voice an opinion were given an opportunity to show up tonight, some did, and some wrote letters.
2. There was some discussion that due to the lateness of the hour that the Commissioners postpone the discussion and motion on the Street Name Change public hearing until the next meeting. It was decided not to postpone things in order to expedite the recommendation to the City Council so they could get this item on their agenda.
3. Russ Adamson: What is the likelihood of finishing off the unfinished east/west portion of Salem Hills Drive. Mayor Dunn: I was reading the minutes from 6 years ago. Mayor Ingram suggested taking \$4,000 out of the City budget and at least put asphalt on that portion of the road. That idea was not accepted. We really need to look at what we want done with that section of road. The distance might be around 1600 feet. A month ago an ambulance got lost due to this disconnect. They were on their way to a head injury. The whole process took about 7 minutes. Dayna Hughes: Would it solve the emergency issue by renaming the east/west portion even if it doesn't connect?
4. Mayor Dunn: One thing we need to decide is whether we want the east/west portion of Salem Hills to have the name change, or the north/south portion? Shawn Eliot: I took the addresses off the plat map in order to determine the total number of houses which would be effected on both sections (only the homes that face the street). We were just asked to consider the east/west section so we did not include those homes in the 60 public hearing notification letters sent out.
5. Chad Christensen: How much would it cost to apply a cheap road base, or asphalt, to the unfinished portion of Salem Hills Dr. in order to get an ambulance or bus through? Mayor Dunn: \$60,000 to \$90,000. All of our chip and seal project last year ran just under \$50,000.
6. The option of naming each of the unfinished sides of the east/west portion of Salem Hills different names was discussed as an option. Mayor Dunn: Proper planning would be to name the road the same the whole way through. As our City upgrades we want to do things right so we don't have to address a problem we cause now four years later. Proper planning says bite the bullet and do things right and name the road the same all the way east to west.

DAYNA HUGHES MADE A MOTION THAT WAS SECONDED BY SHAWN ELIOT TO RECOMMEND TO THE CITY COUNCIL THAT THE EAST/WEST PORTION OF SALEM HILLS DRIVE BEGINNING AT ELK MEADOWS DRIVE AND ENDING AT

CANYON VIEW DRIVE BE RENAMED BY A CITIZENS COMMITTEE OF RESIDENTS EFFECTED BY THE NAME CHANGE. VOTE: YES (5), NO-NONE (0), ABSENT (2) SCOTT PETERSEN, ROBERT WRIGHT.

Discussion of Renaming of portion of Park Drive, and Elk Meadows Drive:

1. Chad Christensen: I think we should take the EMTs advice and make the change that effects the least possible number of people. Shawn Eliot: There are only 5 or 6 homes on the upper portion of Elk Meadows that have Elk Meadows addresses. There are 7 or 9 addresses on the portion of Park that will change. Only about 16 addresses will need to be changed if the street is named Elk Ridge Drive all the way up. Scot Bell: To maintain integrity I feel also that it should be named Elk Ridge Drive all the way up. Ken Young: We are not accomplishing the goal of lessening the confusion unless we change the name of the whole roadway. I realize this impacts more people and will be painful but we need to do what's right and get it done.
2. Scot Bell: I would like to see the design of the proposed intersection at Park Drive and Elk Meadows Drive. What will the modification be at the Y in the road. Mayor Dunn: Within a couple of weeks it should be designed and we will have a line cut. Ken Young: Isn't the concept to straighten out the line between Park and Elk Meadows and just make a T there. Mayor Dunn: I spoke with the school transportation dept. and the buses prefer the signs just as they are now so they don't have to stop the bus going uphill making a left hand turn onto Park Drive.

SHAWN ELIOT MADE A MOTION THAT WAS SECONDED BY DAYNA HUGHES TO RECOMMEND TO THE CITY COUNCIL TO APPROVE THE RENAMING OF THE NORTH/SOUTH PORTION OF PARK DRIVE AND ELK MEADOWS DRIVE TO ELK RIDGE DRIVE, TO BE CONTIGUOUS THROUGH THE NEW DEVELOPMENT AND DOWN TO THE HIGHWAY. VOTE: YES (5), NO-NONE (0), ABSENT (2) SCOTT PETERSEN, ROBERT WRIGHT.

The City Council street name change public hearing will include the renaming of Jamileh Court to Cougar Circle as well as some of the other proposed changes.

Motion to Amend Agenda

Due to the lateness of the hour, it was decided to amend the agenda as follows:

A MOTION WAS MADE BY CHAD CHRISTENSEN AND SECONDED BY RUSS ADAMSON TO TABLE THE REMAINDER OF THE AGENDA ITEMS UNTIL THE APRIL 6, 2006 PLANNING COMMISSION MEETING EXCEPT FOR THE APPROVAL OF THE MINUTES AND THE CITY COUNCIL MEETING UPDATE. VOTE: YES (4), NO-NONE (0), ABSENT (1) SCOTT PETERSEN, LATE (1) RUSS ADAMSON, RECUSED (1) SCOT BELL.

4. APPROVAL OF MINUTES OF PREVIOUS MEETING, MARCH 2, 2006

The following corrections to be made in the minutes of the March 2, 2006 Planning Commission Meeting.

Shawn

- P.2, first paragraph, change "back" yard, to "front" yard
- P.2, first paragraph, add "and is" prior to "on the downhill"
- P.3, top of page, item b, change "home" to "homes"
- P.5, bottom of page, Item i: change "builtto" to "built to"
- P.7, number 2E, add underline and strikethroughs to edited text. Add CE-1 area and width section that was on Shawn's handout after Item E
- Item C, add underline and strikethroughs to edited text
- P.7, following 2E add the area and width verbiage from handout
- Following 3C add the area and width verbiage from handout
- P.7, Item 3, last paragraph, change "PRD" to "MHD"
- P.7, Item 4, change "PRD" to "PRD/MHD"

A MOTION WAS MADE BY SHAWN ELIOT AND SECONDED BY SCOT BELL TO APPROVE THE MINUTES OF THE MARCH 2, 2006 PLANNING COMMISSION MEETING WITH THE ABOVE NOTED CHANGES. VOTE: YES (4), NO-NONE (0),

ABSENT (1) SCOTT PETERSEN, LATE (1) RUSS ADAMSON, RECUSED (1) SCOT BELL.

**5. FOLLOW-UP
ASSIGNMENTS /
MISC. DISCUSSION**

LIBRARY CARDS FOR ELK RIDGE CITIZENS AT MT. LOAFER ELEMENTARY

Dayna Hughes: I talked with the librarian at Mt. Loafer Elementary and she said it was OK for Elk Ridge citizens to come and use their library and she will issue library cards to them. This can be announced in the newsletter. Dayna will contact Mayor Dunn with the necessary information tomorrow to put in the newsletter.

PUBLIC HEARING ANNOUNCEMENT SIGNAGE

Dayna Hughes: If we go with 1-1/2 by 2 foot signs, they are \$14 apiece for one color and about \$21 apiece for two colors. We talked about getting six signs. The only issue I am wondering about is how big do we want them. If we increase the signs to 24" x 36", the cost would increase to \$27. The verbiage will be: Public Hearing Tonight, www.elkridgecity.org.
Scot Bell: As I recall there is City code determining maximum signage. The code indicated a maximum of four (4) square feet.

ADJOURNMENT

Chairman, Chad Christensen adjourned the Planning Commission Meeting at 10:30 p.m.

**CONCERN REGARDING MOTION ON CONCEPT PLAN OF
ELK RIDGE MEADOWS SUBDIVISION
3/16/06 PLANNING COMMISSION MEETING**

Motion as recorded in Minutes of 3/16/06 Meeting:

A MOTION WAS MADE BY SHAWN ELIOT AND SECONDED BY DAYNA HUGHES TO COMMEND RANDY FOR THE GOOD JOB ON THE ELK RIDGE MEADOWS CONCEPT PLAT WITH THE IDEA THAT HE IMPLEMENT SOME OF THE SUGGESTIONS OF THE COMMISSIONERS AND MOVE THE CONCEPT PLAN FORWARD TO CITY COUNCIL. VOTE: YES (5), NO-NONE (0), ABSENT (2) SCOTT PETERSEN, ROBERT WRIGHT.

**EXACT TRANSCRIPT of 3/16/06 MEETING ON MOTION
ON CONCEPT PLAN OF ELK RIDGE MEADOWS SUBDIVISION
(1:20:55 on recording)**

Randy: I'm a little conflicted. I'll just be upfront. I'm a little conflicted, I'm hearing two....all the mindsets are great and I appreciate the input, but what I'm hearing:
- you want to see straight..
- down here you want to see curvatures.
What do you want? Do you want curved roads? We've tried to accommodate these roads and so it affects the curvature of the park. I'm hearing both things. I guess that's what I'm saying.. So I'm a little bit conflicted, but...you know...I think we have a good project. I think the design ... remember it is conceptual, this is not finalizing anything and we are going to be moving along the path to final plat we hope in a quick way.

I am hoping that we don't...mini...what's the word.

Dayna: Nit Pick it to death.

Randy: nit pick it when I'm just getting conceptual right now. Realize I want your input. I hope I haven't offended you saying that. With the same token, I'm hearing two or three different things and I'm wondering, how do I accommodate that? You know...so...

Shawn: And part of that's probably just everybody's opinion.

Ken: And that's the thing. We all have our own design ideas and we're voicing them and I think wherever possible, if it's a good idea, we want to see you implement them. But again, if it's not something that we can back up by code requirement, then we just have you do the best you can with our suggestions, then come forward with that.

Chad: OK, then...hopefully we'll see you again soon (to Randy) cause we would like to be a part.... I think the more communication we have up front at conceptual the easier it will be for you to finish it...so...we'll just have you come back soon.

Randy: Yeah, we want to be...come June or July I'd love to be moving dirt...

Ken: We should make some kind of motion.

Chad: So maybe just take a few of the things we've said tonight and tweak them and come back...

Ken: Chad, if I may, the concept that we had was that we would also go forward to City Council with this concept. It's not required per ordinance but we thought it would be a good idea to help the flow of the

approval process. I think it will benefit Randy to do that. So what I think we'll do...we're going to make mention of some of these comments that you have brought forward and let the City Council be aware of that too, and then we'll schedule for the 28th the City Council presentation of this concept.

At that point we'll let Randy decide if he wants to come back with another concept review or if he just wants to go forward with his best intentions and plans and prepare a preliminary plat.

Chad: OK...all right, Well thanks, again. OK, should we go back to the street names..

Ken: Oh, um, there should be some kind of a motion. Just, you know, "good job", or take the things in consideration, or something like that.

Chad: Does anyone want to tackle that?

Shawn: I'll motion that we say "good job" and you can take back some of the ideas that we had and incorporate them, that would be good.

Chad: OK, do we have a second?

(couldn't decipher on tape who seconded it)

Chad: OK, all in favor? (all were)

Margaret: Do you want to tell me what the major points are that you want him to consider. Like he said, there were lots of different ones.

Ken: Why don't we just not worry about that as part of the motion. We'll just go back through the minutes of what you've taken and we'll share that with the City Council.

Margaret: OK...and just let them decide..OK.

Ken: Cause it would probably take a lot to hash through that, because, as he mentioned, there were some things that conflicted a little bit, and let's just let them stay as comments....

Dayna: I've got a comment. It's a quarter to ten. I don't see any way on earth we are going to get through this agenda. Is there any way we can table the street name changes to another meeting?.....

etc....basically the end of the motion conversation.

Margaret Leckie

NOTICE OF PUBLIC MEETING AMENDED AGENDA

Notice is hereby given that the Elk Ridge Planning Commission will hold a regular Planning Commission Meeting on Thursday, April 6, 2006 beginning at 7:00 p.m. and a Work Session at 6:30 p.m. The meetings will take place at the Elk Ridge City Hall, 80 E. Park Dr., Elk Ridge, UT. During the meeting time consideration will be given to the following:

6:30 P.M. Planning Commission Work Session

Elk Ridge Meadows Subdivision Concept Review

- Review and Discussion

7:00 P.M. Regular Planning Commission Meeting Agenda Items

Opening Remarks & Pledge of Allegiance

Roll Call

Approval of Agenda

1. **Loafer Heights Subdivision, Preliminary Plat – Ron Cutler**
- Review and Discussion – Ken Young
2. **Tipton Subdivision, Preliminary Plat / Final Plat – Marilyn Tipton**
- Review and Discussion – Ken Young
3. **Oak Hill Estates, Plat D, Grading Site Plan - RL Yergenson**
Review and Discussion – Ken Young
4. **Corey Snyder – Reverse Slope Driveway**
- Review and Discussion – Ken Young
5. **Hillside Drive/High Sierra Conceptual Street Alignment – John Money**
- Review and Discussion – Ken Young
6. **Approval of Minutes of Previous Meeting March 16, 2006**
7. **City Council Meeting Update**
8. **Planning Commission Business**
- Vacancies
9. **Ratify the Planning Commission Chairman's Decision to change the date of Public Hearing regarding Planning Commission By-laws to April 20, 2006**
10. **Ratify the Planning Commission Chairman's Decision to change the date of Public Hearing regarding Elk Ridge City Public Hearing Code to April 20, 2006**
11. **Elk Ridge City Development Standards**
 - Traffic Signage – Shawn Eliot
 - Lighting – Shawn Eliot
 - Sidewalks, Curb and Gutter – Shawn Eliot
 - Major Corridor Fencing – Shawn Eliot
12. **Review of Elk Ridge City Code Regarding Slopes in Critical Environment Zones**
Review and Discussion – Scot Bell
13. **Follow-up Assignments / Misc. Discussion**
 - Agenda for April 20, 2006 Meeting
 - Public Hearings for April 20, 2006
 - 7:00 Code amendments re: Critical Environment Zones, CE-1 and CE-2
 - 7:15 Amendments to Elk Ridge Planning Commission By-laws

ADJOURNMENT

*Handicap Access Upon Request. (48 hours notice)

Dated this 29th Day of March, 2006



Planning Commission Coordinator

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BY ORDER OF THE ELK RIDGE PLANNING COMMISSION

CERTIFICATION

The undersigned duly appointed and acting Planning Commission Coordinator for the municipality of Elk Ridge, hereby certifies that a copy of the foregoing Notice of Public Meeting was emailed to the Payson Chronicle, Payson, Utah and delivered to each member of the Planning Commission on the 29th Day of March, 2006.



Planning Commission Coordinator

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ELK RIDGE PLANNING COMMISSION MEETING – WORK SESSION
April 6, 2006

**Work Session
Attendance**

Commissioners: Chad Christensen, Shawn Eliot,, Dayna Hughes, Scot Bell, Russ Adamson,
Robert Wright
Others: Ken Young, City Planner
Margaret Leckie, Planning Commission Coordinator

WORK SESSION

**ELK RIDGE
MEADOWS
SUBDIVISION
CONCEPT REVIEW
(Randy Young)**

Chairman Chad Christensen opened the Work Session regarding the Elk Ridge Meadows Subdivision Concept Review at 6:35 p.m.

A. Chad Christensen: The reason for this work session is that after the commissioners reviewed the Elk Ridge Meadows Concept Plan, given to them at the last meeting, there were a lot of concerns. The commissioners were not unified in their concerns. From my perspective we are still in the conceptual stage. Also some reminders, in the approval process I would like to read from the City code.

1. In the City code, Section 10-14C-3 talks about the PUD. It reads:
"A planned unit development is a conditional use permit which requires approval by the planning commission. Other development approvals may also be necessary, such as: concept, preliminary or final plat approval..."
2. In the conditional use code , Section 10-12-37I-3 it reads:
"The planning commission shall be the final approving authority..."
3. In the City code, Section 10-14-5-B-3 it reads:
"Members of the planning commission or the designated representative may suggest changes in the proposed layout or other materials in order that the project may be more fully consistent with the city's general plan and also with the city's development regulations and policies."
4. It goes on to say in Section 10-14-5-D-1:
"The planning commission shall review the preliminary plans, documents and submittal materials and shall act to approve or disapprove the proposal, approve it subject to modification, or table action subject to modification."
5. Later on, in 10-14-5-F-1-a:
"...the city council shall act upon the preliminary plans, documents and submittal materials to approve, disapprove or approve subject to modification...If approved subject to significant modification, the plans, documents and submittal materials shall be returned to the planning commission with instructions that the developer modify the plans and/or documents in accordance with required changes and to resubmit the modified proposal to the planning commission for its further review and recommendation."
6. In the City code, Section 10-15: SUBDIVISIONS: 10-15A-2-B-1 it states the planning commission is given:
"The responsibility to review, approve and recommend approval to the city council of all proposed subdivision projects within the city."
7. I just wanted to clear this up. The planning commission does approve these. We also recommend approval. It has been kind of fuzzy in my mind in previous meetings as to what we actually do with developments as they come into the City.
8. To summarize what we are trying to accomplish in the next 20 minutes or so, we want to be unified in our concerns with this project and make sure the rules get passed on to the appropriate people.

9. Shawn wanted to take a few minutes and talk about PUDs.

B. Shawn: I copied some of our code and will pass it out. (included in tonight's packet).

1 Reading on the purpose of PUD from our City code, Section 10-14C-1:

"The purpose of the planned unit development article is to allow and encourage a flexible, efficient and imaginative development pattern. Planned unit developments can:

B. ...creative lot configuration

C. Promote usable public and private recreation areas...

2. The way it reads in this section, correct me if I am wrong, is that a conditional use permit is approved by the Planning Commission only. It says in 10-12-37-3 that the Planning Commission shall be the final approving authority, subject to the right of appeal... It would go to the Board of Adjustment if we were not to approve. In the last part of the paragraph it reads:

"The validity of the permit shall be conditioned upon strict compliance with applicable city ordinances, the approved site plan, and any additional conditions of approval handed down by the Planning Commission."

3. In 10-15A-1: INTENT (chapter on Subdivisions):

"The intent of this chapter is as follows::

B. To implement the city major street plan.

C. To facilitate the development of a safe and efficient street system.

4. In this section it says the Planning Commission both approves a plat map and recommend it to the City Council. According to this, it is not that we just recommend, but we can approve it. Or we can deny it or table it. Robert: If we deny it does it die there? Shawn: No, it would have to go to the City Council and they would also have to deny it.

5. Ken: Your approval is not considered a final approval. You want to get approval from both bodies but it could be that you deny it and the City Council approves it. Shawn: That is on a subdivision plat map, not on a PUD.

6. Chad: Shawn, can we get some concerns as our time is limited.

7. Shawn: One last thing, from the Circulation Element of the General Plan regarding collector and arterial streets. Basically it says you don't have homes front onto those streets unless there is some kind of physical constraint and there is no other way to make it work. They you can do circular driveways, hammerheads, etc.

8. Onto the concerns: Basically, PUDs are above and beyond the standard subdivision. Developers entering into a PUD allow the City to play a larger role in the design of the PUD. A PUD is a conditional use.

I talked with the cities of Provo, Sandy, Eagle Mountain, Lehi and Mapleton about how their Planning Commissions worked with PUDs. There is a mixed review. Some cities love them, others don't. There are many types of PUDs you can do.

9. The one thing commonly said was once the developer takes the PUD route the Planning Commission can request that the development be creative and have a concept above a standard subdivision. Since it is a conditional use they are coming to us asking for something above and beyond what they can normally do. If the Planning Commission does not approve that, they still have the right to go back and do a regular subdivision.

The reason a lot of cities like PUDs is it puts the city more in the drivers seat to help negotiate what that subdivision will be.

10. I talked with Meg Ryan at Utah League of Cities and Towns, who is their specialist in zoning matters. She concurred that if the PUD is not designed to do what the City wanted it to do in the PUD ordinance, we can request a redesign.

11. One of the issues that is a problem with this PUD is having a main park dissected by a major arterial street. If we put a crosswalk mid-block, we will have to lower the speed limit on this road. We have no homes fronting on this street because we wanted it to be a higher use road. Chad: As I looked in the general plan it does show a traffic calming curve in that road. Dayna: Is it the vision that this will be one big park? Ken: No, it is open space. There is a trail through this but it is not necessarily a big park. It is open space on either side of the corridor. The point is that we wanted a connecting trail going through the property. You could void it but then you miss your concept of going from north to south through the property with a connecting trail. Shawn: I feel it would be much nicer to redesign it so that there are smaller parks in the neighborhoods and if there is a bigger park, any kind of pedestrian access to it would be at an intersection where you more expect a crosswalk. Chad: I have a hard time with the safety issue of the road going through the large open space. I don't think we need to change our road much, but the open space could be redesigned. We could do some traffic calming effects to accommodate a crossing for the trail.
12. Shawn: The planner with Sandy said there is no way to codify open space layout. A lot of developers design open space in the most undesirable places on the plan. This is why you work with the developers in the concept phase.
13. Scot: When Randy first approached us we told him we needed some ball parks for our kids. He should donate some money to the city for us to develop these. Shawn: We have no list of any of the amenities he agreed to. First he talked about natural open space, then he agreed to some play equipment and benches. A lot of PUDs get a ballpark, or a soccer field, or a pavilion, etc. It would be nice to have a list of what we are getting in the PUD agreement. Ken: What you need to keep in mind here is the amenities, according to our code, that allow for density bonus are exceeded in Randy's agreement. He is not approaching the density he is allowed for the bonuses he has given. There is not a requirement according to the code, for any amenities. Shawn: Maybe our code needs to be adjusted, it appears he is getting density bonuses for minimal amenities.
14. Shawn: Another issue is the homes backing onto a new major collector road (on Goosenest). Also a concern is the major corridor road ending at lot 49 going east and west, when the road should go through. It is shown on our master street plan as a major collector road. When Payson and Salem develop right against us, these roads will be for them also. Some of the lots proposed for hammerhead or circular driveways are 8,000 sq. ft. One would question whether this could be done on that small a lot. With 120 acres you should be able to design the PUD so there are no lots fronting these major arterials.
15. The third issue is that we felt 12,000 sq. ft. lots were too dense for normal subdivisions. Dense PUDs are allowed for density bonuses but creativity in subdivision design is expected. In my opinion we are not seeing a lot of that in this PUD.
16. Shawn showed some PUD plans from Mapleton. There were 5 concept review meetings between the developer and the Planning Commission before the concept plan was accepted. He also shown a concept plan from Saratoga Springs – Harvest Hill, with a clustering approach.
17. Shawn: To have the plan given to us the night of our review concerns me. There should be a better process of working together. This is almost doubling the size of our City. Many of our residents will be concerned with the small lots. We better be able to show what the bonuses were. Russ: I was concerned about how offended Randy seemed to be about getting input. He kept saying what a good plan this was and wanted it approved immediately. We need to take some time on this. Dayna: I would like more specifics on items such as what will be spent on playground equipment, how much gravel there will be, etc. He is evasive about where benches will go, etc.
18. Shawn: When will the public hearing be scheduled. Ken: Once the project goes to the preliminary stage and there is a site plan.

19. Ken: Let me offer some thoughts. It appears it is warranted we have further review due to some of the concerns that have been brought up. I'm a little concerned that if we don't get it right, we may cause further problems. City Council does not have as many concerns as this body. I'm wondering if it might be a good idea to have a joint work session and invite Randy so we are not going back and forth in different directions.

The concept plan was reviewed on a staff level, including the Mayor. There are quite a few additional points you are bringing up. Russ: I am concerned that the concept was never given an initial look by us. Ken: Randy has come forward with other concepts that were completely out of the ballpark. Before we put something in your hands we wanted to do a cursory view so it would be more acceptable. I don't think this was wasted effort. This was changed quite a bit from what he originally proposed for concept. We certainly didn't give him the impression that this was good and ready to go and simply needed a rubber stamp.

20. Chad asked if everyone was pretty unified and said he would talk to the major and set up a joint work session and get back to the commissioners with the time. The work session was closed.

ELK RIDGE PLANNING COMMISSION MEETING

April 6, 2006

TIME AND PLACE OF PLANNING COMMISSION MEETING

A regular meeting of the Elk Ridge Planning Commission was held on Thursday, April, 2006, 7:05 p.m., at 80 East Park Drive, Elk Ridge, Utah.

ROLL CALL

Commissioners: Chad Christensen, Russ Adamson, Shawn Eliot, Scot Bell, Dayna Hughes, Robert Wright.,

Absent: None

Others: Ken Young, City Planner
Margaret Leckie, Planning Commission Coordinator
Ronald D. Cutler, Carissa J. Nosack, Karl H. Shuler, R.L. Yergensen, Brian Ewell, Max Staheli, Gayle Evans, Dennis Dunn, Alvin Harward, Jed Shuler

OPENING REMARKS & PLEDGE OF ALLEGIANCE

Chairman Chad Christensen welcomed the commissioners. Opening remarks were given by Shawn Eliot followed by the Pledge of Allegiance.

APPROVAL OF AGENDA

The agenda order and content were reviewed. Ken Young withdrew item 2, Tipton Subdivision, Preliminary Plat Review, as the required information was not turned in. This item will be rescheduled for the next meeting. No City Council member was present at this time to give the City Council Meeting update, Item 7. Russ Adamson mentioned that as items 12 (Review of Elk Ridge City Code Regarding Slopes in Critical Environment zone) and 5 (Hillside Drive/High Sierra Conceptual Street Alignment), were closely related, so it was suggested moving item 12 right after item 5.

A MOTION WAS MADE BY CHAD CHRISTENSEN AND SECONDED BY SHAWN ELIOT, TO APPROVE THE AGENDA FOR THE PLANNING COMMISSION MEETING FOR APRIL 6, 2006 AS OUTLINED WITH TWO CHANGES: DELETE ITEM 2 AND MOVE ITEM 12 TO FOLLOW ITEM 5. YES (6), NO-NONE (0).

1. LOAFER HEIGHTS SUBDIVISION, PRELIMINARY PLAT – RON CUTLER

The following discussion took place:

1. Shawn Eliot requested a cover memo next time to help understand the maps in the packet.
2. Ken: Overview: This parcel has been looked at by a few potential developers. Ron Cutler has been creative with the roads and has gotten 5 lots. The road is actually traffic calming. This appears to be a workable plan. The water and sewer connections and drainage required have been reviewed and requirements have been met. It appears to be a good plan for this property.
3. Carissa Nosack: (daughter of Ron Cutler) I would like to point out that when the property was surveyed it was discovered that there is about 30 feet from the end of the property to the existing road (Park Drive). (If their curb on their proposed road ends up extending to meet Park Drive, 30 feet on both sides would be on property they don't own.)
4. Ron Cutler: Without knowing final elevations of possible improvements on Park Drive it would be a waste to put the improvements along Park Drive. Carissa: We are proposing putting the improvements in along our street and just doing the little return on each side along Park Drive. This was recommended by Kent Haskell until the improvements were made.
5. Scot Bell: Who will be responsible for the improvements once Park is improved? Do we need improvements on both sides of Park Drive. Ken Young: There is difficulty in matching up with where future improvements will be so it is proposed to be left as is. Shawn: I am fine with that. I am concerned about where street intersects with Park Drive. A tee intersection is desired rather than a conceived continuation of Park Drive.
6. Scot Bell: If we are not going to require improvements along Park Drive, will we collect funds for future improvement? Our engineer can give us a fair marked value. Shawn: Does our code allow us to do this? Carissa: We are more than willing to bring the curb and gutter around but there is the issue of the discrepancy of the property line and the road, where do

we bring the improvements to? Scot: Margaret, Ken, is that a feasible thing to do, to collect the funds. Does our code allow us to do that? Ken: If that is your recommendation, we can take that forward and research it.

7. Chad Christensen: What about requiring curb and gutter?
8. Ron Cutler: The chances are if we did take the curb and gutter all the way down Park Drive to the east, it wouldn't match with anything that way. You wouldn't want two different levels. I don't know how you would figure this out at this point.
9. Carissa Nosack: If the road has been in existence for over 20 years, it is the property of Elk Ridge by eminent domain. Scot Bell: That is something we need to verify. If we have this no-man's land has the road been shifted to someone's property.
10. Shawn: Should we require a sump at the end of the downhill slope?
11. Mayor Dunn: One thing to consider is that the property across the street is already improved. Our off-site reimbursement clause states that "as the property is improved...". The property was improved without curb and gutter. The money collected for improvements on the other side of Park Drive would have to come from the owners of that property.

A MOTION WAS MADE BY SCOT BELL AND SECONDED BY DAYNA HUGHES TO RECOMMEND FOR APPROVAL THE LOAFER HEIGHTS SUBDIVISION, PRELIMINARY PLAT WITH THE CONDITION THAT THE OUR CITY ENGINEER DETERMINE A FAIR MARKET VALUE FOR ROAD IMPROVEMENTS TO PARK DRIVE (INCLUDING CURB AND GUTTER ON THEIR SIDE OF THE STREET AND CORRECT ROAD CROWN AND CONTOUR TO BRING THAT PORTION OF THE ROAD UP TO CITY STANDARDS), THAT CAN BE PUT INTO A FUND FOR USE WHEN OUR CITY'S ENGINEERING PLANS COME INTO LINE. VOTE: YES (6), NO-NONE (0).

Ron Cuter asked to be notified as to when the City Engineer went to the property to do the estimate so he could meet him there.

2. OAK HILL ESTATES, PLAT D, GRADING SITE PLAN

R.L Yergensen introduced Brian Ewells who owns property that will affect two of the lots, Lots 3 and 4.

Ken Young: This is a grading plan for a subdivision in the CE-1 zone. There are some slopes on portions of the property that are 20% or over.

RL Yergensen: We have designed these lots so that a minimum amount of water will reach the back of the lots. There is a drainage easement going through the lots. The water on lots 1-4 will drain onto the curb and gutter on the road. It will go down the road into a retention pond I built several years ago. The rest of the lots are high enough so all the front yards drain into the streets and water from the back yards will drain into the back. We have designed retaining walls which allow a nice back yard in front of the retaining walls.

QUESTIONS

Shawn Eliot: Is the lower level the level people will enter at? RL: It will be that way on two of the homes. On lots 1 and 2 they will drive around to the back and the garage will be on the upper level. The 20% is an east to west average slope through the subdivision.

Scot Bell: Expressed concern for grades as you come up Mahogany Lane. It appears that the hillside is carved into 3.2 feet. From the center of the cul-de-sac there appears to be 12 feet of cut plus the 3.2 feet of cut to maintain the 8% grade. At the top of the cul-de-sac there will be 15.2 feet of dirt on the cut. RL Yergensen: The driveway will have less than 12% slope. I am working on 8% driveways. The 15.2 feet of dirt will be taken out and used for fill on the other lots. The back yard will only have about a 2% slope. There will be a lot of dirt removed. There are 3 7-foot retaining walls in the back. My engineer met with the City engineer and they agreed the calculations for the pads were correct. A technical review was held. There will be very little water coming off the individual lots. The water will come around from the back lawns and down the driveways to the street.

Ken: I did not see this plan until today. We were supposed to have received the recommendations from Jeff Budge, City Engineer. I have not seen those.

Shawn Eliot: Anything over 20% slope in the non-buildable area of CE-1 zone lots is to remain untouched and remain natural. In the Code, 10-9A-7 – specifies *no removal of natural vegetation except those portions committed to the dwelling and attendant yard and those portions which accommodate roadway and driveway and fire lines*.. I would like to see what part of this vegetation you are preserving. I feel there is a disconnect in our code and that the grading plan should show what portions of the natural vegetation will be kept. The Wildlife Interface Zone says once you take out the trees for the buildable area and for a 20-30 ft. firebreak zone around the house (50' in some places) 75% of the rest of the natural vegetation is required to stay. (to RL Yergensen) Do you know which vegetation you want to preserve.

R. L Yergensen: There are patches of oak brush that I will preserve. We could red line it or whatever you want to do. Regarding the retaining walls. In 10' you can come up 3'. The retaining walls add up to 7'. The lot sizes are third acre or more.

Shawn Eliot: There is no minimum lot size now in the CE-1 zone. Our suggestion of 1 acre is being processed now.

SHAWN ELIOT MADE A MOTION THAT WAS SECONDED BY CHAD CHRISTENSEN TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE GRADING PLAN OF THE OAK HILL ESTATES, PLAT D SUBDIVISION WITH THE UNDERSTANDING THAT THE DEVELOPER WILL CONFORM TO THE CITY CODE REGARDING THE PROTECTION OF THE VEGETATION AND THAT THE APPROVAL OF THE CITY ENGINEER BE OBTAINED. VOTE: YES (6), NO-NONE (0).

3. CORY SNYDER – REVERSE SLOPE DRIVEWAY APPROVAL

Ken Young: Our City code requires Planning Commission approval of reverse slope driveways designs. Cory Snyder's plan shows the location of the home and the driveway. The arrows on the plan show the direction of the slope. The drainage is shown going away from the garage. Section 10-7C-9A reads:

A. Reverse Slope Driveways Prohibited; Exceptions: No driveway providing access to a garage or off street parking area within a lot shall have a downslope grade from the adjacent street to the garage or covered off-street parking area, except when approved by the Planning Commission. The Planning Commission may approve downslope driveway upon finding that any drainage of surface water will be adequately diverted from entry into the dwelling, garage or other covered parking area and that the proposed diversion treatment will not impact adjacent properties.

I think Cory's plan meets the exception met above with the slope going away from the garage and the home.

SHAWN ELIOT MADE A MOTION THAT WAS SECONDED BY RUSS ADAMSON TO RECOMMEND FOR APPROVAL THE CORY SNYDER REVERSE SLOPE DRIVEWAY DESIGN. VOTE: YES (6), NO-NONE (0).

4. HILLSIDE DRIVE/HIGH SIERRA CONCEPTUAL STREET ALIGNMENT

Chairman Chad Christensen: I work for Far West Bank where Dee Thatcher sits on the board that I occasionally report to so I am going to excuse myself, on the basis of Conflict of Interest, from this discussion. Dee owns property in the area where the roads being discussed will be built. Russ Adamson will chair this portion of the meeting. Russ took over the meeting and the following discussion ensued:

1. Ken Young (City Planner): There are a group of developers who are undergoing a joint effort to design acceptable roads which will allow access into the undeveloped southwest hill portion of the city. The circulation map in the General Plan was recently amended to show potential circulation up in those hills. At the staff level we have met several times to try and come up with roadways to meet the City road requirements. It has been difficult trying to meet the slope requirements. At this point we are not talking about lots, just roadways. The

plan presented tonight is an adaptation of the road shown on the circulation plan. The minor changes resulted from trying to determine the best alignment in light of the actual slopes.

2. Russ Adamson: The contours shown on this map use 10' contour line. John Money: I have a construction map that shows more detail. Russ Adamson: From my understanding we are supposed to have 5' contour lines. I am not sure we can do anything with this today. Scot Bell: It is sometimes to the developer's benefit to show the closer contour lines. The slopes are sometimes not as steep as they appear on 10' contour lines.
3. Russ Adamson: When we looked at this map previously, we found a number of places where the road went through a 30% sloped area. As of right now we are assuming the proposed road goes through 30% sloped terrain. Is there a more precise contour survey that has been done?
4. John Money: Our engineer, Barry Prettyman, is on his way here right now. We are here now to design this road to meet your guidelines. Your input adds to our knowledge as we design the road. When we come to final plat approval we will have those contours shown. Right now we are mainly concerned about connecting High Sierra Road to Hillside Drive. Once we meet your guidelines for that, we will go to work on other roads to access other landowners.
5. John Money: (In response to school bus question from Russ Adamson). We have a letter from the school district stating that the school bus will not go on roads over 6% (on snowy days). This happens maybe once or twice a year. On these days they have trustee parents who take the kids down to the lower roads.
6. Russ Adamson: Have you done any calculations on the huge cuts and fills that appear to be necessary in your design? Barry Prettyman: There are some cuts and fills required in order to meet the 8% slope. Russ Adamson: Some of the cuts and fills in our community look horrendous. This concerns me in your design.
7. Shawn Eliot: Can we get this area shown in 5' contours? Barry Prettyman: If it has to be flown, we will have to wait and see where this is going before we spend the money. I will check and see if the county has 5' contours of this area.
8. Barry Prettyman: Nowhere in our design is the grade of the road 30% but at one spot there is a side slope of about 30%. Where you make the S-turn to get up on the hill by the water tank you will definitely cross 30% slope on the side.
9. Ken Young: Correct me if I am wrong, but the restriction of working with 30% slopes is on the building lots and not the roads. Shawn Eliot: In the special provisions in the CE-1 zone code, 10-9A-7-E, it reads:

Slopes Greater Than Twenty Percent: All land surface having a slope of twenty percent (20%) or greater shall remain its natural state and shall not be graded or otherwise disturbed, except for the planting of additional vegetation, the addition of sprinkler irrigation systems, the establishment of required firebreaks or access easements, or when such disturbance is specifically provided for under an approved site plan.

If the road is an access, this will apply.

Ken Young: If it is an access road, the following will apply (10-9A-7-B, speaking of the buildable area having a natural slope of 30% or greater. In 10-12-34 "no property of 30% slope or greater shall be incorporated as part of the designated building area of any building lot" so as far as I can see the requirement of 30% is in regards to the buildable area on the lot and that the road itself has a requirement. What Shawn pointed out with the 20%, is that there is an allowance there for access and it is otherwise regulated by an 8% grade.
10. Scot Bell: Our City currently has two concerns, one is safety and two is school bus routes. The buses now refuse to go up Loafer Canyon Road because of the steep cut into the hill. (This area is called the dugout). In the proposed roads, there are proposed cuts on side slopes that are rather dramatic. Barry Prettyman: Our drawings show what the profile of the

centerline will be. We will not be as steep as Loafer Canyon on the sides. Scot Bell: Reading from a letter from Nebo School District: (referring to the Oak Bluff Estates Subdivision) *The roads leading to the housing development are very steep. These roads are basically mountain pass roads. We feel that it is not advisable for school buses to try to negotiate these roads at any time. It was difficult to navigate them on dry roads.* He felt it would be very difficult to navigate these roads on a rainy or snowy day. If we are going to have a circulation map we should make sure it circulates for the benefit of all people. If we do cuts and fills similar to Loafer Canyon, we will cut the buses out of that circulation.

11. Mayor Dunn: I spent about an hour 3 weeks ago talking to the school district. I asked them specifically about Loafer Canyon Road. It is not as steep in grade as the front road coming into Elk Ridge. Their concern was the width of the road, the falling edge, the guard rail and that it did not slope enough coming back towards the hill. I asked if the road were widened and sloped back towards the hill, and the guard rail was a different size, would the road be OK for buses. The answer was "yes". This is not a done deal as never being negotiable. If changes are made it will be negotiable. This is one of those things to look at before you build this road.
12. Russ Adamson: How many homes are you looking at putting in these areas? John Money: Most likely it will be one (1) per acre. We are thinking of changing the zone to a PUD. I spoke with the Mayor about this. The Mayor showed me a video showing the benefits of a PUD in this terrain. I think each land owner will address what best fits their particular piece, but I am considering a PUD. Shawn Eliot: In CE-1 zone it would be a PRD. Just another type of PUD.
13. John Money: Our main objective for this meeting is to get your guidelines so we can work with this absolutely beautiful terrain and make it an improvement to your City and get it done within your guidelines if possible. It is against the mountain and there are some things we need to consider.
14. Ken Young: I was anticipating a letter from Jeff Budge with review comments on this map. He did review this and the slopes, and after several revisions felt comfortable with it.
15. Shawn Eliot: I am concerned that we did not receive this map for review until about a day ago. It is an awful lot of information to have at our finger tips, such a big decision. This is concept and there will be more information coming to us. I hope that it comes in a more timely manner with more information. It is a big decision.
16. Russ Adamson: My advice to you at this point is that you get a 5' contour of the area so we can study it better and that we make no motions at this point. We appreciate you bringing in the concept. Ron Money: Do you have any other guidelines besides that. What about the information regarding roads in Loafer Canyon that the Mayor brought up? Russ Adamson: I think we will see cut and the fill information better once we get the 5' contours. John Money: Should we show some typical detail in those type areas? Russ Adamson: Yes, we should see some more information in the cut and fill areas.
17. Shawn Eliot: The one area off Hillside where the road takes a big S-curve looks pretty challenging. The map, for the most part, follows what we have approved in that area. How many homes are you thinking will be up there? John Money: What you are looking at on this plat is about 80 acres so probably 80 homes.
18. Shawn Eliot: I haven't seen anything in our code on road cuts and fills. Russ Adamson: One final thought or concern is how is the run-off in these areas going to be handled? There are a lot of trenches.

5. REVIEW OF ELK RIDGE CITY CODE REGARDING SLOPES IN CRITICAL ENVIRONMENT ZONES

Chairman Christensen invited Scot Bell to present the material he prepared regarding slopes in critical environment zones. The following points were made:

1. Scot Bell: If you will look at the map I handed out earlier (added to packet for tonight's meeting) it shows some concerns. It is a mark up of the proposed development on Mahogany by R.L. Yergensen. It exemplifies the advantage for the developer of using maps with 2'

elevation lines. So, the one thing we need to determine what elevation lines we are going to require.

2. Another difficulty with this map, is that the legend of 60' = 1" makes it hard to get the relative numbers. It would be easier to interpret if we required legends of 100' averages. This way it would be easier for us to identify if we have a problem with slopes.
3. The next thing we need to do is determine what is a fair and reasonable amount of cut and fill. To maintain the 8% grade on the above map we are getting some rather drastic cuts and fills. Are we going to permit homes to be built on these cuts and fills? If we are going to allow that we need to make a determination of how much of a cut we will allow so people can get up and down their driveway, but not cause a problem. These are going to be pretty main roads. Will we require hammerhead driveways, or whatever?-
4. Do we want to limit how many retaining walls can be built and what the history is on some of Elk Ridge's existing retaining walls? For example, on Hillside Drive there are some lots with extreme terrain that has been cut in and not revegetated and resident who are not happy with these lots.
5. When it comes to reverse slope driveway on the fill side, you can see that those homes will be about 10' below grade. If they do a 30' setback and raise the grade of their property, do we want homes like Jan Newman's where we can not access it for service in the back? Or the Dan Steele home on High Sierra. Everything they are doing is legal, but is that what we want? If a home dissects the center of the buildable pad on the Mahogany Drive proposed subdivision, you will have a 26' elevation from one lot to the next. With a side yard of 12 feet and a 3 to 1 ratio, if they choose to take their dirt down and take their property right to the edge, they will have 8-1/2 feet of dirt intruding into their neighbor's land (on one particular lot). To meet the building inspectors requirements, you have to slope the dirt away from your home a certain amount. If you add an 8' fence to that scenario, I am not sure a neighbor would like to see a 32' wall immediately adjacent to their home and not see the sun shine till noon.
6. Russ Adamson: We got forced into some things in our PUD and we are looking at a lot of homes in our CE-1 zone. We need to get working on this. Each of us needs to bone up on our CE-1 code and come back with some things to talk about. My concern is we have a lot of holes in our code.
7. Dayna Hughes: Do we want to schedule a field trip, or have a special work session. Russ Adamson: I would like to go walk the proposed development area. This will dramatically change the face of our community. We will start looking like Woodland Hills. The PUD coming in will make us look a lot like Payson. The face of our community will soon be changing dramatically and we are behind the 8-ball code-wise.
8. Scot Bell: We need to determine what the residents want and get our code in place. Russ Adamson: We need to have a public hearing on this.
9. Chairman Christensen: We should identify our concerns and assign researching them out to different Planning Commission members.

These assignments will be agreed upon at the end of the meeting. (9:00 p.m. commissioner Robert Wright left the meeting.)

6. APPROVAL OF MINUTES OF PREVIOUS MEETING – MARCH 16, 2006

The following corrections were made to the minutes of the March 16, 2006 meeting.

Dayna Hughes:

P.2, Item 3, 2nd paragraph, remove "e" from "explaine"

P.10, Item 20, 2nd line, change "It the open space" to "If the open space"

P.12, paragraph 4, Questioned the name of "Cougar Court", was it to be "Cougar Circle".
(Shawn said residents liked Cougar Circle better than Cougar Court)

Russ Adamson:

P.11, I was confused whether we really moved the concept plan of Elk Ridge Meadows

forward to the City Council? Shawn felt we just said “good job”. It was asked that Margaret Leckie review the tape and report back to the commissioners. It was not their intent to recommend it go forward. It was sent forward with all the concerns attached, yet the commissioners wanted to see another concept plan. Chairman Christensen stated that if this was what actually happened, that this was not their intent. Ken Young: Having a joint work session with Randy Young, the City Council, and Planning Commissioners, as earlier suggested, would probably take care of this communication problem. Chad, would you like to meet with the Mayor, schedule this and let us know.

Margaret Leckie: The Mayor is still here I will call him in.

The following discussion ensued with the Mayor after Chad explained that the commissioners were trying to figure out when to arrange a joint meeting with the commissioners, councilmen, and Randy Young to talk about Randy Young’s PUD.

1. Mayor Dennis Dunn: This is concerning Elk Ridge Meadows at what level? Concept is over.

Some discussion followed between the Mayor, Russ Adamson and Chairman Christensen as to whether the concept phase was actually over. They were in disagreement. Russ wondered what happened to the Planning Commission’s authority to approve concept, as interpreted in the code discussed in the work session prior to this meeting. The Planning Commissioners were upset that they had only been given one quick glance at the concept plan, while the Mayor had seen this plan 4 different times. The commissioners felt they had been left out of the loop and that because this is a PUD, they should have had more say in the matter. The Mayor was not aware that this was the first time the commissioners had seen the plan.

2. Mayor Dunn: We looked at the concept, talked it over with Randy. Randy was told that the terms of the City Council were to make that open space finished, as opposed to leaving weeds; other concerns were discussed. We reminded him of his obligations and encouraged him to move to the preliminary phase.

The Planning Commissioners do not approve anything. They recommend approval to the City Council (The 4 portions of the Code regarding Planning Commissions authority to approve PUDs quoted in the work session were read by Chairman Christensen). The Mayor invited Councilman Harward into the discussion.

3. Shawn Eliot: I talked to other Cities who have reviewed PUD developments proposed for their cities. Mapleton saw one such concept plan 5 times before they moved it forward to the City Council. Ken Young: This code you are referring to is talking about conditional uses and plats but what we are dealing with here is a concept plan.
4. Mayor Dunn: Can the suggestions you have for changes be established by our existing code? If you step outside of your safety valves, arbitrary and capricious action can be taken against the City. Randy is confused at the conflicting directions he has been given.
5. Russ Adamson: The main concerns can be backed up by code, they include: 1) The road bisecting the open space is a safety issue; 2) The homes with driveways backing onto major roads when there are other options.
6. Mayor Dunn: If you don’t like the project the way it is, we need to hear about it. We saw your suggestions from the last Planning Commission Meeting in City Council. Some concerns could be established by code and some could not. We need to be careful about that. This is not a board for your personal opinions, this is a board for application of law within the City Code, Building Development Standards and General Plan. Personal opinion at the Planning Commission level does not work. If you use personal opinion at the PUD level, then the density bonus for the developer has to be applied.
7. Shawn Eliot: We do have some rights in a PUD. If he does not like what we are asking, he can go back and build a regular subdivision that meets code. The negotiations between the developer and the City over a PUD are usually done at the concept level with the Planning Commission.

8. Mayor Dunn: I thought you commissioners were done. Chad Christensen: I don't think there are a lot of changes, the two major ones are the road bisecting the open space and the homes backing onto major collectors. The only other thing which might conflict with the General Plan is the non-curvature of the major road and the road not going through to the east which in our General Plan as a major collector.
9. Shawn Eliot: There needs to be more back and forth, give and take between the Planning Commission and the City Council. Chad and I came to the City Council the other night because of our concerns and wanted to address the council and were not given the opportunity. If there is a way to do that I would like to see that. Mayor Dunn: The way the system should work in a normal manner is that through the minutes, correspondence could take place. Because we are in a small town, usually open discussion can take place; though this did not happen at that meeting due to a request from a council member that that cease. We were out of line. I think the rest of the City Council needs to hear your concerns. They are not all in your minutes.
10. Alvin Harward: If you don't have a plat in your hands a week before the meeting, you should not have to allow it on your agenda. Mayor Dunn: We are working on our applications and one of the things we will stress is that in order to be on the agenda, a plat must be turned in a week in advance.
11. Ken Young: We do not have any real defined process for concept plan approval.
12. Russ Adamson: We would like to see some usable open space, not bisected or sloped, that could be used for ballparks. Maybe a property trade could be done. Mayor Dunn: The City cannot maintain nor build baseball diamonds, etc. As a City we are looking for open space. Holes 7 and 8 of the golf course may be abandoned. There is talk or using some of this space for a retention pond, water tank or leaving it as open space. We have a resident interested in helping get a ballpark in. We cannot demand ballparks from Randy Young in his open space.
13. Mayor Dunn discussed the problems inherent in maintaining open space. A large percent of open space often ends up being given back to the cities to maintain. Scot Bell mentioned that if we ultimately do inherit some of this open space we need to be decided on what we want to do with it rather than take care of it in the least expensive way possible. Scot was concerned because the commissioners had asked Randy for useable flat ballpark area and what we got was pocket parks. The two-way communication did not seem to work. The Mayor explained that we can ask for a ballpark, but legally we cannot demand it.
14. There was some discussion as to whether our major arterials really do get the heavy traffic of major roads in big cities, and whether the traffic problem was not that big of an issue.
15. Ken Young: Randy still will come forward with a conditional use permit and site plan. The concept plan is not defined in our ordinance but we took this as our first step. Once this is done Randy will come forward with a conditional use permit and a site plan. With the site plan there is a requirement for a neighborhood meeting which needs to occur prior to the public hearing so some of the issues with the public can be worked out before it comes to a final review level. I have been trying to piece this together myself. We are not into any approval process yet, just in review. Chad Christensen: Other than Randy thinks he is through with concept phase and going onto preliminary. Ken Young: I thought we had an understanding that we were going forward to preliminary after the City Council review. Mayor Dunn: To support that, when things come before City Council most of the footwork has been done. You have done most of the work. I have been in your position 5 years.

After hearing more discussion from the commissioners, Mayor Dunn stated that he understood the commissioner's perspective and would call Randy Young tomorrow, explain there are still some unresolved issues, not to spend money with the engineers on preliminary plat. The Mayor will try to set up a joint work session between Randy Young, Developer of Elk Ridge Meadows, the Planning Commission and the City Council. The Mayor wanted the commissioners to feel comfortable before they sent the plan to the City Council to take action on it. He admonished the commissioners, at the work session, to not try and take advantage of Randy and to remember that he is not trying to take advantage of us. This would be a work session only. No motions can take

place.

The Mayor mentioned that the sewer will be here in September and we would like to get this project started as quickly as possible. In behalf of the commissioners, Russ Adamson mentioned we are committed to get this done as quickly as possible. It was decided to try and meet prior to the City Council meeting the next Tuesday, April 11, 2006 at 8:30 p.m.

SHAWN ELIOT MADE A MOTION THAT WAS SECONDED BY RUSS ADAMSON TO TABLE THE APPROVAL OF THE MINUTES OF THE MARCH 16, 2006 PLANNING COMMISSION MEETING UNTIL MARGARET CHECKS THE TAPE AND MAKES SURE THE MINUTES REFLECTED CORRECTLY THE ACTUAL MOTION MADE REGARDING THE ELK RIDGE MEADOWS CONCEPT PLAN. VOTE: YES (6), NO-NONE (0).

7. CITY COUNCIL MEETING UPDATE

There was no report for the City Council. Dayna Hughes: It is important to note that the City Council changed our recommendation to change the name of the east/west portion of Salem Hills Drive. They decided to change the name of the north/south portion.

8. PLANNING COMMISSION BUSINESS

Chairman Christensen: We are still looking for another Planning Commission member.

9. RATIFY THE PLANNING COMMISSION CHAIRMAN'S DECISION TO CHANGE THE DATE OF PUBLIC HEARING REGARDING PLANNING COMMISSION BY-LAWS TO APRIL 20, 2006

(See Agenda Item 10)

10. RATIFY THE PLANNING COMMISSION CHAIRMAN'S DECISION TO CHANGE THE DATE OF PUBLIC HEARING REGARDING ELK RIDGE CITY PUBLIC HEARING CODE TOTO APRIL 20, 2006

A MOTION WAS MADE BY CHAD CHRISTENSEN AND SECONDED BY SHAWN ELIOT TO RATIFY THE PLANNING COMMISSION CHAIRMAN, CHAD CHRISTENSEN'S, DECISION TO CHANGE THE DATE OF THE PUBLIC HEARINGS RE: PLANNING COMMISSION BY-LAWS AND ELK RIDGE CITY PUBLIC HEARING CODE. VOTE: YES (6), NO-NONE (0).

(NOTE: The second portion of this motion was in error.. The Public Hearing subject should have been regarding changing the code in the Critical Environment zone rather than Public Hearing code. This ratification was done at the April 11, 2006 City Council meeting where the Planning Commissioners were in attendance.)

11. ELK RIDGE CITY DEVELOPMENT STANDARDS

The majority of this item will be discussed at the next meeting, but Shawn did ask for time to cover quickly some elements of the curb and gutter standards.

1. Shawn Eliot: (Passed out some photos of curb and gutter as installed in Elk Ridge and some other curb and gutter design options). Eventually I would like to see Elk Ridge adopt a curb and gutter standard. If you look at the top photos (photos on file in City office in file for tonight's meeting) you will see people trying to compensate for the difficulty of crossing the type of curb and gutter we have now. It is very hard on cars. People are putting boards in the gutter, spanning the gutter with other types of materials, etc.
2. The bottom photos show another type of curb and gutter installed in some places in Elk Ridge that is a lot easier on cars. The Mayor recommended the Planning Commission make some recommendations to the City Council for a good standard curb and gutter.
3. On the back of the photo sheet we see the type of gutter that is being installed in Woodland

Hills. They use the natural terrain but are able to finish off the road. This would be a good choice for certain types of terrain in Elk Ridge. I talked to Corbett Stephens about getting the design for this but have not yet received it.

4. The Mayor thinks that in the natural environment areas this would be a good way to preserve the natural look but maintain the integrity of our roads and not have the gutters that collect so much water which results in high speeds of water running down the roads.

12. FOLLOW-UP ASSIGNMENTS/ MISC. DISCUSSION

1. Dayna Hughes: Would it be possible to put a moratorium on anything coming forward to us in the CE-1 zone until we got our code in order for that zone. Shawn Eliot: The City Council would have to approve the moratorium. I would feel more comfortable talking to the City Council about that first. Moratoriums are not popular. Dayna Hughes: Is there a way we could put some of these other issues aside and maybe spend the month of May working on this. Maybe we should meet weekly for a month. Chad Christensen: Summer will really bring in the developers, especially if the sewer lines come in. Shawn Eliot: Even just getting the 1-acre requirement in the CE-1 zone code will help. If the developer has to go to a PRD, then we need to look at that code. We cannot require a developer to do anything not in our code for PRDs but we certainly can negotiate with them.
2. Scot Bell asked Ken Young, City Planner, what our options were to make positive changes that the citizens of Elk Ridge would be happy with in the CE-1 zone. Ken Young: The developers mention that even though they are combining their efforts in getting the roadway up there, you really have a kind of fragmented group as far as what kind of development they want to put in up there. I am not sure in the end that we are even looking at a large-scale development. We may be looking at individual developments on different properties. I don't think we have a prohibition to a PUD in a CE-1 zone. Under a PUD there is more density allowed than in a PRD. I think that is what some of them were looking at. At some points up there is some fairly flat ground where some cluster development could occur. I am trying to warn you that we may also be dealing with PUDs in the CE-1 zone.
3. Chad Christensen: The benefit that the City now has is that this area is in the CE-1 zone, and it is the same in the future map. The City is in the driver's seat in accepting any modifications to the zone. Russ Adamson: Getting a one-acre minimum lot size will help. Ken Young: A CE-1 without a PUD will have a one-acre minimum. A CE-1 with a PUD is going to have a potential of smaller lots. Ken Young: It says in the code (10-14C-6-A)

Base Density: The base density for each planned unit development is determined by preparing a concept map which meets all of the city requirements, without exceptions, variances or bonuses on the subject property. The total number of lots available in the concept determines the base density.

4. Shawn Eliot: Under our CE-1 zone a PRD is listed as a conditional use in 10-9A-3 of the City Code. How can you do a PUD in this zone when it is not listed in the Conditional Use section of the CE-1 zone code?
5. Ken Young: In the PUD zone code (though not stated in the CE-1 zone code this does not mean that it is prohibited if it is mentioned in another part of the City code) 10-14C-2, last sentence of the paragraph, states:

...Planned unit developments are conditional uses in all zones in the city...

6. Chad Christensen: I remember rewriting the PUD code
7. Scot Bell: Did our city allot a certain percentage to PUDs?
8. Chad Christensen: Margaret, please double check and make sure the public hearing for zone code changes in the CE-1 zone is set for April 20th.
9. Shawn Eliot: It would be nice to compile what other cities have for their CE-1 zone code and review that as a basis for changing our code. Dayna Hughes: Do we have any code related to cut and fills? Shawn Eliot: Not that I am aware of.

Assignments were made to research various portions of the CE-1 zone code. Those with assignments were asked to do re-writes if appropriate. Hopefully we can get this done in 30 days. The assignments made were as follows to look at and recommend changes at the next meeting:

- A. Dayna Hughes: PUD
- B. Chad Christensen: PUD
- C. Scot Bell: Cuts and Fills
- D. Russ Adamson: Slopes and Roads
- E. Shawn Eliot: PRDs

ADJOURNMENT

Chairman Christensen adjourned the Planning Commission Meeting at 10:45 p.m.



NOTICE OF PUBLIC MEETING

Notice is hereby given that the Elk Ridge Planning Commission will hold Public Hearings on a proposed amendment to the Elk Ridge City Code regarding Planning Commission By-laws and on Elk Ridge City Code regarding the CE-1 zone (Critical Environment) on **Thursday, April 20, 2006, beginning at 7:00 p.m.** prior to the regularly scheduled **Planning Commission Meeting on Thursday, April 20, 2006 beginning at 7:20 p.m.** The meetings will take place at the Elk Ridge City Hall, 80 E. Park Dr., Elk Ridge, UT, at which time consideration will be given to the following:

- 7:00 P.M. **Public Hearing – Planning Commission By-laws**
- 7:10 P.M. **Public Hearing – Proposed amendment to Elk Ridge City Code regarding the CE-1 Zone (Critical Environment)**
- 7:20 P.M. **Meeting cancelled due to lack of quorum**

*Handicap Access Upon Request. (48 hours notice)

Dated this 13th Day of April, 2006




Planning Commission Coordinator

BY ORDER OF THE ELK RIDGE PLANNING COMMISSION

CERTIFICATION

The undersigned duly appointed and acting Planning Commission Coordinator for the municipality of Elk Ridge, hereby certifies that a copy of the foregoing Notice of Public Meeting was emailed to the Payson Chronicle, Payson, Utah and delivered to each member of the Planning Commission on the 13th Day of April, 2006.



Planning Commission Coordinator

ELK RIDGE PLANNING COMMISSION MEETING – PUBLIC HEARINGS

April 20, 2006

Public Hearing Attendance

Commissioners: Chad Christensen, Shawn Eliot
Absent: Dayna Hughes, Russ Adamson, Scot Bell, Robert Wright
Others: Ken Young, City Planner
Margaret Leckie, Planning Commission Coordinator
Matt Swenson (BYU student attending for class requirements)

PUBLIC HEARINGS

1. AMENDMENT TO PLANNING COMMISSION BY- LAWS

Chairman Chad Christensen opened the Public Hearing regarding amending Elk Ridge City Planning Commission By-laws at 7:00 p.m.

He welcomed those in attendance and announced that the regular Planning Commission Meeting scheduled for this evening has been cancelled due to lack of a quorum.

Chairman Christensen: What we are looking to change in the Planning Commission By-laws is 1) the Conflict of Interest Clause and 2) Time period for notification of Public Hearing (from 14 days to 10 days).

- a. Last year there was a meeting attendance problem so the following clauses were changed as indicated: (underlined – new code, crossed out – deleted code)

B. RIGHTS AND DUTIES OF MEMBERS

1. Meeting Attendance: Every member of the Commission shall attend 75% of the scheduled meetings for the year, sessions of the Commission unless excused or unless unable to attend because of extenuating circumstances. Any member unable to attend ~~desiring to be excused~~ shall notify, ~~first, the chair or second, the secretary in that order.~~ There should be, when practical, a minimum of 48 hours notice of non-attendance.

When a member's attendance is below 75%, the Chair of the Planning Commission may contact the member to determine their willingness to serve. The Chair may make a recommendation to the Mayor requesting the termination of any planning Commissioner whose attendance becomes unsatisfactory.

- b. Also last year the clause regarding voting requirements was changed as follows:
Members abstaining from a vote, ~~however,~~ shall count toward consideration of a quorum. ~~Except to cancel a meeting due to a lack of a quorum, a~~ A majority vote of the ~~Commission quorum~~ shall always be required to transact any business before the ~~Commission, except to cancel a meeting due to a lack of quorum.~~

- c. One of the changes proposed this year came after hearing comments from the attorney from Utah League of Cities and Towns, Craig Bott, regarding Conflict of Interest policy. The suggested amendment for that portion of the by-laws is as follows:

2. Conflict of Interest: If a Planning Commission Member has a conflict of interest on any agenda item he/she must declare a conflict of interest from the specific agenda item(s). Members of the Planning Commission who feel they or any other member of the Commission may have an actual, apparent, or reasonably foreseeable conflict of interest on any matter that is on the Commission agenda shall explain the apparent conflict to the Commission. ~~The Commission may then vote to decide whether the requested disqualification is justified.~~ After declaring a an actual or potential conflict of interest, a Planning Commission member may either ~~shall not~~ participate in the Planning Commission's discussion and vote of that matter, or, the Planning Commission member may elect to excuse himself/herself from the Planning commission's table and not participate in the Planning Commission's discussion and vote of that matter ~~nor attempt to use his/her influence with other Commissioners, either, before, during or after the meeting.~~ Below are some guidelines for conduct:

- d. The last suggested amendment (page 9 of the by-laws), brings our code in line with state code regarding notification periods and is as follow

I. AMENDMENT OF RULES OF PROCEDURE

1. These rules of procedure may be amended at any meeting of the Commission held after not less than ~~fourteen~~ ten days published notice of the proposal to amend the rules, upon a majority vote of all of the members of the Planning Commission.

Ken Young: It is my understanding that the Planning Commission can approve their own by-laws without the approval of the City Council. Under the section 2-1-3, Organization, Rules and Records, in the City code, it states:

2-1-3 ORGANIZATION; RULES; RECORDS:

B. The commission may adopt rules for its own organization and for the transaction of its business not in conflict with this chapter or other relevant ordinances, and shall keep an accurate record of the disposition of all matters coming before it. (Ord. 99-11-9-12, 11-9-1999, eff. 4-4-2000)

Chairman Christensen invited those in attendance to comment, if desired. There were no other concerns. Chairman Christensen made a motion that was seconded by Shawn Eliot to close the public hearing on Planning Commission By-laws at 7:15 p.m.

**2. AMENDMENT TO
ELK RIDGE CITY
CODE REGARDING
CRITICAL
ENVIRONMENT
ZONES – CE-1 AND
CE-2**

Chairman Christensen made a motion to open the public hearing on proposed amendments to the CE-1 and CE-2 (Critical Environment) Zone code. He invited commissioner Shawn Eliot to explain those changes.

Shawn Eliot: Two of the zones in our City are Critical Environment Zones (CE-1 and CE-2). The characteristic of these zones is to preserve the natural environment. We wanted to bolster the desire to have PRDs (Planned Residential Development) and PMDs (Planned Mountain Development) in this zone so we could cluster homes rather than have them dig into the mountainside.

The CE-1 zone code had no reference to the minimum lot size required, which took away some of the incentive to do PRDs or PMDs. The CE-2 zone code amendment was treated the same way regarding legislative intent except the minimum lot size specified was 5 acres (as compared to 1 acre in the CE-1 Zone).

Also the code needs clarification of the code relating to slopes over 20%.

The code changes proposed are as indicated:

ARTICLE A. CE-1 CRITICAL ENVIRONMENTAL ZONE

10-9A-1: LEGISLATIVE INTENT:

C. Characteristic of the uses in the zone are one-family dwellings on one acre or larger lots in naturalistic settings, situated in those portions of the zone which are most suitable for development activity interspersed with undisturbed open space areas. Development clustering in these areas is encouraged through the use of the Planned Residential Development (PRD) standards listed in Chapter 14 Article A of the development code.

10-9A-7: SPECIAL PROVISIONS:

E. Slopes Greater Than Twenty Percent: All land surface outside of the buildable area delineated on the site plan, having a slope of twenty percent (20%) or greater shall remain in its natural state and shall not be graded or otherwise disturbed, except for the planting of additional vegetation and/or the addition of sprinkler irrigation systems. If the establishment of required firebreaks and/or access easements are required, or when such disturbance is specifically provided for under an approved site plan, these areas will be required to be retained or re-vegetated in a manner that can stabilize the slope while maintaining firebreaks.

****10-9B-4: AREA AND WIDTH:**

The minimum area and width requirements for a zoning lot, except when located within a Planned Residential Development, shall be as follows:

<u>Use</u>	<u>Minimum Area</u>	<u>Minimum Width (At Minimum Setback Line)</u>
<u>One-family dwellings</u>	<u>1 acre</u>	<u>100 feet</u>

***all sections under this article will need to be renumbered after this new section*

ARTICLE B. CE-2 CRITICAL ENVIRONMENTAL ZONE

10-9B-1: LEGISLATIVE INTENT:

C. Characteristic of the uses in the zone are one-family dwellings on spacious 5 acre or larger lots in naturalistic settings, situated in those portions of the zone which are most suitable for development activity (~~development clusters~~) interspersed with large undisturbed open space areas. Development clustering in these areas is encouraged through the use of the Planned Mountain Home Development (MHD) standards listed in Chapter 14 Article B of the development code.

Chairman Christensen: Would this amended code have changed any of the decisions made on the last grading plan the commission considered? Shawn Eliot: Yes, a one-acre lot would have been required and PRDs are encouraged. As the owner owned more property, he could not have gotten as many lots.

Chairman Christensen opened the discussion to comments from those in attendance. There were no comments.

Shawn Eliot made a motion that was seconded by Chad Christensen to close the public hearing on amending the Critical Environment Zone Code at 7:20 p.m.

Chairman Christensen adjourned the meeting at 7:20 p.m.

ELK RIDGE PLANNING COMMISSION MEETING
April 20, 2006

TIME AND PLACE

Due to the lack of a quorum, the regularly scheduled meeting of the Elk Ridge Planning Commission, to be held on Thursday, April 20, 2006 at 7:00 p.m., at 80 East Park Drive, Elk Ridge, Utah, was cancelled.



Planning Commission Coordinator

NOTICE OF PUBLIC MEETING AMENDED AGENDA

Notice is hereby given that the Elk Ridge Planning Commission will hold a regular **Planning Commission Meeting on Thursday, May 4, 2006 beginning at 7:00 p.m.** The meeting will take place at the Elk Ridge City Hall, 80 E. Park Dr., Elk Ridge, UT. During the meeting time consideration will be given to the following:

7:00 P.M.

Opening Remarks & Pledge of Allegiance

Roll Call

Approval of Agenda

1. Motions on Public Hearings

- A. Elk Ridge Code Amendment regarding Planning Commission By-laws
- B. Proposed amendment to Elk Ridge City Code regarding the CE-1 zone

2. Lot Split – Salem Hills, Plat D, Lot 9 – Lynn Wilson

- Review and Discussion – Ken Young

3. Tipton Subdivision – Preliminary/Final Plat Approval

Review and Discussion – Ken Young

4. Oak Bluff Estates, Plat B, Lot 32 – Lot Line Adjustment

Review and Discussion – Ken Young

5. Elk Ridge Meadows – 2nd Concept Review – Randy Young

Review and Discussion – Ken Young

6. Approval of Minutes of Previous Meetings, March 16, 2006, April 6, 2006

7. City Council Meeting Update

8. Planning Commission Business

Vacancies

Motion to adopt amendment to Planning Commission By-laws

9. Elk Ridge City Development Standards

- Traffic Signage – Shawn Eliot
- Lighting – Shawn Eliot
- Sidewalks, Curb and Gutter – Shawn Eliot
- Major Corridor Fencing – Shawn Eliot
- Road Striping – Shawn Eliot

10. Follow-up Assignments / Misc. Discussion

- Elk Ridge City Code Discussion

- PUD Code – Dayna Hughes
- PRD Code – Shawn Eliot
- Cuts and Fills – Scot Bell
- Slopes and Roads – Russ Adamson

- Agenda Items for May 4, 2006 Planning Commission Meeting

ADJOURNMENT

*Handicap Access Upon Request. (48 hours notice)

Dated this 2nd Day of May, 2006

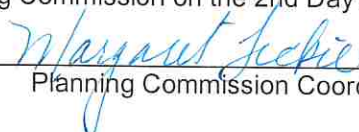


Planning Commission Coordinator

BY ORDER OF THE ELK RIDGE PLANNING COMMISSION

CERTIFICATION

The undersigned duly appointed and acting Planning Commission Coordinator for the municipality of Elk Ridge, hereby certifies that a copy of the foregoing Notice of Public Meeting was emailed to the Payson Chronicle, Payson, Utah and delivered to each member of the Planning Commission on the 2nd Day of May, 2006.



Planning Commission Coordinator

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ELK RIDGE PLANNING COMMISSION MEETING

May 4, 2006

- TIME AND PLACE** A regular meeting of the Elk Ridge Planning Commission was held on Thursday, May 4, 2006, 7:00 p.m., at 80 East Park Drive, Elk Ridge, Utah.
- OPENING REMARKS & PLEDGE OF ALLEGIANCE** Chairman Chad Christensen welcomed the commissioners. Opening remarks were given by Scot Bell followed by the Pledge of Allegiance.
- ROLL CALL**
Commissioners: Russ Adamson, Dayna Hughes, Scot Bell, Shawn Eliot
Absent: Chad Christensen, Robert Wright
Others: Ken Young, City Planner
Margaret Leckie, Planning Commission Coordinator
Jim Olsen, Lindsey Andrus, Marilyn Tipton, Lee Pope
- APPROVAL OF AGENDA** The agenda order and content were discussed.
- Dayna Hughes: Regarding Item 1. Motions on Public Hearings, B. at the end of the sentence, "and CE-2 Zone" needs to be added as both zones in the Critical Environment Area were referred to in the code changes.
- A MOTION WAS MADE BY SHAWN ELIOT AND SECONDED BY RUSS ADAMSON TO APPROVE THE AGENDA FOR THE MAY 4, 2006 ELK RIDGE PLANNING COMMISSION MEETING AS OUTLINED WITH THE ONE CHANGE IN ITEM 1 MENTIONED ABOVE. VOTE: YES-ALL (4), NO-NONE (0), ABSENT (2) CHAD CHRISTENSEN AND ROBERT WRIGHT.**
- 1. MOTIONS ON PUBLIC HEARINGS HELD APRIL 20, 2006.**
- A. PUBLIC HEARING REGARDING CHANGING PLANNING COMMISSION BY-LAWS** **DAYNA HUGHES MADE A MOTION THAT WAS SECONDED BY RUSS ADAMSON TO APPROVE THE PROPOSED AMENDMENTS TO THE ELK RIDGE CITY PLANNING COMMISSION BY-LAW AS INCLUDED IN THE HANDOUT. VOTE: YES (4), NO-NONE (0), ABSENT (2) ROBERT WRIGHT, CHAD CHRISTENSEN.**
- B. PUBLIC HEARING REGARDING CHANGING CRITICAL ENVIRONMENT ZONES (CE-1 AND CE-2) CODE.** Dayna Hughes: We need to amend the title of this Agenda Item to include the CE-2 Zone, as the proposed changes include changes in the CE-2 Zone Code as well as the CE-1 Zone code.
- SHAWN ELIOT MADE A MOTION THAT WAS SECONDED BY SCOT BELL TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE PROPOSED AMENDMENT TO THE ELK RIDGE CITY CRITICAL ENVIRONMENT ZONE CODE (CE-1 ZONE AND CE-2 ZONE) IN ORDER TO:**
- 1) Better Clarify what the legislative intent is for the uses in the CE-1 Zone
 - 2) To add a base 1-acre minimum lot requirement in the CE-1 zone;
 - 3) To clear up conflict in the code regarding the 20% slope requirement; and
 - 4) To clarify the legislative intent of the CE-2 zone.
- VOTE: YES (4), NO-NONE (0), ABSENT (2) ROBERT WRIGHT, CHAD CHRISTENSEN.**
- 2. SALEM HILLS, PLAT D, LOT 9, LYNN WILSON LOT SPLIT APPROVAL**
1. Ken Young, City Planner: This is a proposal that has been in the works for a long time. It has recently been revised. It had previously been looked at and reviewed by the City but never made it through the final approval stage. It is a simple one-acre lot divided into two lots. All the setbacks and frontage requirements have been met. They have recently gone before the City Council on April 25, 2006 and received approval for water share assignment and sewer connection for the new lot. It is in the R&L 1-20,000 zone and is a half-acre lot. There are no problems and we recommend approval. This would be a preliminary approval. It will come back as a final plat.

2. Shawn Eliot: Does this street have curb and gutter right now? Lindsay Andrus (representing Lynn Wilson): I don't believe it does. Shawn Eliot: Do we have a mechanism in place in the City to collect money so if and when curb and gutter is installed, the funds would be there? Is this an appropriate action in this circumstance? Ken Young: The City does not have such a mechanism for holding these funds and applying them later. That would be something that hopefully we could get established at some point. The City Council looked at the Loafer Heights Subdivision and required some curb and gutter be installed. That is the best we can do right now, is either require curb and gutter be put in or don't require it be put in (no funds held).
3. Dayna Hughes: Shawn Eliot, at a previous meeting, had presented photos of different types of curb and gutter. Will we require a certain type of curb and gutter be installed? Ken Young: The situation with this lot and similar lots (on the Marilyn Tipton Subdivision on tonight's agenda, also) is that staff and the City Engineer have agreed that where there is no curb and gutter in the area, and it is not expected that there will be at any time in the near future, we will not require one lot to install it. We are not set up to bond for these improvements now. Scot Bell: We have previously talked about the City having a perpetual road fund. It seems this would be an appropriate instance to collect money for that fund. We should have some discussion. Russ Adamson: That is a good point but this should not be the driving issue on whether we approve this particular project tonight. We should have it as an agenda item in the near future.
4. Dayna Hughes: Many of the other cities require that once a lot is developed curb and gutter is required at building permit time. Ken Young: This would normally make sense, except there is no curb and gutter on that road. One lot in the middle of nothing else would not make sense. It would not help the water flow, etc. Russ Adamson: Maybe we recommend approval of this project and that City Council address the need to find a way to collect perpetual road improvement funds in the future.
5. Dayna Hughes: I suggest that we approve this project. I also suggest that rather than passing things on to the City Council with no suggestions, that we spend some time and come up with a possible plan to recommend to them and get their input. The process may go more quickly that way. Russ Adamson: How many of these type lots are there in the City? How often will this circumstance reoccur? Ken Young: There are occasional times but we won't be bombarded with it. Most of the development that will occur is the new subdivisions where curb and gutter is required at the outset. Scot Bell: It has been a long time since I looked at this, but I recall there were about 50-100 such lots in the City.
6. Ken Young: Another thing to explore is that the City may never be in a position or have a desire to require curb and gutter in some areas. This is almost a policy discussion. What does the City want to do with those areas that are mostly built out and have no curb and gutter? Is the City interested in pursuing curb and gutter in those areas or do we just want to leave it alone? This is something that needs to be addressed first.

SHAWN ELIOT MADE A MOTION THAT WAS SECONDED BY RUSS ADAMSON THAT WE SEND FORWARD TO THE CITY COUNCIL A RECOMMENDATION FOR APPROVAL OF THE SALEM HILLS, PLAT D, LOT 9, LOT SPLIT. VOTE: YES-ALL (4), NO-NONE (0), ABSENT (2) CHAD CHRISTENSEN, ROBERT WRIGHT.

Ken Young: The single lot-split process only requires a final plat approval, so this is a final approval we are recommending.

3. TIPTON SUBDIVISION – PRELIMINARY/FINAL PLAT APPROVAL

1. Ken Young: In many ways, this project is similar to the preceding one. This is a preliminary and final plat approval. We are creating a new lot (similar to a lot split). In the old subdivision, part of the parcel was a lot and the rest was adjoining open space. It was necessary to redraw the lines for the original lot, decreasing the size, use some of the original lot along with the open space to create the new lot. When the City was originally planned there was planned open space between some of the lots which was actually privately owned by the adjoining owners. I don't understand why it was platted that way. It wasn't planned well to work out that way. The City has abandoned the idea of doing anything with the open space and is letting the property owners who own the portions of open space next to their

lots make it part of their property. These type of lot splits do not require approval of the adjoining neighbors.

2. Scot Bell: When I was on the board of adjustments we had a lot of similar lot splits. As people get older is not always desirable to have large lots that require extra maintenance and extra water. This will continue to come up.
3. Ken Young: The existing home on the newly defined lot does meet the City's setback requirements. We are basically redrawing lot lines and creating a new lot. This will be a simultaneous preliminary and final plat.

DAYNA HUGHES MADE A MOTION THAT WAS SECONDED BY SHAWN ELIOT THAT WE SEND FORWARD TO THE CITY COUNCIL A RECOMMENDATION FOR APPROVAL OF THE TIPTON SUBDIVISION, PRELIMINARY AND FINAL PLAT. VOTE: YES-ALL (4), NO-NONE (0), ABSENT (2) CHAD CHRISTENSEN, ROBERT WRIGHT.

4. OAK BLUFF ESTATES, PLAT J, LOTS 1 and 2 – LOT LINE ADJUSTMENT

1. Ken Young: We sent a map in your packet showing the location of Lot 32 in Oak Bluff Estates, Plat B. This map is informational and has been replatted so looks a little different than your final map that was mailed to you. You should have received in the mail a map of the new Plat J. We are redrawing the lot line between Lots 1 and 2. The line at the rear makes a jog representing the original alignment between the two lots. Jim Olson has agreed with the neighbors, the Wintch's, to acquire 8' of property from lot number 2 to provide more space to build his home on Lot 1.

Currently our code requires corner lots (Lot 2) to have an extra 10 feet width requirement. The lot should have 110 feet frontage and now only has 100 feet. Our code also requires on a corner lot, 30 feet front, side and rear setback for the home, not leaving a lot of buildable space for the home. With the 8 additional feet from the neighbor, Mr. Olsen can build the type of home he is desiring to build. When the subdivision is platted it requires 110 feet frontage. This lot was already platted so the 108 feet will suffice.

2. Jim Olsen: I will purchase the extra property from the neighbor once the City approves the lot-line adjustment. The jog in the back is for the neighbor to either have some type of tool shed or keep other equipment there.

DAYNA HUGHES MADE A MOTION THAT WAS SECONDED BY SHAWN ELIOT THAT WE SEND FORWARD TO THE CITY COUNCIL A RECOMMENDATION FOR APPROVAL OF THE OAK BLUFF ESTATES, PLAT J, LOTS 1 AND 2 LOT-LINE ADJUSTMENT. VOTE: YES-ALL (4), NO-NONE (0), ABSENT (2) CHAD CHRISTENSEN, ROBERT WRIGHT.

5. ELK RIDGE MEADOWS – CONCEPT REVIEW

Cochairman, Russ Adamson welcomed developer, Randy Young, to the meeting. On review of the new concept map, which was in the commissioners packets, cochairman Adamson stated:

1. We had two or three concerns with the last concept map:
 - a. The bisecting of the open space by the main corridor road;
 - b. The Goosenest homes backing onto the street;
 - c. The 100' setback off the canal; and\

(Randy: I checked and this was taken into account when the map was drawn, the 10 foot trail is a part of this 100 foot easement)
 - d. The road running into lot 34 takes a jog before it continues east.

Randy: This is the road between lot 35 and 36. I intentionally did this because I wanted the whole concept of this being a collector to go away. It is your prerogative but with all the other main streets
2. Russ Adamson: Is the property in the southeast corner by the open space (owned by Cloward) going to be developed? Ken Young: Right now that is not in the R-1-12,000 zone, it is in the R-R-1 zone. We could work with them as they develop it to provide more open space in that corner.

3. Dayna Hughes: I am not seeing the trail shown on this concept map through the open space. Randy Young: It will be the same as shown in the old map with the exception of a small corridor. I will show it on the next version.
4. Randy Young: One thing I did want you to notice that I changed. Scot Bell was concerned about security (police visibility) in the configuration of the open space to the north of 11200 South. I shifted the lots over so that there is more of a straight shot looking from the street. I also made the entrance street more curved.
5. Scot Bell: It might be a safer, more optimal point for kids to cross the street at the intersection of the 2 streets. Ken Young: Sometimes it may seem odd to put a trail corridor between the lots and the street, as there are driveways that cross, but if we move the trail southward in front of lots 52-56 and have the crosswalk at the intersection in line with the trail. that would work.
6. Shawn Eliot: I don't think anything we are going to suggest would hamper your concept from begin approved tonight, but I would like to see a few of the lots on the west side of the main corridor moved over to the east side to create a small open space on the west side of the street, so there is some open space there. Ken Young: I felt similarly and came up with four potential arrangements.

The commissioners did look at his versions and chose one that moved six of the central lots to the east side of the street in the north portion of that open space (see No. 3 on markup of concept plan from tonight's meeting).

7. Randy Young: I removed some of the big lots, as it appeared the commissioners were more concerned about the placement of the road crossing. They are smaller (the lots on Goosenest) to add the new road so these lots don't front Goosenest and don't require hammerheads.
8. Shawn Eliot: Questioned wide open space continuing from main open space to east ends at lot 30. Why not continue it eastward.
9. Randy Young: Looking into the future, does the City really want to maintain all this open space as grass or do we want some wild flowers or something along with the grass? Ken Young: The City Council is the body that requested grass. This will be a City Council decision. Shawn Eliot: I would like to recommend to the City Council that we have some xeri-scaping along with the grass. This is more water conserving.

Also would like some larger homes on the smaller lots. Are the same setbacks required as in normal subdivisions? Dayna Hughes: Not in a PUD. Ken Young: I will check the code. Randy Young: I am speaking to builders and so this is not too early to find these things out.

10. Shawn Eliot: I am questioning the width of the corridor between the lots. Ken Young: A 10' fenced alley between lots is too narrow. This applies between 9 & 10 and 22 & 23 (No. 1 on markup) on the south and on the far north, Lots 13 & 14 (No. 6 on markup). I would suggest at least 20 feet. Also, maybe we should increase the width of the sidewalk going east from the open space in the southwest quadrant in front of lots 53-56 to 8 feet.
11. Shawn Eliot: One more little item. The cul-de-sac for the old-timers (No. 2 on markup) still needs to right angle off the street (Lot 1). Randy Young: I will just be doing half of that road as the other half is in Payson City.
12. Russ Adamson: Is there a place for larger lots? Randy Young: I am vested for so many lots. There will be other changes as we go to final. Dayna Hughes: What is the minimum lot size in a PUD. Ken Young: There is not a minimum lot size stipulated in the code. We gave Randy a guidance to try and not go below 8,000 square feet.
13. Ken Young: The trail along the 11200 South should be 10 feet rather than 8 feet as shown. (No. 9 on markup)
14. Scot Bell: Will lot 39 open up to the east? (No. 5 on markup).

15. Dayna Hughes: Have you invoked any of the density bonus for extra open space or is this just the 25%? Randy Young: As of now, I have not. My objective now is to get preliminary approval on the whole development. I have to make sure the infrastructure will flow. From there we will probably look at phases for the final map. I may have it phased for preliminary approval. I know I will.
16. Shawn Eliot: What would be the chances of putting chicains at all the intersections rather than just the four-way? It adds aesthetically.
17. Scot Bell: Will there be any retention ponds? Randy Young: That will be done at preliminary stage. The engineer needs to show the flow of water. I am sure there will be retention ponds in the open space.
18. Ken Young: In review, the changes as discussed above and as numbered on the marked up map are:

<u>Markup</u>	<u>Description</u>
No. 1)	Move trail corridor from near Lots 8&9 and 24&23 down to between Lots 9&10 and 22&23 and make it a 20' wide corridor. Have a crosswalk going across the street into ...
No. 2)	The cul-de-sac created for access to the existing homes on 1600 West will be changed to more of a right angle.
No. 3)	There is newly created open space created by moving these 6 lots across the street. There will be an 8' wide sidewalk in front of lots 53-56 that will lead to a crosswalk at the intersection. The trail continues through the open space as shown. There is another trail alignment along 11200 South.
No. 4)	There will be created a 20' corridor between lots 18 and 19 for access from the cul-de-sac to the open space.
No. 5)	Lot 39 will be removed and the open space shown to the west will continue through that space connecting to the future development to the east.
No. 6)	There will be a 20' corridor between lots 13 and 14 in the far south of the development.
No. 7)	Lots 34 and 35 will shift up so the street continuing east will not jog, but will go straight into the next development. The proposed development to the east can then conform to this plan. (their road is shown a little further south).
No. 8)	Possibly remove the cul-de-sac to private lots and just have private drive to access those two homes. This would eliminate extra expense and increase the size of open space to the south. <u>Randy Young</u> : I was told that the reason for the cul-de-sac was for emergency-vehicle turn-around but will do whatever the City wants. <u>Ken Young</u> : We will propose this but talk to the City Engineer about it.
No. 9)	This trail along 11200 South was shown as 8 feet and will be changed to 10 feet, also along the canal will be a 10' trail.

Look into possibly putting chicains at all the intersections and not just the four-ways.

SHAWN ELIOT MADE A MOTION THAT WAS SECONDED BY DAYNA HUGHES TO APPROVE THE ELK RIDGE MEADOWS CONCEPT PLAN WITH THE ABOVE MENTIONED CHANGES (Nos. 1-9) AND THAT THE PLANNING COMMISSIONERS SUGGEST THE CITY LOOKING AT LANDSCAPING THAT INCLUDES BOTH GRASS AND XERI-SCAPING. VOTE: YES-ALL (4), NO-NONE (0), ABSENT (2) CHAD CHRISTENSEN, ROBERT WRIGHT.

6. APPROVAL OF MINUTES OF PREVIOUS MEETING March 16, 2006 and April 6, 2006

The following change to be made in the minutes of the March 16, 2006 Planning Commission Meeting minutes was pointed out:

There was concern about how the motion on the concept plan of Elk Ridge Meadows PUD was reported in the minutes of this meeting. It was requested by the co-chairman, Russ Adamson, as suggested by chairman, Chad Christensen, that the transcript of the recorded minutes be inserted in the minutes of the March 16, 2006 Planning Commission meeting. The minutes reporting the motion made it appear that the commissioners meant to move the

concept plan forward to City Council, they did not intend for that to happen. With that change, the minutes were approved.

The following corrections to be made in the minutes of the April 6, 2006 Planning Commission Meeting minutes were pointed out:

Dayna Hughes:

p. 1, item A, change “stag” to “stage”

p.1, item A-3, change “reprehensive” to “representative”

Shawn Eliot:

p.3, item 11, change “mid-walk” to “mid-block”

p.3, item 11, change “is” to “it”

p.3, item 14, change “onto a major collector” to “onto a new major collector”

p.3, item 14, change “the road” to “the major collector road”

A MOTION WAS MADE BY SCOT BELL AND SECONDED BY RUSS ADAMSON, TO APPROVE THE MINUTES OF THE MARCH 16, 2006 AND APRIL 6, 2006 PLANNING COMMISSION MEETINGS WITH THE ABOVE MENTIONED CORRECTIONS. VOTE: YES (4), NO-NONE (0), ABSENT (2) ROBERT WRIGHT, CHAD CHRISTENSEN.

7. CITY COUNCIL UPDATE

There were no city councilmen present to give a city council update.

8. PLANNING COMMISSION BUSINESS

Co-chairman, Russ Adamson, mentioned that our main concern now is the planning commission vacancies and admonished the commissioners to talk to people they knew who might be interested.

Shawn Eliot: The person who we thought was going to join decided not to after talking to his wife and reevaluating his time available.

9. ELK RIDGE CITY DEVELOPMENT STANDARDS.

Co-chairmain Russ Adamson: We are getting short on time, would you like to move this item to the next meeting? Shawn Eliot: What I would like to do is educate you a little bit.

Scot Bell: In that light, talking about the CE zones, it would be good to make them conditional use zones. Russ Adamson: Scot, would you take this task to find the code that needs to be changed and suggest specific code changes as a starting point. Gather the verbiage we would like to put into the code.

Shawn Eliot: I have done a lot of research in the PRD code and Mountain Home code. There are a lot of things that we do have in the code. There are places in our code where two different requirements are given. The code states that in this case, you abide by the more stringent requirement. I propose that we as commissioners dig deeper into our code and really learn what is there before we propose changes. A lot of code in the CE-1 Zone should be in the PRD code and visa versa. The CE-2 zone seems to have more clarity than the CE-1 zone. Our PUD, PRD and MHD code is highly confusing. I would like to suggest that we try to incorporate them into one PUD ordinance Depending on the underlying zone that the land is in, it reflects back to the PUD ordinance, instead of having all these special zones. RL Yergensen’s subdivision would not have passed the PRD requirements. Dayna Hughes: In order to address this issue it would be a good idea to have a work session to review this code. We should have a work session on the CE-1 and CE-1 zones.

Shawn Eliot: In this work session, I would like to talk about the PRDs, PUDs and PMDs.

Shawn Eliot Discussion of Elk Ridge City Development Standards

A. PROPOSED CITY OF ELK RIDGE STOP AND YIELD SIGN STANDARDS

1. This is something that doesn’t need to be heard by the Planning Commission but Councilman Brown suggested I bring it here. Shaw presented a current map showing the locations of the current stop signs and yield signs in the city. The problems included:
 - a. signs in inappropriate places
 - b. lack of signs
 - c. lack of enforcement

2. Shawn gave federal regulations for signs which gave reasons for sign placement. He said Salem and Spanish Fork are good examples of sign placement and Payson is a bad example.
3. Shawn Eliot. I am proposing adopting the standards shown on the 2nd page of the handout. The developers would put in these signs as their developments go in and we can further develop the stop sign plan for the older section of the city. Any 4-way intersection should have some type of traffic control. Three-way or T intersections should also have either a stop sign or a yield sign.

A MOTION WAS MADE BY DAYNA HUGHES AND SECONDED BY RUSS ADAMSON TO RECOMMEND THAT THE STOP SIGN STANDARD BE PRESENTED TO THE ELK RIDGE CITY COUNCIL. YES (4), NO-NONE (0), ABSENT (2) ROBERT WRIGHT, CHAD CHRISTENSEN.

B. PROPOSED CITY OF ELK RIDGE SPEED SIGN STANDARDS

1. What I am proposing here is for uniformity in the new developments. I suggest we place speed signs 40 to 100 feet back from the intersections, preferably on a lot line. On the local streets I suggest placement off of an intersecting minor or major arterial. Dayna Hughes: Is it your opinion that Elk Ridge does not have enough speed signs? Shawn Eliot: Yes, they are dilapidated and we don't have enough of them. A combination of different kinds of signs including stop signs would help people slow down. In new developments we need to do it right, and in the old part of town, we need to improve things. Scot Bell: One of our problems is we use our stop signs to slow people down, but they don't stop at them, necessarily. The stop sign on Goosenest is a classic example. Shawn Eliot: Studies have shown that this actually increases speed. They slow down for the sign then speed up to make up time.
2. SPEED LIMITS: Shawn read from his handout the suggested speed limits on the various type roads in order to protect the functionality of each road type.
 - Local Streets = 25 mph
 - Minor Collectors = 25 mph
 - Major Collectors = 30-35 mph
 - Arterials = 35 to 40 mph
3. SHARE THE ROAD signs were suggested.

These changes would be put into the Development and Construction Standards after approval of these changes.

A MOTION WAS MADE BY SCOT BELL AND SECONDED BY RUSS ADAMSON TO RECOMMEND THAT THE PROPOSED CITY SIGNAGE DISCUSSED ABOVE BE PRESENTED TO THE ELK RIDGE CITY COUNCIL SO IT CAN BE REFINED AND PUT INTO OUR DEVELOPMENT AND CONSTRUCTION STANDARD BOOK. YES (4), NO-NONE (0), ABSENT (2) ROBERT WRIGHT, CHAD CHRISTENSEN.

C. PROPOSED ROAD STRIPING

1. Shawn Eliot: I spoke with Ray Brown about the road striping. Some was done last year, the quality was not the best. The blue lines on the handout are where I am proposing more striping. The orange shows roads that are striped now.

Road striping accomplishes 2 purposes: a) it defines your main roads and helps strangers find their way; and b) you can use it as a traffic-calming device. In Orem they stripe the outside of the road with white and have narrowed it down to 11' wide. This makes people slow down as they are constrained in the roadway by the stripes. I would like to propose centerline striping and white-line outer striping where appropriate. Scot Bell: I feel signage would be more valuable than striping. The striping is often difficult to see and wears off.

A MOTION WAS MADE BY DAYNA HUGHES AND SECONDED BY RUSS ADAMSON TO RECOMMEND FOR APPROVAL THE PROPOSED ROAD STRIPING, AS DISCUSSED ABOVE, TO THE ELK RIDGE CITY COUNCIL. YES (3), NO-(1), ABSENT (2) ROBERT WRIGHT, CHAD CHRISTENSEN.

Scot Bell voted “No” as he did not feel this would be the best use of City funds.

Russ Adamson: The remainder of Shawn’s discussion will be heard at the next Planning Commission meeting.

10. FOLLOW-UP ASSIGNMENTS / MISC. DISCUSSION

(This item was discussed earlier in the meeting as a quorum of commissioners required to make motions was not present. The commissioners returned to the normal agenda when Shawn Eliot arrived late, making a quorum.)

1. Margaret Leckie: The John Money, Dee Thatcher concept plan of connecting the roads in the southeast portion of Elk Ridge will be on the agenda next meeting. Since it is concept, they are not required to bring in the map with the tighter contour lines. Ken Young: They may be bringing them in, anyway. If they don’t, we will motion on what they previously submitted. We need to have this commission give a motion on it as it is. The tighter contours are not required at concept level. That was a misunderstanding last meeting when they presented.
2. Russ Adamson: Regarding slopes and roads. I did some research and found some code from, I believe, Park City’s Hillside Development Standards that we might look at adopting. It addresses slopes and road in steeply sloped areas and reads:
 - (1) Cross-slopes of thirty percent (30%) or greater. A short run of not more than one hundred feet (100') may be allowed to cross slopes greater than thirty percent (30%) if the Community Development Director (planning commission, and city council, for us) and the City Engineer concludes that such streets or road will not have significant adverse visual, environmental, or safety impacts.*
 - (2) Streets and roads proposed to cross slopes greater than ten percent (10%) are allowed, subject to the following:*
 - (a) Proof that such street and/or road will be built with minimum environmental damage and within acceptable public safety parameters; and*
 - (b) Such street and road design follows contour lines to preserve the natural character of the land, and are screened with trees or vegetation.*
 - (3) Cutting and filling is minimized and revegetated.*

One of the challenges that we have in Elk Ridge, is that we don’t have a very mature code when it comes to hillside development. It does not address some of our biggest concerns. I suggest we add this to our development and construction standards as we are so silent on roads in steep sloped areas and this addresses some of our concerns.

3. Scot Bell: To go along with Russ’s comments, I spoke with a City engineer, David Bunker, of Cedar Hills. A year or so ago they had some major shifting of earth and it damaged some condominiums. Their challenges are similar to ours, so I thought we could glean from what they have learned over the past couple of years. They are an urban interface, steep slopes, etc. My assignment was to talk about CUTS AND FILLS. Their city seemed a comparable match. As Park City, they do not allow cutting on a 30% slope. They also have an 8% maximum road slope requirement. Mr. Bunker felt we should try and make our roads comply with the school busing policy of 6% slope.

Mr. Bunker had some interesting insight on what he would redo if he could. His response was that he wished they would have made their hillside code (H-1) (similar to our CE-1) a conditional use area or a conditional overlay zone. This would have allowed them to change the requirements for future developers based on what they had learned along the way.

4. Dayna Hughes: My assignment was to research the PUD aspect of the CE-1 Zone code. Basically, anything is allowed in the CE-1. In 10-9A-4 it states: *The following buildings, structures and uses of land may be permitted conditional uses upon compliance with the standards and conditions set forth in this title and after approval has been given by the*

designated review body:.... I inferred that this meant this was a conditional use zone. This is under the title: Legislative Intent; Permitted Uses; Conditional Uses.

Regarding PRDs it states: *Planned Residential Developments subject to compliance with the applicable requirements in Chapter 14...* Nowhere in here does it mention a minimum lot size. When you say that Cedar Hills would make this area a conditional use area, what does that mean? Scot Bell: That means that the planning commission and/or the city council can have final word on something.

(Shawn Eliot arrive late, at this point in the discussion) Russ Adamson: Now that we have a quorum, let's go back to Agenda Item No. 1 and pick up our order on the agenda items). They returned to the Agenda Item on making motions on the Public Hearings held April 20, 2006.

ADJOURNMENT

Co-chairman, Russ Adamson, adjourned the meeting at 9:30 p.m.

A handwritten signature in blue ink that reads "Margaret Fecik". The signature is written in a cursive, flowing style.

NOTICE OF PUBLIC MEETING

Notice is hereby given that the Elk Ridge Planning Commission will hold a regular **Planning Commission Meeting on Thursday, May 18, 2006 beginning at 7:00 p.m.** The meeting will take place at the Elk Ridge City Hall, 80 E. Park Dr., Elk Ridge, UT. During the meeting time consideration will be given to the following:

7:00 P.M.

Opening Remarks & Pledge of Allegiance
Roll Call
Approval of Agenda

1. **Hillside Drive/High Sierra Conceptual Street Alignment – John Money**
- Review and Discussion – Ken Young
2. **Karl Shuler Road Vacation – Ratify Polled Vote of Planning Commissioners to set Public Hearing for June 15th, 2006 for Shuler Lane Road Vacation**
- Review and Discussion – Ken Young
3. **Boswell Residence – William Berry Lot Split – 44 Powell Way**
Review and Discussion – Ken Young
4. **Zone Change, C-1 to R-1-15,000; General Plan Land Use Map Amendment (contains proposed Haskell Subdivision, Plat H)**
Review and Discussion – Ken Young
Set Planning Commission Public Hearing for Zone Change for June 15, 2006
5. **Loafer Heights Subdivision – Final Plat**
Review and Discussion – Ken Young
6. **City Council Meeting Update**
7. **Elk Ridge City Development Standards**
- Lighting – Shawn Eliot
- Sidewalks, Curb and Gutter – (including city requiring cash in-lieu of) – Shawn Eliot
- Major Corridor Fencing – Shawn Eliot
- Road Striping – Shawn Eliot
8. **Approval of Minutes of Previous Meetings - April 20, 2006, May 4, 2006,**
9. **Planning Commission Business**
Vacancies
10. **Follow-up Assignments / Misc. Discussion**
- Agenda Items for June 1st, 2006 Planning Commission Meeting

ADJOURNMENT

*Handicap Access Upon Request. (48 hours notice)

Dated this 10th Day of May, 2006




Planning Commission Coordinator

BY ORDER OF THE ELK RIDGE PLANNING COMMISSION

CERTIFICATION

The undersigned duly appointed and acting Planning Commission Coordinator for the municipality of Elk Ridge, hereby certifies that a copy of the foregoing Notice of Public Meeting was emailed to the Payson Chronicle, Payson, Utah and delivered to each member of the Planning Commission on the 10th Day of May, 2006.



Planning Commission Coordinator

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ELK RIDGE PLANNING COMMISSION MEETING

May 18, 2006

TIME AND PLACE OF PLANNING COMMISSION MEETING ROLL CALL

A regular meeting of the Elk Ridge Planning Commission was held on Thursday, May 18, 2006, 7:05 p.m., at 80 East Park Drive, Elk Ridge, Utah.

Commissioners: Dayna Hughes, Robert Wright., Shawn Eliot, Russ Adamson (arrived late-7:35)
Absent: Chad Christensen, Scot Bell
Others: Ken Young, City Planner
Margaret Leckie, Planning Commission Coordinator
John Money, Barry Prettyman, Steve Shepherd, Ron Cutler, Katie Cutler,
Thomas K. Boswell, Gayle Evans, Robert Strange

OPENING REMARKS & PLEDGE OF ALLEGIANCE

In the absence of chairman and co-chairman, Dayna Hughes volunteered to be a co-co-chairman and welcomed the commissioners. Opening remarks were given by Shawn Eliot followed by the Pledge of Allegiance.

APPROVAL OF AGENDA

The agenda order and content was reviewed. There were no changes to the agenda. As a quorum was not present at this time there was no motion to approve the agenda.

1. HILLSIDE DRIVE/HIGH SIERRA CONCEPTUAL STREET ALIGNMENT – JOHN MONEY

The discussion of Hillside Drive/ High Sierra Conceptual Street Alignment included the following points:

- a. John Money: Our engineer is here to answer questions. We are after concept approval tonight. Ken Young: The last two pages of the large copy of the conceptual alignment shows the slopes that are being use. The road, overall, will meet the City's requirements. At this point the contours are not broken down into 2' intervals. This is not a requirement at concept level, but will be required at preliminary level.
- b. This concept should work with the slopes. It needs to be approved before they can go forward with the additional documents which will have the more stringent contour requirements in place. The Mayor, in his pickup, drove Margaret and I up into this area to view the land that this road will traverse. It is very beautiful and was very apparent that there is some developable land in this area. This is in the CE-1 zone.
- c. Shawn Eliot: One of our concerns is ugly scars from cuts and fills in this area. While there is nothing in our code at present to protect us in this area, we would like to work with you to get an idea of what these cuts and fills will be and hope that there will be some re-vegetation. We are in the process of adding some of these requirements to the City code.
- d. John Money: There are several property owners up in this area. There are about 80 acres up there. We (me with my partner, Steve Shepherd) own 10 acres, Dee Thatcher owns 40 acres, Bob Strange owns 33 acres and Gayle Evans owns 20 acres. Bob's 33 acres is not along these roads. The Shulers own some property up there. We have agreements from all land owners. We are shooting for large lots on our 10 acres.

(Motion was withheld until Russ Adamson made up the quorum) Once Russ arrived the following motion was made:

DAYNA MADE A MOTION THAT WAS SECONDED BY RUSS ADAMSON TO SEND HILLSIDE DRIVE/HIGH SIERRA CONCEPTUAL STREET ALIGNMENT FORWARD TO THE CITY COUNCIL WITH A RECOMMENDATION FOR APPROVAL. VOTE: YES, ALL (4), NO, NONE (0), ABSENT: SCOT BELL, CHAD CHRISTENSEN.

2. KARL SHULER ROAD VACATION – RATIFY POLLED VOTE FO PLANNING COMMISSIONERS TO SET PUBLIC HEARING FOR JUNE 15TH, 2006

Ken Young: Karl Shuler met with the City Council last month to feel out if they would be amenable to dedicating back to him a portion of the road on Shuler Lane at the back end of his property. Several years back it was dedicated to the City with the future plan that the whole road would be widened back there. The City Council decided that there was no need to widen this road as there are other future planned roads for this area, on either side, that will provide access in this area. The City Council told him to go ahead with the process to vacate this portion of the road.

The process requires a 4-week noticing period. There is no money that will change hands as of now. Shuler Lane runs south off of Goosenest Drive. Towards the back it jogs 12 feet into his property. That back 12' wide piece was dedicated to the City several years ago. This 12-foot width

is the portion that he wants vacated in order to have enough property to meet setback requirements for an accessory building he would like to build on his property.

We need to have you, as a planning commission, ratify the polled vote to set a public hearing for the road vacation on June 15, 2006.

The motion on this item was tabled until Russ Adamson arrived, making up a quorum of commissioners necessary to vote. Once Russ arrived the following motion was made:

ROBERT WRIGHT MADE A MOTION THAT WAS SECONDED BY RUSS ADAMSON TO RATIFY THE POLLED VOTE OF THE COMMISSIONERS TO SET A PUBLIC HEARING FOR THE SHULER LANE STREET VACATION FOR JUNE 15, 2006.. VOTE: YES, ALL (4), NO, NONE (0), ABSENT: SCOT BELL, CHAD CHRISTENSEN.

**3. BOSWELL
RESIDENCE –
WILLIAM BERRY
LOT SPLIT – 44
POWELL WAY**

Ken Young: This is a very simple application. It is a single lot split of a one-acre lot on the north end of Powell Drive. The division of the lot will create a buildable lot that meets City frontage and setback requirements. We have no concerns. The process needs your recommendation for approval to go forward to the City Council. The Berry residence is currently on the south side of the property and the footprint of the proposed Boswell residence is shown on the plat in your packets for tonight's meeting. The lots will be about 20,000 square feet each.

Before final approval the plat will be put in a more finalized format. Curb and gutter will not be required. Boswells may change the footprint of the plan but will still meet setback requirements in the new footprint.

The motion on this item was tabled until a quorum of commissioners was present. Once Russ arrived the following motion was made:

DAYNA HUGHES MADE A MOTION THAT WAS SECONDED BY RUSS ADAMSON TO RECOMMEND TO THE CITY COUNCIL THE APPROVAL OF THE WILLIAM BERRY LOT SPLIT-44 POWELL WAY. VOTE: YES, ALL (4), NO, NONE (0), ABSENT: SCOT BELL, CHAD CHRISTENSEN.

**4. ZONE CHANGE, C-1 TO 4-1-15,000;
GENERAL PLAN
LAND USE MAP
AMENDMENT
(PROPOSED
HASKELL
SUBDIVISION, PLAT
H)**

1. Ken Young showed the area of the C-1 zoned property at the southeast corner of Olympic Lane. Mr. Haskell does not want to change the zoning on the whole corner as he still may do some commercial development on that corner (possibly a retirement facility). He would only change the zone where the 5-lot subdivision is proposed. Right now we are not approving the plat, but are showing you the location of the proposed lots. We will need to have this area rezoned from commercial to residential, which creates a need to amend the Land Use Map of our General Plan which shows the property as commercial.

Tonight we are just setting the public hearing. On that evening following the hearing we will have 2 motions, 1) to amend the General Plan to allow for residential in that area, and 2) to change the zoning on the property from commercial to residential.

2. Shawn Eliot: It concerns me that we are whittling away our possibilities for commercial development. Ken Young: The mayor is considering potential commercial property behind the old Brown arena on the west side of the street that may tie into this commercial area as a potential commercial piece. On our General Plan Land Use Map there is also a pretty good sized commercial area on the north end of the City. So though we are taking a small piece, there is a good likelihood the City will rezone other property as commercial ground. The City has questioned whether, with new Randy Young proposed PUD, this is the best place for commercial. Some of the property that backs the golf course would be conducive to some type of development relating to meeting places for groups which could include golfing.
3. Ken Young: The type of commercial development that Elk Ridge will be able to achieve will not be comparable to other communities due to our size and location; however, we don't want to limit our possibilities. As far as any big commercial development, I don't see it happening..

Russ Adamson arrived at this point – about 7:35 p.m. Once Russ arrived the following motion was made:

SHAWN ELIOT MADE A MOTION THAT WAS SECONDED BY RUSS ADAMSON TO SET THE PUBLIC HEARING FOR THE ZONE CHANGE ON NORTH PARK DRIVE AND THE WEST EXTENSION OF OLYMPIC LANE (THE LOCATION OF THE PROPOSED HASKELL SUBDIVISION, PLAT H), FOR JUNE 15, 2006. VOTE: YES, ALL (4), NO, NONE (0), ABSENT: SCOT BELL, CHAD CHRISTENSEN.

**5. LOAFER HEIGHTS
SUBDIVISION – FINAL
PLAT**

Ken Young: There was a question about the no-man's land which was the easement area between Park Drive and the property. In discussion with the City Council and applicant, it was decided to leave the right-of-way area there but let it be used by the property owner as if it were a part of his property. The developer will widen Park Drive along that bend by 2 feet. It has been decided that that will be all that will be needed due to the fact that any wider would create a design that would require much more engineering and road improvement. The curb and gutter will be installed by the developer at the road at the 2-foot widened point.

It will appear that the lots are much larger than the ownership reflects, but the City does not have any intended near future use of this right-of-way. All the subdivision requirements have been met. This is a final plat coming forward to you. There will be a cash-in-lieu-of payment made to the City instead of the developer coming up with water shares. The improvements include a full sump which meets the new City standard.

SHAWN ELIOT MADE A MOTION THAT WAS SECONDED BY RUSS ADAMSON TO RECOMMEND THE CITY COUNCIL APPROVE THE FINAL PLAT OF THE LOAFER HEIGHTS SUBDIVISION. VOTE: YES, ALL (4), NO, NONE (0), ABSENT: SCOT BELL, CHAD CHRISTENSEN.

**6. CITY COUNCIL
MEETING UPDATE**

There was no city council member present to give a report of their last meeting. Dayna Hughes: I wonder if we can make a formal request to have a council member present at our meetings as in the past. Margaret Leckie was asked to check into this.

Russ Adamson: I was at the last meeting for a portion of the meeting. I'll report on a couple of things that happened. There was quite a long discussion about Paul Tervort not wanting to get annexed to the City. He is in the process of selling his property and wants it written into the contract that the buyer will not annex into the City. There is a history of animosity from Paul Tervort. The City Council is not in agreement to annex the property into Salem as it goes against the Cities' Inter-local Annexation Agreement.

Russ Adamson: Another item I questioned the mayor on was the chip and seal. The company that did the chip and seal thinks the tar stuck as it was supposed to, but the gravel was not clean, so did not adhere. Shawn Eliot: There is another process the City is considering for future road improvement. They are currently doing testing on it. They use a machine called a rotomiller which digs up the street, mixes it with new asphalt, and re-lays it down, a type of recycling. The process is done on I-15 all the time. The City is trying to get some of the neighboring Cities to go in with them to lower the cost. Another process being considered is slurry seal. This was done on Valley View Circle. Though chip and seal preserves the road longer, it is not as desirable. Sweeping the loose rocks from the chip and seal process is still in progress.

The process with city council is that Ken Young provides them with a memo on items coming forward from the planning commission. Sometimes the minutes from the planning commission meeting showing discussion of the items is attached to the memo. The planning commission person who is tracking a particular item may attend the city council meeting when that item is discussed to answer questions.

Shawn will be presenting some of his concepts for City Development Standards possibly on the 13th of June. He will also attend the meeting on the 23rd where the code changes for CE zone changes will be considered.

Dayna Hughes: Does anyone know what is going on with the Salem Hills north/south renaming project? Margaret Leckie: That public hearing was held at the last city council meeting.

Shawn Eliot discussed the street numbering problem in the City. There are numbers on some streets where the even numbers and odd numbers are on the wrong side of the street, based on the City grid system.

7. ELK RIDGE CITY DEVELOPMENT STANDARDS

A. LIGHTING

Shawn Eliot: We have a PUD coming into town. They are proposing sidewalks, street lights, etc. We have no standards for these items. Do we want to come up with standards so we as a city have some control of what we get. In some cases what the developer provides is good, but in other cases they go with the cheapest option available to them.

LIGHTING STANDARDS

1. There are a wide variety of lighting options available. The lighting companies are more than willing to come out and temporarily install some sample lights of the types being considered. Shawn passed out a handout showing some of the more popular types available.
2. The City first has to decide whether they want street lights. The old part of town will probably never have street lights.
3. If we do want lighting, we need to have standards. We will have to maintain what the developers install and it will be easier to maintain street lights of all one type.
4. Payson had a downward light as their standard. After a year they decided they did not like these and they are putting in a more traditional, acorn type light. It will be good to have them come install some test lights so we know what we are getting. Orem had about 10 sample lights installed, then let the citizens vote on the type they wanted. There was a different type on the arterial streets. Some of them ended up too bright, but they altered them. Margaret Leckie: Maybe we could get the list from Orem of the more popular ones and have those installed here as samples. Shawn Eliot: We need to decide on the type we want – I feel dark sky compliant is a must.
5. Shawn Eliot: Saratoga Springs does a lighting district where the citizens pay for the lighting on their utility bill. It is something like \$2.40 per month. This is what I would suggest. We need to consider who will pay for the electricity.
6. We also need to consider where we want the lighting and how far apart we want the lights. Some cities just put them on every corner. I suggest about 300 feet apart.
7. The lighting put in at our stake center was a contentious issue. When we proposed the trail system, lighting was a part of that system. I would suggest having sample lights installed once I present the concept to the mayor and the city council.
8. When Randy Young installs the street lights in his development, they will be on the City's right-of-way and will be maintained by the City.
9. Shawn Eliot: I would recommend for our area the lights with a small dome or no dome at all.

DAYNA HUGHES MADE A MOTION THAT WAS SECONDED BY SHAWN ELIOT TO SEND FORWARD TO CITY COUNCIL A RECOMMENDATION THAT WE REQUIRE STREET LIGHTS IN NEW DEVELOPMENTS AND THAT WE COME UP WITH A CITY STANDARD FOR THESE STREET LIGHTS BY INSTALLING SOME SAMPLE LIGHTS TO DECIDE UPON. VOTE: YES, (3), NO, NONE (0), ABSENT: SCOT BELL, CHAD CHRISTENSEN, RECUSED (1) ROBERT WRIGHT.

Robert Wright recused himself from the vote.

CURB AND GUTTER

1. Shawn Eliot: (Referring to his handout which showed photos of various types of curb and gutter). The first page shows a photo of our current standard. It is a round-shaped curb. People are augmenting it with all sorts of things to prevent their bumpers from hitting the

curb as they drive over it. It is hard on cars (Type E on the handout)

2. The next photo shows a new type of curb which is easier on cars. Eagle Mountain and Saratoga Spring both use this type of curb. This is type B and Shawn recommended it. One problem is that when curb and gutter is installed in a new development prior to the houses going in, sometimes the curb and gutter needs to be cut.
3. The tall curbs, or solid surface curbs (shown on the handout below Type B) are recommended for higher speed roads, when people hit them, they instantly know they are at the edge of the road and can correct.
4. Some alternate styles curb and gutter were shown on the last page. They are photos taken in Woodland Hills in the Thousand Oaks development. Shawn Eliot: Instead of the traditional curb, they have a 1-foot-thick stamped concrete edge that keeps the road held together and from sloughing off. On the other side of the concrete is a rock lined borrow-pit to control water flow. The natural grasses grow around it and make it more sightly. It is an option in the upper portions of the city where more natural landscaping will remain. This option would have to be approved on a case-by-case basis. If this type curb was built on a hillside, you would need some sort of retention pond at the base to catch the run-off water.

Shawn gave Margaret the standard plans for all the types of gutters to include in the office file for tonight's meeting. The only places in the City that have the square type curb and gutter is on Loafer Canyon, Columbus Lane and Magellan, and Dayna's neighborhood (near Freemont and Salem Hills Drive).

DAYNA HUGHES MADE A MOTION THAT WAS SECONDED BY RUSS ADAMSON TO SEND FORWARD TO CITY COUNCIL A RECOMMENDATION THAT WE ADOPT A CITY CURB AND GUTTER STANDARD, LISTED IN THE HANDOUT AS TYPE B FOR ALL NEW DEVELOPMENT, WITH ALL OTHER TYPES CURB AND GUTTER ON A CASE-BY-CASE APPROVAL BASIS . VOTE: YES, (4), NO, NONE (0), ABSENT: SCOT BELL, CHAD CHRISTENSEN.

SIDEWALK STANDARD

1. Shawn Eliot: I have passed around the APWA standards (a national, respected, organization). On the 4th page (page 32 and 33 of the original) they have a sidewalk standard showing thickness, joints, etc. I propose that we adopt this type of language into our standard.
2. The other handout showed Provo's street, planter strip and sidewalk. The street bows out at the intersection, which slows down drivers. Ken Young: This is called a buffered sidewalk, the planter strips separate the sidewalk from the curb and gutter. Shawn Eliot: This is nicer than monolithic (where curb abuts gutter). Both Provo and Orem have gone with the planter strips which allow for planting trees. The homes are still 30' back from the sidewalk. I would suggest that we want planter strips required. The property owner maintains the strip though it is in the city's right-of-way.
3. Ken Young: One thing you need to be aware of is the chicains were taken out of Randy Young's concept plan at the city council level. Margaret Leckie: An option that was proposed to replace the chicains was stamped concrete, which would warn drivers they were at the edge of the roadway, but would not be quite as abrupt.

DAYNA HUGHES MADE A MOTION THAT WAS SECONDED BY ROBERT WRIGHT TO SEND FORWARD TO CITY COUNCIL A RECOMMENDATION THAT WE ADOPT AS A CITY STANDARD FOR CONCRETE SIDEWALKS THE APWA STANDARD PLAN NO. 231, PAGE 33 . VOTE: YES, (4), NO, NONE (0), ABSENT: SCOT BELL, CHAD CHRISTENSEN.

MAJOR ROADWAY FENCE STANDARD

1. Shawn Eliot: In Lindon City, they currently have in their code that along the major roadways in their city, a country-style fence be installed. Their motto for the look they

want is “a little bit country.” As we want to stay rural, do we want such a standard on our major roadway?

2. Dayna Hughes: I am against fencing for three reasons: 1) The installation is an expensive extra charge to the city, 2) they have to be maintained (time and expense) and 3) it is a step in the direction of the City to dictate how residents manage their property. Can we just require a standard for PUDs?
3. Shawn Eliot: The reason I brought this up is we have a PUD coming in that is proposing fences. Some cities require a PUD to provide a list of amenities they will be providing at the concept level. Maybe we require this in the future.

After some discussion it was decided to hold off on the requirement of fence standards in new developments. Ken Young: We will at a staff level try to gather these details about the Elk Ridge Meadows PUD (Randy Young) and ask for a list to be attached to the preliminary plat so we know what we are getting in the way of amenities. Shawn Eliot: Maybe we just wait and continue working with Randy and request what he is proposing at the preliminary level and work with him on what is acceptable.

8. APPROVAL OF MINUTES OF PREVIOUS MEETINGS – APRIL 20, 2006 AND MAY 4, 2006

Approval of minutes of May 4, 2006 Planning Commission Meeting

Dayna Hughes:

- p.1 – Paragraph 2: change “Cochairman” to “Chairman”
- p.2, Item 4 – Change “the” to “this”
- p.5, Item 18, last sentence before motion. add a period (.).

Russ Adamson:

- p.3, Item 2 – change “lot” to “lot of”
- p.6, Item 9, 2nd paragraph – change “we would put” to “we would like to put”
- p.9, 2nd paragraph – change “Cedar Fort” to “Cedar Hills.”

SHAWN ELIOT MADE A MOTION THAT WAS SECONDED BY DAYNA HUGHES ACCEPT THE MINUTES OF THE MAY 4, 2006 MINUTES WITH THE ABOVE CORRECTIONS. VOTE: YES, ALL (4), NO, NONE (0), ABSENT: SCOT BELL, CHAD CHRISTENSEN.

Approval of minutes of April 20, 2006 Planning Commission Public Hearing, no meeting was held due to lack of a quorum.

DAYNA HUGHES MADE A MOTION THAT WAS SECONDED BY ROBERT WRIGHT TO ACCEPT THE MINUTES OF THE APRIL 20, 2006 PLANNING COMMISSION PUBLIC HEARINGS. VOTE: YES, ALL (4), NO, NONE (0), ABSENT: SCOT BELL, CHAD CHRISTENSEN.

9. PLANNING COMMISSION BUSINESS

CERTIFIED PLANNER SEMINAR – UTAH LEAGUE OF CITIES AND TOWNS

Dayna Hughes: I had made a reservation to attend the June 8-9 Training Session. I am not going to be able to go so there is a spot open. Would you (Margaret) please move me to November. Russ Adamson: I can not go in June, but would like to schedule for November also.

PLANNING COMMISSION VACANCIES:

Shawn Eliot: I have spoken to Lyndel Lutes who has expressed interest, but is not sure she has the time. Robert Wright: I had someone approach me but they have not lived in Elk Ridge for a year yet.

10. FOLLOWUP ASSIGNMENTS / MISC. DISCUSSION

CE ZONE CODE

Shawn Eliot: We have been talking about PRDs, CE zone code, etc. I have been going through the code. Some of it is confusing; 10-14A-3, the Chapter on PRDs, in particular. The tables are very confusing and staff is supposed to figure it out.

RL Yergensen’s development in the CE-1 zone went straight to 15,000 square foot lots with slopes between 20% and 30% in many areas. If we would have had the one-acre lot

restriction in place he would not have gotten as many lots.

In order to understand the table and how our code should be interpreted using the new 1-acre requirement, Shawn asked Ken Young to use RL Yergensen's grading plan as an example and apply the new code and the table in section 10-14A-3 to RLs plan and tell what development would have been allowed and how a PRD could have been applied.

Shawn Eliot: I am working on the CE-1 code and trying to simplify it. Chad Christensen suggested moving the work session to the next meeting (June 1, 2006). I will have something ready by then.

CUT AND FILL CODE

Russ Adamson: I would like to add to the Development and Construction Standards code relating to Hillside Site Development. I found some code relating to steep slopes on streets and roads and reads

Streets and roads proposed for steep slopes should not:

(1) Cross-slopes of thirty percent (30%) or greater. A short run of not more than one hundred feet (100') may be allowed to cross slopes greater than thirty percent (30%) if the Community Development Director (planning commission, and city council, for us) and the City Engineer concludes that such streets or road will not have significant adverse visual, environmental, or safety impacts.

(2) Streets and roads proposed to cross slopes greater than ten percent (10%) are allowed, subject to the following:

(a) Proof that such street and/or road will be built with minimum environmental damage and within acceptable public safety parameters; and

(b) Such street and road design follows contour lines to preserve the natural character of the land, and are screened with trees or vegetation.

(3) Cutting and filling is minimized and revegetated.

I propose that we put this verbiage in our Development and Construction Standards, Section 2.32.035. At least we would have something in there addressing roads going through steep slopes. Shawn Eliot: We have this in our code for homes. I like the clause that mentions allowing short runs of 100 feet crossing slopes greater than 30% as it would give the John Money concept group the leeway they need in the few places the road passes through steeply sloped terrain. Would this go in our regular City code also?

Russ Adamson: The one thing that this does not address well is that they could do some major cuts and fills on the lesser slopes. There could be some pretty unsightly areas due to this. Shawn Eliot: This is where the revegetation requirements would help.

Shawn Eliot: Wouldn't this go in our ordinance under Streets? Ken Young: You would want to make an ordinance and have it brought forward to the Planning Commission. Margaret Leckie: We can't make a motion on this tonight as it is not on our agenda. Russ Adamson: Put it on the agenda for the next meeting. STREET SANDARDS IN HILLSIDE DEVELOPMETS WITH STEEP SLOPES.

Tentatively we will meet an hour early next time for a work session. We will check peoples schedules.

ADJOURNMENT

Robert Wright made a motion to adjourn the meeting at 9:30 p.m.


Planning Commission Coordinator

